

Development Management
Economic Development & Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge BA14 8JN

Our Ref: 24086_Broadlands_251222

22 December 2025

Dear Development Management,

RE: REQUEST FOR LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT

UNDER: S192, TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

FOR: CONSTRUCTION OF SWIMMING POOL AND TWO MINOR OUTBUILDINGS (PUMPHOUSE AND SAUNA/CHANGING ROOMS) WITH ASSOCIATED HARDSTANDING

AT: BROADLANDS, ASHLEY, CORSHAM SN13 8AN

Nash Partnership have been instructed by our clients to submit a request for issue of a positive Lawful Development Certificate for the proposed construction of a domestic swimming pool and two minor outbuildings (pumphouse and sauna/changing rooms) with associated hardstanding within 20 metres of the dwellinghouse.

The documents submitted with this application, in addition to this letter, are as follows:

- Application Form and Ownership Certificates
- Drawing pack prepared by Nash Partnership, comprising:
 - 24086-NPA-XX-XX-DR-A-0001-A_Location Plan
 - 24086-L100_Proposed Site Plan
 - 24086-L101_Proposed Plan Room (elevations)
 - Plant Room Floor Plan and Layout
 - Saunasell Dimensions

As the proposals are all to be located within 20 metres of the nearest wall of the dwellinghouse and do not fall between a side wall of the dwellinghouse facing a public highway, they are considered to fall wholly within Permitted Development, Class E – buildings etc incidental to the enjoyment of a dwellinghouse, Part 1, Schedule 2, Town & Country Planning (General Permitted Development)(England)Order 2015 (as amended), which provides deemed permission for:

**Designated Members
Associates**

Consultant Founding Partner

Robert Locke BSc (Hons) BA(Arch) (Hons) RIBA RMAPS • Daniel Lugsden BA (Hons) DipArch RIBA
Kevin Balch BA (Hons) DipArch RIBA • Jon Cheek BA (Hons) DipArch ARB • Bruce Clark BSc BA(Arch) RIBA (SCA) ARB RIAS EASA
Mel Clinton BA (Hons) MRTPI • John Everett BA (Hons) DipArch ARB RIBA • Amanda Taylor BA (Hons) DipArch ARB
Paul Miller BA (Hons) DipArch RIBA • Richard Mather-Jones BA (Hons) PGDip PGCert ARB • Laura Mitchell BA (Hons) MArch PGCert ARB
Edward Nash BA DipArch RIBA (SCA) AABC

■ ARCHITECTURE ■ HERITAGE ■ PLANNING ■ PLACEMAKING ■

Edward Nash LLP

Registered Office: Bath
23a Sydney Buildings, Bath BA2 6BZ
01225 442424

Bristol Office
Generator Building, Counterslip,
Bristol BS1 6BX
0117 332 7560

London Office
Two Kingdom Street, Paddington
Central, London W2 6BD
020 3764 8777

mail@nashpartnership.com
www.nashpartnership.com

Registered in England and Wales
Company Number OC 301 974

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse ...

The proposals do not trigger any of following relevant exceptions, which would otherwise require a formal application for planning permission:

- (a) permission to use the dwellinghouse as a dwellinghouse has not been granted by another Class in the Order giving permitted development for change of use of non-residential buildings to dwellinghouses;
- (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) no part of any building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
- (d) no building would have more than a single storey;
- (e) the height of any building, enclosure or container would not exceed either: (i) 4 metres in the case of a building with a dual-pitched roof, or (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3 metres in any other case;
- (f) the height of the eaves of any building would not exceed 2.5 metres;
- (g) no building, enclosure, pool or container would be situated within the curtilage of a listed building;
- (h) no part of the proposal would include the construction or provision of a verandah, balcony or raised platform exceeding 300 millimetres above ground level;
- (i) the proposals do not relate to a dwelling or a microwave antenna;
- (j) the proposals do not include a container for heating oil or gas which would exceed 3,500 litres;
- (k) the dwellinghouse was not built under Part 20 of Schedule 2 (construction of new dwellinghouses).

Let us know if you require any further information, and we look forward to receiving confirmation of registration, validation and allocation to a named Planning Case Officer in due course.

Yours sincerely

Martin Lee

Martin Lee, MA MRTPI MTCPA NPIERS
Associate Planner