

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

### 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         | <input type="text"/>                        |
| Suffix         | <input type="text"/>                        |
| Property Name  | <input type="text" value="Ivy House Farm"/> |
| Address Line 1 | <input type="text" value="Cheeseley Hill"/> |
| Address Line 2 | <input type="text"/>                        |
| Address Line 3 | <input type="text" value="Wiltshire"/>      |
| Town/city      | <input type="text" value="Grittenham"/>     |
| Postcode       | <input type="text" value="SN15 4JU"/>       |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="403831"/> | <input type="text" value="182674"/> |
| Description                         |                                     |
| <input type="text"/>                |                                     |

Applicant Details

Name/Company

Title

Ms

First name

Elizabeth

Surname

Briant

Company Name

Address

Address line 1

Ivy House Farm

Address line 2

Cheesley Hill

Address line 3

Grittenham

Town/City

Chippenham

County

Wiltshire

Country

United Kingdom

Postcode

SN15 4JU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

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

Creation of new access to serve existing house including erection of new fence, gate and gateposts

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:**  
Vehicle access and hard standing

**Existing materials and finishes:**  
Block paving and concrete

**Proposed materials and finishes:**  
Initial 2m margin strip to be bituminous material edged with concrete edging and granite setts. Driveway to be bound gravel. Access to be constructed in accordance with Wiltshire Council's specification for new access involving a verge crossing.

**Type:**  
Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**  
Existing boundary is marked by a post and rail fence and a laurel hedge.

**Proposed materials and finishes:**  
Proposal is to cut back laurel hedge and erect a new timber fence with matching timber gates hung on new gateposts.

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

Drawing no. IVY/02 - Drawing title: 'Proposed Alternative Access'

Drawing no. IVY/03 - Drawing title: 'Sketch Plan of proposed access, parking and turning'

Accompanying Supporting Statement

## 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.

Position shown on attached plan IVY/03. T1 & T2 are horse chestnut and H1 is a laurel hedge.

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

Laurel hedge (H1) forming existing boundary will need to be cut back. Note that T2 is within the existing visibility splay, and will be within the proposed visibility splay. However its trunk is relatively slender and it is intended to retain T2.

## 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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Proposal is shown on drawing no. IVY/02 'Proposed Alternative Access'. The proposal is to reuse a former access to provide an improved access to the existing dwelling. The former access is shown on an aerial photograph understood to date from the 1960's.

## Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
- ☐ No

If Yes, please describe:

Currently there is limited car parking and no ability to turn around and exit in forward gear. The proposed new access is reinstating a previous access no longer used. The intention is to provide a turning head and provision for the parking of two or three cars.

## 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

Ivy House Farm, Grittenham: reinstate access

Date (must be pre-application submission)

25/11/2025

Details of the pre-application advice received

The initial enquiry was made regarding the reinstatement of the previously used access as shown in the aerial photograph. In her reply dated 25 November 2025 the Area Engineer, Ms Rebecca Chivers stated "In regards to the access, this will need to go through our vehicle access/crossing department. If the access was historically then they will be able to give you more information on the process of re-instating it and upgrading to levels we would need, as it joins the highway." This was followed up with an enquiry to the vehicle access team; in his response Ross Durant, Technical Support Officer dated 3 December stated that: "As per the Highway Engineer, Rebecca Chivers, the highways have advised that to re-open an historic access onto the highway a vehicle access licence is still required to be applied for. This to ensure it is up to code of current highways specification and regulations."

In the circumstances and as the applicant was seeking to obtain approval for the details of the access including fencing and gates, it was decided to submit a planning application as the most expedient means to resolve the matter.

## 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

Peter

Surname

Finlayson

Declaration Date

03/02/2026

☒ 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

Peter Finlayson

Date

12/02/2026

