

Development Management, Economic Development and Planning,
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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	17
Suffix	
Property Name	
Address Line 1	Happy Land
Address Line 2	
Address Line 3	Wiltshire
Town/city	Ashton Keynes
Postcode	SN6 6PN

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

Easting (x)	Northing (y)
404823	193683
Description	

Applicant Details

Name/Company

Title

Ms

First name

Jackie

Surname

Fieldwick

Company Name

Address

Address line 1

17 Happy Land

Address line 2

Address line 3

Town/City

Ashton Keynes

County

Wiltshire

Country

Postcode

SN6 6PN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant 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

Alterations and extensions to dwelling, replacement detached garage and oil tank, and alterations to boundary treatment

Has the work already been started without consent?

- ☒ Yes
- ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

30/09/2025

Has the work already been completed 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:

Rendered masonry

Proposed materials and finishes:

Rendered masonry with min 150mm height existing and matching brickwork plinth below render; matching brickwork replacement chimney stack and matching brick panels in timber framed porch.

Type:

Roof

Existing materials and finishes:

Clay tile roof slates (main roof) polycarbonate roofing (lean-to rear garden room / conservatory)

Proposed materials and finishes:

Clay tile roof slates (main roof, side extension and replacement porch) standing seam zinc roofing (lean-to family room replacing rear garden room / conservatory)

Type:

Windows

Existing materials and finishes:

uPVC single pane sash windows

Proposed materials and finishes:

uPVC or aluminium and timber hi performance multi-pane casement windows

Type:

Doors

Existing materials and finishes:

uPVC

Proposed materials and finishes:

uPVC or aluminium and timber hi-performance glazed french doors matching windows to family room, matching hardwood or composite double doors to new timber framed porch and single door to side extension.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Stone walls and vertical close board timber fencing

Proposed materials and finishes:

Stone walls and vertical close board timber fencing

Type:

Vehicle access and hard standing

Existing materials and finishes:

Gravel

Proposed materials and finishes:

Gravel

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

2503P001 Site Location and Block Plan; 2503P100 Existing Floor Plans; 2503P110 Proposed Floor Plans; 2503P111 Existing and Proposed Roof Plans; 2503P201 Existing Elevations; 2503P202 Existing Garage Elevations; 2503P210C Proposed Elevations; 2503P2112 Proposed Garage Elevations; 2503P301 Existing and Proposed Cross Sections; Design and Access Statement incl Heritage Statement; Householder FRA

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.

2503P001 Site Location and Block Plan.

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

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/2025/02026

Date (must be pre-application submission)

05/12/2025

Summary

Based on the above, while there is much in the proposal that is encouraging, without revisions it is unlikely to be supported as it stands were it submitted as a formal application. In the response we have suggested the following areas of concern to address or requirements for further details with any application:

- One-and-a-half storey extension creates a bulky elevation at the interface with the highway and should be reduced in size/scale to break up the massing;
- Timber weatherboarding is not locally distinctive and is considered to harm the character and appearance of the AKCA, alternatives should be considered for render proposed to all elevations;
- Replacement of uPVC fenestration supported, but joinery details requested to show true glazing bars (elevations 1:10, sections 1:5);
- Boundary post-and-rail fence not considered acceptable, the stone wall to site frontage should be retained or replaced by a locally distinctive stone/masonry wall that respects the character and appearance of the AKCA;
- A single-storey timber-framed garage replacement is likely to be acceptable but no plans were provided with your enquiry.

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

Ian

Surname

Seymour-Spicer

Declaration Date

10/02/2026

☒ 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

Ian Seymour-Spicer

Date

11/02/2026