

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	
Suffix	
Property Name	Fernfield
Address Line 1	Bradford Road
Address Line 2	
Address Line 3	Wiltshire
Town/city	Hawthorn
Postcode	SN13 0NY

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

Easting (x)	Northing (y)
384223	169150
Description	

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

EMERSON

Company Name

Address

Address line 1

Fernfield Bradford Road

Address line 2

Address line 3

Town/City

Hawthorn

County

Wiltshire

Country

GB

Postcode

SN13 0NY

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 works are to replace an existing shed whose condition is deteriorating to state that is becoming unsafe and is no longer water tight. Structural timbers are rotting and cracking, timber cladding is rotting and timbers to which guttering is fixed have rotted out and can no longer be patched up. The existing shed is being used for general purpose use, including storage.

The existing shed has a single skin concrete block wall of up to approximately 500mm high, on top of which is built a timber frame with timber cladding. There is glazing along the full length of the south and north elevations, large double doors and single doorway are on the west and east elevations, respectively. The roof is of corrugated cement type.

The proposed replacement shed would be in the same location and on the same footprint as the existing shed and would again be for general purpose use and storage.

The proposed replacement shed would have an engineering brick wall of up to 400mm high, on top of which would be a timber frame with timber cladding. There would be simple timber framed glazing on the north and south elevations, large double doors and a single doorway on the west and east elevations, respectively. An additional single door is proposed from the north elevation. The proposed roof would be of box profile, polyester coated (green) corrugated sheeting. To improve natural lighting inside the shed, three roof lights of box profile corrugated plastic are proposed.

We are not sure whether planning is required to replace an existing shed so have made the application to be sure.

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:

Concrete block (up to 500mm high) with internal timber frame and timber cladding. Timber cladding is dark through years of various preservative treatments (likely creosote?)

Proposed materials and finishes:

Engineering brick (up to 400mm high) with internal timber frame and timber cladding. Timber cladding of medium grade, redwood, shiplap cladding board.

Type:

Doors

Existing materials and finishes:

Timber, ledge and brace basic shed doors, various preservative treatments over the years

Proposed materials and finishes:

Timber, basic shed doors, redwood , ledge and brace external doors

Type:

Roof

Existing materials and finishes:

Corrugated cement type

Proposed materials and finishes:

Box profile, polyester coated (colour green) corrugated roofing sheets Roof lights to use corrugated polyester roofing sheets (3 roof lights per side)

Type:

Windows

Existing materials and finishes:

Timber framed glazing

Proposed materials and finishes:

Timber framed glazing, redwood frames

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.3 - Existing Shed - Plan View & North Elevation
Drawing no.4 - Existing Shed - East & West Elevation
Drawing no.5 - Existing & Proposed Shed - South Elevation
Drawing no.6 - Proposed Shed - Plan View & North Elevation
Drawing no.7 - Existing Shed - East & West Elevation

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

Paul

Surname

EMERSON

Declaration Date

21/04/2026

☒ 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

Paul EMERSON

Date

21/04/2026