

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	5
Suffix	
Property Name	
Address Line 1	Dane Close
Address Line 2	
Address Line 3	Wiltshire
Town/city	Winsley
Postcode	BA15 2NA

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

Easting (x)	Northing (y)
380202	161120
Description	

Applicant Details

Name/Company

Title

First name

Jonathan

Surname

Bensted

Company Name

n/a

Address

Address line 1

5 Dane Close

Address line 2

Winsley

Address line 3

Town/City

Winsley

County

Country

United Kingdom

Postcode

BA15 2NA

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

The proposal comprises the construction of a single-storey garage extension positioned to the side of the existing dwelling at 5 Dane Close. The extension has a gross floor area of approximately 29.5 m² and is designed to be subordinate in scale and appearance to the host property.

The garage will be constructed in limestone stonework to match the existing dwelling, with a pitched roof finished in terracotta-coloured clay tiles. The roof incorporates photovoltaic solar panels, supplementing the existing solar installation on the property. Rainwater goods and fascias will be white uPVC.

The front elevation includes a white panelled garage door and a white uPVC personnel door, with white uPVC windows used where required. The development does not increase the building height beyond the existing roof ridge and maintains appropriate separation from site boundaries.

The proposal results in no loss of off-street parking, retaining five parking bays, and preserves a substantial private amenity area (approximately 59% of the site area post-development). The extension is served from the existing access and does not alter the vehicular arrangements onto Dane Close.

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:

Natural Wiltshire limestone stonework to the main dwelling, with coursing and finish typical of the surrounding properties in Dane Close.

Proposed materials and finishes:

External walls to the garage extension constructed in matching Wiltshire limestone, selected to closely match the colour, texture and coursing of the existing dwelling and neighbouring properties. Detailing to be consistent with the host building to ensure visual continuity and a high-quality appearance.

Type:

Roof

Existing materials and finishes:

Pitched roof finished in terracotta-coloured clay tiles. Existing photovoltaic (PV) panels installed on the main roof slope.

Proposed materials and finishes:

Pitched roof finished in matching terracotta-coloured clay tiles. Integration of photovoltaic solar panels within the roof plane of the garage extension, designed to sit flush with the roof covering and minimise visual impact. Roof form and pitch to reflect the existing dwelling.

Type:

Doors

Existing materials and finishes:

White uPVC windows and doors to the dwelling. White fascias and rainwater goods.

Proposed materials and finishes:

White panelled garage door to the front elevation. White uPVC personnel door and windows, matching the style, proportions and finish of existing openings. White uPVC fascias and rainwater goods to match the existing dwelling.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Established boundary treatments comprising low limestone wall and soft landscaping typical of neighbouring plots.

Proposed materials and finishes:

Hedging introduced or retained to match neighbouring properties, reinforcing the existing character of the street scene. Any disturbed landscaping to be reinstated following completion of the works.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Existing driveway and hardstanding providing off-street parking, accessed from Dane Close.

Proposed materials and finishes:

Existing access arrangements retained with no alteration to the vehicular access. New or altered hardstanding finished in a resin-bound surfacing, selected to be visually consistent with neighbouring driveways in Dane Close. Resin surface to be permeable, supporting sustainable drainage and minimising surface water runoff.

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

Design and Access Statement

Proposed Single-Storey Garage Extension
5 Dane Close, Winsley, BA15 2NA

1. Introduction

This Design and Access Statement supports a householder planning application for a single-storey garage extension at 5 Dane Close, Winsley. The statement explains the design principles, materials, and access arrangements and should be read alongside the submitted plans:

Existing Site Plan (A3, 1:100)

Proposed Site Plan (A3, 1:100)

Proposed Ground Floor Plan – DWG 06 (A3, 1:100)

Proposed Elevations – DWG 07 (A3, 1:100)

2. Site and Context

The site comprises a detached dwelling within a residential cul-de-sac characterised by properties of similar scale and appearance. The dwelling is constructed in Wiltshire limestone with a pitched tiled roof, reflecting the prevailing character of the area. The property benefits from a generous plot with existing off-street parking and private amenity space.

3. Amount, Layout and Scale

The proposal comprises a single-storey garage extension located to the side of the existing dwelling, as shown on the Proposed Site and Ground Floor Plans. The extension has a gross floor area of approximately 29.5 m² and is clearly subordinate to the main house. The siting maintains appropriate separation from site boundaries and neighbouring properties and preserves a substantial proportion of the site as private amenity space. The scale and height are modest, with ridge and eaves heights kept below those of the existing dwelling.

4. Appearance and Materials

The extension is designed to appear as a natural addition to the dwelling.

External walls: Wiltshire limestone to match the existing house and neighbouring properties.

Roof: Pitched roof finished in terracotta-coloured clay tiles.

Renewable energy: Photovoltaic panels integrated within the roof plane.

Doors and windows: White uPVC windows and doors, including a white panelled garage door.

Rainwater goods: White uPVC fascias and gutters.

These materials ensure visual continuity with the host dwelling and surrounding street scene.

5. Access and Hardstanding

Vehicular and pedestrian access arrangements remain unchanged, with access retained from Dane Close. The development maintains existing off-street parking provision. Hardstanding associated with the proposal will be finished in a permeable resin-bound surface, similar in appearance to neighbouring driveways, assisting with sustainable drainage.

6. Landscaping

Existing landscaping and boundary treatments will be largely retained. Hedging will be introduced or maintained to match neighbouring properties, reinforcing the established character of the area.

7. Conclusion

The proposal represents a modest, well-designed extension that respects the character of the dwelling and surrounding area, maintains appropriate access and parking, and incorporates high-quality materials and sustainable features.

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:

The proposal increases off-street car parking provision by one additional space, improving on-site parking capacity and reducing the potential for on-street parking within Dane Close

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

Jonathan

Surname

Bensted

Declaration Date

06/01/2026

☒ 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

Jonathan Bensted

Date

02/03/2026

Amendments Summary

Removed company name. This is a householder application.