

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	40
Suffix	
Property Name	
Address Line 1	Shaftesbury Road
Address Line 2	
Address Line 3	Wiltshire
Town/city	Wilton
Postcode	SP2 0DR

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

Easting (x)	Northing (y)
409134	131431
Description	

Applicant Details

Name/Company

Title

Mr

First name

Dan

Surname

Hurst

Company Name

Address

Address line 1

40 Shaftesbury Road

Address line 2

Wilton

Address line 3

Town/City

SALISBURY

County

Country

United Kingdom

Postcode

SP2 0DR

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

We purchased the property with the aim to improve and refurbish, in a manner commensurate with its Victorian build date. Internally, the aim is to return as many period features as possible (fireplaces, skirting, architraves, picture rails, flooring etc.), whilst improving the practicality of the space as a family home. Electrical upgrades, and heating and plumbing improvements are also planned. Structural changes are also planned. The works are all intended to take place under a Building Regs application.

The intention for the top/2nd floor is just a layout change that adds a shower room to the available space, whilst retaining the 2 existing bedrooms.

The first floor will remain unchanged regards layout.

The intention with regards to the ground floor is as follows.

At the rear, a small extension is planned in order to square off a small area to the side of the kitchen. Internal structural changes alongside this extension will enable the creation of a larger kitchen. Double doors between kitchen and dining room are intended. In addition, a utility room is to be created at the rear of the space.

It is planned also to convert the existing adjoining garage into a joint gym/home-office, and to open up internal access to it from the ground floor hall.

Externally the intentions are as follows.

The rear extension will be finished with a painted render, to match the existing single storey part of the house at the rear. The extended roof will be re-laid with slate on the pitched areas, with a flat roof covered with a flexible fibreglass membrane finish.

Window and door layout changes as per the drawings.

Existing windows are white uPVC, and all of an age that require replacement. They will be replaced with white uPVC, new units will be sliding sash windows. Rear bifold doors to be aluminium framed units.

Front door is intended to be new composite door and frame, in similar design/style to existing.

On the front of the house, it is intended to replace the garage door with infilled brickwork and windows to suit. A brick match of a blend of Warnham Red and Apollo Red is an excellent match to the existing face brick. The garage is essentially not practicable for use, due to the gradient of the existing drive, and is better suited to a conversion to habitable space.

We also would like to remove the existing uPVC porch, and replace with a brick and painted timber custom built open porch, with steps down to the drive and change of orientation leading straight towards the road.

Finally, we intend to landscape the front of the property. We would like to adjust and lower the gradient of the drive slightly, and to open up the area to provide an additional space for parking a vehicle. It is intended to keep a raised area, to be landscaped with decorative gravel and planting, with boundary walls laid in brick to suit existing, with capped piers and black railings between. Drive to be finished with traditional look/tumbled cobbles or setts.

Has the work already been started without consent?

☐ Yes

☒ No

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:

Walls

Existing materials and finishes:

Painted sand and cement render Red imperial face brick

Proposed materials and finishes:

Painted sand and cement render New brickwork to be blended Warnham Red and Apollo Red bricks

Type:

Roof

Existing materials and finishes:

Natural slate and fibre slate

Proposed materials and finishes:

All new natural Canadian slate Flat roof product - flexible fibre reinforced resin roof membrane (Restec Flexitec)

Type:

Windows

Existing materials and finishes:

White top hung uPVC casement windows

Proposed materials and finishes:

White sliding sash uPVC windows

Type:

Doors

Existing materials and finishes:

Timber front door and frame, white uPVC French doors on rear of property

Proposed materials and finishes:

Front door, composite door and frame, colour tbc Aluminium framed bifold door, black

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Front boundary wall, brick finish

Proposed materials and finishes:

Front boundary walls, Warnham Red/Apollo Red brick blend, concrete pier cap, black painted railings

Type:

Vehicle access and hard standing

Existing materials and finishes:

Concrete

Proposed materials and finishes:

Tumbled/traditional cobble or sett, colour grey

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

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

If Yes, please describe:

Additional car park space on front drive will be created, alongside landscaping scheme for front drive and front of house

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

Mr

First Name

Dan

Surname

Hurst

Declaration Date

27/09/1975

☒ 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

Dan Hurst

Date

28/01/2026