

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
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Householder Application for Planning Permission for works or extension to a dwelling; Listed
Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas 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	
Suffix	
Property Name	The Latchets
Address Line 1	The Street
Address Line 2	
Address Line 3	Wiltshire
Town/city	Oaksey
Postcode	SN16 9TG

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

Easting (x)	Northing (y)
399063	193623

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Daryl

Surname

Fitzgerald

Company Name

Atelier Ochre

Address

Address line 1

111 Ivorydown

Address line 2

Address line 3

Town/City

Lewisham

County

Country

Postcode

BR1 5EE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed internal changes to the layout at first floor, closer resembling historic layout, with provision of concealed air conditioning units to first floor bedrooms and replacement of 1970s flooring for oak boards, and insulated lime plaster

Externally, replace modern single glazed windows for slim double glazing in steel frames or timber frames to match existing windows, small hipped dormer window to rear roof pitch.

Extension to outbuilding with matching parallel roof, no higher than existing.

Replacement of oil tank for smaller tank, inclusion of attenuated external condenser - enclosure bin area and with new cycle storage with willow screen and dedicated gate.

Has the work already been started without consent?

☐ Yes

☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II*

☒ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Design and Access Statement - Atelier Ochre
Heritage Statement - HCUK
Structural report- Clegg
Plant Noise Impact Assessment
Window Schedule
Site Photos
AC specification (condenser, FCU and in-ground duct)

22010-700-B - Location & Site Plan
22010-701-B - Proposed Site Plan
22010-705-C - Existing Front Garden
22010-706-D - Proposed Front Garden
22010-707-B - Existing Long Elevations
22010-708-B - Proposed Long Elevations
22010-710-A - Existing Plans
22010-711-A - Demolition Plans
22010-712-A - Proposed Plans
22010-720-A - Existing Sections
22010-721-B - Proposed Sections
22010-730-A - Existing Elevations
22010-731-A - Demolition Elevations
22010-732-A - Proposed Elevations
22010-741-A - Plans - Outbuilding
22010-742-A - Elevations - Outbuilding
22010-743-A - Sections - Outbuilding
22010-750-A - Materials
22010-751-A - Proposed Doors
22010-760-A - Proposed Window Details
22010-761-A - Proposed Windows 1/3
22010-762-A - Proposed Windows 2/3
22010-763-A - Proposed Windows 3/3

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

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

Type:

External walls

Existing materials and finishes:

Coursed rubble stonework with lime pointing

Proposed materials and finishes:

Reclaimed coursed rubble stonework with lime pointing

Type:

Roof covering

Existing materials and finishes:

Graded stone roof covering

Proposed materials and finishes:

Reclaimed graded stone roof covering - to new dormer only, and to outbuilding new roof.

Type:

Windows

Existing materials and finishes:

Mostly post war steel framed single glazing + some instances of timber framed windows, a leaded window + 1 historic metal window (in kitchen)

Proposed materials and finishes:

Replace all post war steel windows for slim double glazed steel windows. Add secondary glazing to existing retained kitchen window. upgrade timber windows to double glazing. Retain existing leaded window. New. dormer window to be timber, to match those on Listed buildings in the village.

Type:

Ceilings

Existing materials and finishes:

Plasterboard ceiling in first floor

Proposed materials and finishes:

propose to remove flat plasterboard ceiling to expose roof ties.

Type:

Internal walls

Existing materials and finishes:

Timber stud walls with modern plasterboard (not lathe and plaster)

Proposed materials and finishes:

Insulated timber stud walls with modern plasterboard.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Hazel screen about oil tank

Proposed materials and finishes:

Replace hazel screen for willow screen, concealing new small oil tank, condenser, bins and bicycle storage.

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

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement - Atelier Ochre
Heritage Statement - HCUK
Structural report- Clegg
22010-035 Existing Elevations (Front enclosure)
22010-315 Proposed Elevations (Front enclosure)
22010-700 - Existing Site Location Plan
22010-701 - Proposed Site Plan
22010-705 - Existing Front Garden
22010-706 - Proposed Front Garden
22010-710 - Existing Plans
22010-711 - Demolition Plans
22010-712 - Proposed Plans
22010-715 - Outbuilding Plans
22010-720 - Existing Sections
22010-721 - Proposed Sections
22010-725 - Outbuilding Sections
22010-730 - Existing Elevations
22010-731 - Demolition Elevations
22010-732 - Proposed Elevations
22010-735 - Outbuilding Elevations
22010-750 - Materials
22010-760 - Proposed Window details
22010-761 - Proposed Windows 1/3
22010-762 - Proposed Windows 2/3
22010-763 - Proposed Windows 3/3
Window Schedule
Site Photos
2010 Application details for sewer connections (with church)
AC specification (condenser, FCU and in-ground duct)

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

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.

22010-035 Existing Elevations (Front enclosure)
22010-315 Proposed Elevations (Front enclosure)
22010-705 - Existing Front Garden
22010-706 - Proposed Front Garden

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

- ☐ 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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

ENQ/2023/00902

Date (must be pre-application submission)

20/06/2023

Details of the pre-application advice received

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

I consider the new replacement larger side extension will destabilise a harmonious and well-balanced modest cottage and that it would be out of scale and of an inappropriate architectural form that would obscure the bulk of the west gable and would overwhelm the host cottage and be harmful to its significance.

The proposed roof dormer is a harmful addition to an unaltered and unbroken rear roof and it would be inserted into an attic room that already enjoys natural light from a gable window.

The existing windows that include 19th and early 20th century timber and metal windows are all of significance, as is the window in the 19th century extension. It is considered that the proposed windows to be replaced W 001, W03, W05, W1.02, W1.04 and W OUT 01 are contrary to the Historic England guidance on Traditional Windows Their Care, Repair and Upgrading and should be retained unless beyond repair and then replaced as accurate copies with single glazing.

In respect to the minor internal alterations to partitions and plan form. The ground floor partition between living room and kitchen appears to reflect the original room plan subdivision and should be retained.

The other alterations appear to be modern partitions and room plans and the proposed alterations to these and the fake purlin based on the submitted information are likely to be acceptable."

In terms of scale and design the proposal is considered to be contrary to the NPPF, Policy CP57, CP58 of the WCS and Policy 11 and 12 of the Oaksey Neighbourhood Plan.

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Mr

First Name

Daryl

Surname

Fitzgerald

Declaration Date

17/11/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent 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

Daryl Fitzgerald

Date

18/12/2025