

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	75
Suffix	
Property Name	
Address Line 1	Fell Road
Address Line 2	
Address Line 3	Wiltshire
Town/city	Westbury
Postcode	BA13 2GG

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

Easting (x)	Northing (y)
386238	150650
Description	

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Cassidy

Company Name

Address

Address line 1

75 Fell Road

Address line 2

Address line 3

Town/City

Westbury

County

Wiltshire

Country

United Kingdom

Postcode

BA13 2GG

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

Retrospective application for removal of old glazed conservatory of lightweight construction with poor insulation and limited usability. Replaced with permanent dining room extension which significantly improves thermal performance compared to the previous conservatory and complies with Building Regulations - (Application BR/2025/38278)

Constructed part with brick to match original house and timber walls under tiled roof to match existing. The extension has been built on the existing concrete base on which the conservatory was built, the roofline is the same dimensions and utilises the existing lead flashing. The max ridge height is 3m, eaves 2.2m, length 3.8m, width 3m

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)

Has the work already been completed without consent?

☒ Yes

☐ No

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

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:

Side wall of extension to closest neighbour (77 Fell Rd) is the original brickwork from old conservatory that matches the original house. The rest consisted of plastic double glazed conservatory on the other 2 sides and roof.

Proposed materials and finishes:

Side wall of extension to closest neighbour (77 Fell Rd) extended by 6 rows of brickwork to eaves height of 2.2m. Rear and other side wall clad in locally sourced timber to match existing cabin in rear garden. Set of Aluminium bifold doors to side elevation.

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.1 is site plan at scale of 1:100 @A3 which shows new extension to rear of 75 Fell road, Shows full property boundaries marked in red, 2 neighbouring properties, No.73, No.77

Drawing No.2 Rear and side elevation at scale of 1:50 @A3 shows size and shape of rear extension and design.

Single Storey Rear Extension (3.8m Projection) 75 Fell Road, Westbury, Wiltshire BA13 2GG

1. Introduction

This statement has been prepared in support of a retrospective planning application for the construction of a single-storey rear extension at the above property in Westbury, Wiltshire.

The extension replaces a pre-existing conservatory and is submitted to regularise planning consent. The works have been carried out in accordance with current Building Regulations and with consideration to local planning policy and neighbouring amenity.

2. Site and Surroundings

The application site comprises a residential dwelling located within an established residential area. Surrounding properties are predominantly similar residential dwellings with rear gardens.

The extension has been constructed within the private rear garden, replacing the former conservatory.

3. Description of Development

The development consists of a single-storey rear extension projecting approximately 3.8 metres from the original rear elevation.

The extension replaces an older conservatory of lightweight construction with poor insulation and limited usability.

The new structure provides a thermally efficient, functional living space constructed using materials that complement the existing dwelling.

4. Planning Considerations

4.1 Principle of Development

The replacement of a conservatory with a permanent extension is acceptable in principle and improves the quality of accommodation.

4.2 Scale and Design

The extension is proportionate, single-storey in scale, and subordinate to the original dwelling.

4.3 Impact on Neighbouring Amenity

Due to its scale and design, the extension does not result in loss of light, privacy, or overbearing impact.

4.4 Character of the Area

Located to the rear, the extension does not impact the street scene and is consistent with similar developments in the area.

4.5 Sustainability and Building Regulations

The development significantly improves thermal performance compared to the previous conservatory and complies with Building Regulations.

5. Planning Policy Context

The proposal aligns with the Wiltshire Core Strategy, particularly Core Policy 57 (High Quality Design and Place Making), by ensuring appropriate scale, design, and protection of residential amenity.

6. Conclusion

The extension represents a clear improvement over the previous conservatory, enhancing energy efficiency and usability without harming neighbouring amenity or local character.

Planning approval is respectfully requested.

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

First Name

Matthew

Surname

Cassidy

Declaration Date

27/03/2026

☒ 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

matthew cassidy

Date

27/03/2026