

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	3
Suffix	
Property Name	
Address Line 1	Quemerford
Address Line 2	
Address Line 3	Wiltshire
Town/city	Calne
Postcode	SN11 0AR

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

Easting (x)	Northing (y)
400356	170097
Description	

Applicant Details

Name/Company

Title

Mr

First name

Graeme

Surname

Mattocks

Company Name

Address

Address line 1

3 Quemerford

Address line 2

Address line 3

Town/City

Calne

County

Country

United Kingdom

Postcode

SN11 0AR

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

Removal of the existing lean-to and replace with a 5.3m x 2.35m single story extension with pitched roof for a bathroom and utility area.

The house dates back to 1867 with only one family bathroom located on the 1st floor and this would bring the house up to the needs of a modern household.

The proposed work is adding on to an existing two-storey flat roofed extension at the rear of the property.

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:

Blockwork Terroline

Proposed materials and finishes:

Blockwork and render

Type:

Roof

Existing materials and finishes:

Tiles

Proposed materials and finishes:

Tiles

Type:

Windows

Existing materials and finishes:

1 upvc double glazed

Proposed materials and finishes:

1 roof light and double glazed window in utility and 1 double glazed window in the bathroom

Type:

Doors

Existing materials and finishes:

1 single glazed wooden exterior door

Proposed materials and finishes:

1 upvc double glazed door

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

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

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/2026/00225

Date (must be pre-application submission)

26/01/2026

Details of the pre-application advice received

SUMMARY OF OFFICER VIEW

The proposed development is considered to be acceptable, and is likely to be supported were a planning application to be submitted.

CONSTRAINTS

No constraints of particular relevance to the development proposal based on the information submitted.

No.3 Quemerford has considerable architectural merit and some historic interest, previously the former headmaster's house for the adjoining school building of 1867-8 (Orbach, Pevsner and Cherry, 2021:518) built in a traditional, picturesque design. The existing two-storey flat-roofed extension to the rear detracts from its character and appearance, and the Local Planning Authority would look favourably on a proposal to replace with a more traditional roof form.

The proposed single-storey extension is of a traditional lean-to form which would respect the host dwelling, more so than the flat-roofed two-storey extension to which it is attached. The proposed extension is of a modest size and would read as a subservient supporting addition.

We have assumed that the external construction materials would be render and roof tiles to match the existing building, and this would be acceptable.

The proposal enquiry is encouraging and satisfies the expectations of adopted design guidance. It is therefore considered that it would be received favourably by the Local Planning Authority.

No.3 Quemerford is bordered by the Holy Trinity CofE School, Wessington House (No.5), and 50 Wessington Park to rear. The proposed extension is a modest single-storey addition to a rear elevation and maintains a degree of separation from boundaries with adjoining land.

The enquiry proposal does not present cause for concern at this stage, but please be advised that any planning application will be subject to public consultation with occupiers of adjoining land and this may bring to light issues which could not be anticipated during the course of this enquiry. We would always encourage prospective applicants for planning permission to engage with neighbours before submitting an application and, where appropriate, involve them in discussions regarding design.

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

Graeme

Surname

Mattocks

Declaration Date

22/03/2026

☒ 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

Graeme Mattocks

Date

22/03/2026