

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	8
Suffix	
Property Name	
Address Line 1	Harvest Place
Address Line 2	
Address Line 3	Wiltshire
Town/city	Chippenham
Postcode	SN14 0FZ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
390500	171961
Description	

Applicant Details

Name/Company

Title

First name

Surname

Lucas-Fenwick

Company Name

Address

Address line 1

8 Harvest Place

Address line 2

Address line 3

Town/City

Chippenham

County

Country

United Kingdom

Postcode

SN14 0FZ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

We first moved into this property as a new build in May 2022. The original 1.8m fence along the southern boundary of the rear garden was highlighted to Bloor Homes as a snagging issue, as it was badly installed. It was agreed with Bloor that they were to fit 2.4m feather edge boards to this fence (photo 1) and then cut them down to 1.8m to match existing. However, as we preferred the 2.4m (and to save them work), we suggested they keep it at this height. They were very happy with this and did not mention anything about a requirement for planning permission. We are unaware of any complaints regarding this fence, as it cannot be seen other than from our property.

We subsequently landscaped our rear garden to create two levels, as it was originally slopping down towards the house. Due to the top level being higher, the original 1.8m east side fence ended up substantially lower. It then made sense to increase the height of this fence, to match the new fence along the southern boundary. This fence runs down the east side of the garden towards the front gate and reflects the drop in ground levels. It is 2.6m at it's lowest and 2.9m at it's highest, as measured along the eastern boundary (Saltersford Lane side), as illustrated in photo 2. In our naivety it never occurred to us that we would need planning permission, so this wasn't looked into at the time.

Additionally, this east side fence is adjacent to land belonging to Bloor Homes. It is also further distanced and screened from Saltersford Lane by mature trees and hedgerow (Wiltshire Council owned). It is barely noticeable from the road, even in the winter months, as can be seen in photo 2.

There is a public footpath at the front of the property which is 5m away from the end of the new fence; where the fence line can only be seen if you look directly towards our property and away from the footpath (photo 3).

Has the work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the work already been completed without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Feather edge boards.

Proposed materials and finishes:

Feather edge boards.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☒ Yes

☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

The Preliminary Tree Survey tool, does not cover our area and no trees are situated on our property. However, Taffswell Farm at the rear of our property (southern boundary) have a row of mature conifers on their boundary line (see photo 1). Additionally, there is a maintenance corridor between these conifers and our fence.

On the eastern boundary of our property there is a Bloor owned strip of land and a Wiltshire Council owned tree/hedgerow verge, for which you already have detailed plans (see photo 2).

As the original fencing was already erected and we only increased the height, there was no need to carry out any digging/intrusive work to complete this development.

The 'Tree Survey' guidance in the 'Wiltshire Validation Checklist' states "If any trees or hedges are affected by a proposed development, then a tree survey may be required within an application". I can confirm that no trees or hedges are affected by the development, as the need to disturb the ground was not necessary. The featheredge boards and posts are attached to existing structures and there is no TPO in place. Consequently, we have not arranged a survey, pending your requirements/request for one.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

First Name

Surname

Declaration Date

12/12/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Clive Lucas-Fenwick

Date

14/12/2025