

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, and for relevant demolition of an unlisted building in a conservation area

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	57
Suffix	
Property Name	
Address Line 1	Upper South Wraxall
Address Line 2	
Address Line 3	Wiltshire
Town/city	Upper South Wraxall
Postcode	BA15 2SE

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

Easting (x)	383370	Northing (y)	164946
Description			

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Smith

Company Name

Address

Address line 1

57 Upper South Wraxall

Address line 2

Address line 3

Town/City

Upper South Wraxall

County

Wiltshire

Country

Postcode

BA15 2SE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Demolition of existing extensions, outbuildings and 20th Century garage structure. Construction of two storey extension to south-east of original cottage, rebuilding of historic cottage to address structural and fabric failings. Relocation of existing swimming pool. Extension to existing boundary wall to Upper South Wraxall following removal of structures and construction of new boundary wall to western boundary.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The structures to be demolished are suffering significant fabric and structural decay and are beyond their life expectancy.

Previous individual extension and adaptation works that were conceived to solve isolated problems and provide necessary additional space over time, are now failing and at the end of their useful life. Cumulatively, the extensions have resulted in compromised accommodation of unusual layout and the house is currently unfit for occupation in its current form.

The proposals remove the series of ad-hoc extended forms that have been added to the original cottage structure and rationalise the accommodation into a single unifying extension to the rear of the property that provides good quality usable accommodation and that has a built form that is more appropriate and sits more comfortably with both the host and dwelling and the wider setting of the Conservation Area and Greenbelt.

The proposals seek to demolish the 20th Century garage structure and rebuild a structure that is capable of accommodating contemporary vehicles and is better positioned within the site to provide space for additional parking and turning within the boundary of the site.

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:

Wiltshire stone & lime mortar with cement renders and impervious water proofing paints. Concrete tile hung structures to first floor. Painted cement clockwork to ground floor.

Proposed materials and finishes:

Wiltshire stone and lime mortar.

Type:

Roof

Existing materials and finishes:

Wiltshire coursed stone slate. Concrete Tile. Clay tile.

Proposed materials and finishes:

Wiltshire coursed stone slate.

Type:

Windows

Existing materials and finishes:

uPVC Plastic.

Proposed materials and finishes:

Stained Hardwood.

Type:

Doors

Existing materials and finishes:

uPVC Plastic. Painted Softwood.

Proposed materials and finishes:

Stained Hardwood.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Wiltshire Stone.

Proposed materials and finishes:

Wiltshire Stone.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Asphalt.

Proposed materials and finishes:

Bound permeable gravel.

Type:

Other

Other (please specify):

External Window Cases / Surrounds

Existing materials and finishes:

Bath Ashlar stone, painted finish.

Proposed materials and finishes:

Bath Ashlar Stone.

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

156_P_000-EXIS _ Site Location
156_P_001-EXIS _ Site Plan
156_P_002-EXIS _ Removals Plan
156_P_010-EXIS _ Ground Floor Plans
156_P_011-EXIS _ First & Second Floor Plans
156_P_012-EXIS _ Roof Plans
156_P_013-EXIS _ Garage Plans
156_P_030_Existing Elevations
156_P_100-EXIS _ Chronology
156_P_102-PROP Site Plan
156_P_110-PROP_Ground_Floor_Plan
156_P_111-PROP_First_Floor_Plan
156_P_112-PROP_Roof_Plan
156_P_301-PROP_Elevations

Design & Access Statement
Aboricultural Report
Ecology Report
Flooding & Drainage 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

If Yes, please describe:

Demolition of existing 20th garage & workshop that are currently unable to accommodate contemporary cars. Construction of new three car garage. Increase in existing driveway provision to allow turning within the site.

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.

Please see enclosed tree survey and drawing 156_P_002.

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

- ☒ Yes
☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Please see enclosed tree survey and drawing 156_P_002.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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 & Mrs

First Name

Surname

Smith

Declaration Date

31/01/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

James Grayley

Date

03/02/2026