

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
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Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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	Former Nursery
Address Line 1	Northleigh
Address Line 2	
Address Line 3	
Town/city	Bradford on Avon
Postcode	BA15 2RG

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

Easting (x)	Northing (y)
383005	162053
Description	

Former Nursery, Northleigh, Bradford on Avon (adjacent to Garden House)

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline application with some matters reserved for erection of 1 No. custom-build dwelling and associated access works. (access and layout only)

Reference number

PL/2024/11561

Date of decision (date must be pre-application submission)

08/09/2025

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Approval of reserved matters for erection of 1 No. custom-build dwelling and associated access works. (layout, scale, landscaping and appearance).

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Location Plan 18049/01
Proposed Site Access and Visibility 24084-GA01 23.09.2024 (REV B 14.10.24)
Site Plan Sheet 1 NN-002 19-02-2020 (REV B 27.09.24)
Site Plan Sheet 2 NN-003 27-09-24 (REV C 27.09.24)

Please list all drawing numbers submitted with this application for approval

2450-001 Location Plan
2450-002 Site Plan - Existing
2450-010A Site Plan - Proposed
2450-020A Ground Floor Plan - Proposed
2450-021A Roof Plan - Proposed
2450-030A SE And NW Elevations - Proposed
2450-031A SW And NE Elevations - Proposed
2450-032 Street Elevation - Proposed
2450-033 Garage Side Elevations - Proposed
DAS - Former Nursery Site, Northleigh, BOA
CWLD-DG-25108-01-Proposed Landscape Scheme A1
CWLD-DG-25108-02-Planning Notes A3

If applicable, please state the reasons for any changes to the original drawings

New drawings are provided showing the updated design

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

Declaration

I/We hereby apply for Approval of reserved matters 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

Ewan Tavendale

Date

10/04/2026