

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	110
Suffix	A
Property Name	
Address Line 1	The Midlands
Address Line 2	
Address Line 3	Wiltshire
Town/city	Holt
Postcode	BA14 6RG

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

Easting (x)	Northing (y)
386254	162085
Description	

Applicant Details

Name/Company

Title

Mr + Ms

First name

DJ + AL

Surname

Wong + Alexander

Company Name

Address

Address line 1

110 A The Midlands

Address line 2

Address line 3

Town/City

Holt

County

Wiltshire

Country

United Kingdom

Postcode

BA14 6RG

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 property in question is found within a Conservation Area.

The proposed Alterations and Additions is to a single storey house (built c. 1986), and to an existing stone garage (built date unknown). The main house is set back from The Midlands (c. 15m avg), while the stone garage sits on the front boundary adjacent to the street. There is a minor section of proposed work visible to the public, which will be handled with a careful choice of materials and detailing, thus having little or no impact on the status of the Conservation Area.

A. To the Main House, the proposal is to

1. Demolish an existing lean-to Laundry (c. 8.15 sq m)
2. Add an single storey extension comprising a New Entry, a New Bathroom, and an Enlarged Kitchen/Dining Room (totalling 15.375 sq m)
3. Provide a Covered New Entry Porch (3.075 sq m)
4. Provide 2 No. Bay Windows/Doors to Living Room, and to Bedroom 2 (extended from existing openings)
5. Re-configure interior of house to contain New Utility Room

NOTE

The New Extension is set back 600mm away from the boundary wall (with no openings) owned by our neighbours at No.111 The Midlands. This dimension compares with an existing setback of 450mm, from the Laundry (proposed to be demolished) to the same boundary wall.

B. Convert the Existing Stone Garage to a New Annex which will contain

1. A New Shower Room
2. A New Store
3. The New Annex - a flexible space (Bedroom/Study/Workshop)

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:

To Main House : Random Course Stone at the front and rear elevations, and Painted Render (to blockwork) on the sides. To Existing Garage: Cut Stone of varying sizes, laid in a random pattern.

Proposed materials and finishes:

New Extension to Main House: External Walls - Paint Finish to Rendered Blockwork, to match existing. To Existing Garage: Small area of new stone wall only - Stack Bonded Natural Stone. Ashlar Finish.

Type:

Roof

Existing materials and finishes:

To Main House : Concrete Tiles. To Existing Garage: Natural Slate Tiles.

Proposed materials and finishes:

New Work to Main House: Roof Over Proposed Side Extension and 2 No. Window Bays - Zinc. Colour to be confirmed. To Existing Garage: No new roofing material used.

Type:

Windows

Existing materials and finishes:

To Main House : UPVC, painted. To Existing Garage: NA

Proposed materials and finishes:

To Main House and for New Extension: All windows to be Powder Coated Aluminium Framed Double or Triple Glazed. Colour of aluminium to be confirmed. Note, all existing UPVC windows are replaced with New Aluminium Framed Double or Triple Glazed, using all existing structural openings. To Existing Garage: New windows (including Conservation Rooflights) to be Powder Coated Aluminium Framed Double or Triple Glazed. Colour of aluminium to be confirmed.

Type:

Doors

Existing materials and finishes:

To Main House : UPVC Doors, Painted. To Existing Garage: Solid Timber, Painted.

Proposed materials and finishes:

To Main House and for New Extension: New Doors to be Powder Coated Aluminium Framed Double or Triple Glazed, French or Bi-Fold Opening. New Solid Timber Entrance Door. All colours to be confirmed. To Existing Garage: No New Doors

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

PA - 01 Location Plan (1:1250)

PA - 02 Existing + Proposed Site Plan (1:500)

PA - 03 Existing Ground Level Plan (1:100)

PA - 04 Existing Elevations (1:100)

PA - 05 Proposed Ground Level Plan (1:100)

PA - 06 Proposed Elevations (1:100)

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

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 + Ms

First Name

DJ + AL

Surname

Wong + Alexander

Declaration Date

12/03/2026

☒ 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

Daniel Wong

Date

12/03/2026