

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	113
Suffix	
Property Name	
Address Line 1	High Street
Address Line 2	
Address Line 3	Wiltshire
Town/city	Burbage
Postcode	SN8 3AA

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

Easting (x)	Northing (y)
423018	161486

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

Adam

Surname

Lovett

Company Name

A L Associate Surveyors Ltd

Address

Address line 1

Bowman House

Address line 2

Whitehill Lane

Address line 3

Town/City

Royal Wootton Bassett

County

Country

Postcode

SN4 7DB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Demolition of existing lean-to utility room and replacement with new side extension to create kitchen, with associated internal alterations.
Replacement of existing dilapidated garage and garden store. Alteration and extension to annexe, to create new porch and install solar panels

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
- ☒ No

b) Demolition of a building within the curtilage of the listed building

- ☒ Yes
- ☐ No

c) Demolition of a part of the listed building

- ☒ Yes
- ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

212.00	Cubic metres
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What is the volume of the part to be demolished?

11.20	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1970

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Single-storey lean-to addition, currently serving as the utility room. Construction comprises timber frames walls, with horizontal timber cladding to the external face and a corrugated tin roof, built off a ground-bearing concrete slab. Peripheral detailing includes a single glazed timber window to the rear, a vertically boarded timber door to the front and uPVC guttering. The garage and garden store is a large, dilapidated timber framed structure, with timber cladding to the external face. The roof has a mono-pitch profile and is overlaid with corrugated sheeting
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Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The utility extension is of rudimentary construction and offers little in the way of usable or practical accommodation. Much of the frame and some of the exterior cladding is suffering from decay. The roof structure is distorted and sections are leaking. The garage is also dilapidated, with visible decay in the structure and notable deterioration in the external framing, cladding and joinery items. Demolition of both elements is necessary, so that the accommodation can be improved. Neither structure provides any particular historic interest and their general conditions largely detract from the host building and its sensitive setting

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).

26160-100-01 Site Layout/Block plan (as existing)

25209-50-04 Garage layout plan (as existing)

25209-50-04 Garage elevations (as existing)

25209-50-03 Annexe floor plan (as existing)

25209-50-03 Annexe elevations (as existing)

25209-50-03 House - ground floor plan (as existing)

25209-50-03 House - first floor plan (as existing)

25209-50-02 House - section and elevations (as existing)

24-006-01 Survey drawing (House)

24-006-03 Rev B Proposed floor plans, cross section and elevations (House)

24-006-11 Rev B Proposed floor plans, cross section and elevations (annexe)

24-006-12 Rev B Proposed floor plans, cross section and elevations (garage)

Supporting statement

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:

House Existing walls in single-skin red brick. Walls to utility room in timber frame, clad with horizontal timber weatherboarding. Annexe Existing walls in facing cavity construction, with red facing brick Garage Timber framed walls with horizontal timber cladding

Proposed materials and finishes:

House New extension walls of masonry cavity construction, with red facing brick to match existing Annexe Cavity walls with red facing brick to match existing Garage New timber frame garage with horizontal timber cladding

Type:

Roof covering

Existing materials and finishes:

House Main roof finished with thatch Utility roof finished with corrugated metal sheeting Annexe Plain concrete tiles with half-round ridges and hip tiles Garage Corrugated metal sheeting, with localised areas of mineral felt

Proposed materials and finishes:

House Main thatched roof to remain unchanged New extension roof to be finished with blue slate Annexe Roof covering to remain unchanged Garage Sheet metal roofing due to shallow pitch - powder-coated steel, with standing seam, colour to be confirmed

Type:

Windows

Existing materials and finishes:

Windows and doors in timber, painted

Proposed materials and finishes:

New windows and doors to be in painted hardwood, to match existing.

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

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Supporting statement

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.

26160-100-01 Existing site layout/block plan

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/2024/01543

Date (must be pre-application submission)

12/02/2025

Details of the pre-application advice received

A pre-application advice request was submitted for all three elements of the scheme. The feedback concluded that:

House

1. The existing lean-to extension was of little significance, with no concerns over its demolition or replacement
2. The acceptability of a replacement structure was dependent on the form, size, style, design and siting
3. The proposed front elevation was considered relatively neat and sympathetic to the character of the house
4. Concerns were raised however, with respect to the design and appearance of the north and east elevations
5. The main issue identified, related to the route of access between the extension and the main house
6. There were no objections to the principle of a pitched side extension, subject to more consideration in terms of the method of access and connection

Annexe

1. The provision of the proposed extension to the annexe was considered to be acceptable
2. There were no concerns with respect to the provision of solar panels

Garage

1. The exiting garage was acknowledged as being of no historic or architectural interest, though the position of the garage, in the middle of two other structures, was considered to be sensitive to change
2. The garage as originally proposed, was considered too large (despite the footprint of the existing building)
3. The detailing as originally proposed was considered as being inferior and was therefore considered to not preserve or enhance the setting - despite the fact that the existing building is a dilapidated structure.

The proposals as being submitted with this application, have been amended from those submitted as part of the pre-app, which we hope will mean they are viewed more favourably.

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

Adam

Surname

Lovett

Declaration Date

13/11/2025

☒ 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

Adam Lovett

Date

26/01/2026