

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	Noon Trees
Address Line 1	Beacon Hill
Address Line 2	
Address Line 3	Wiltshire
Town/city	Hilmarion
Postcode	SN11 9HT

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

Easting (x)	Northing (y)
401165	176579
Description	

Applicant Details

Name/Company

Title

Mr

First name

Stephen

Surname

Fenna

Company Name

Noon Trees

Address

Address line 1

Noon Trees Beacon Hill

Address line 2

Address line 3

Town/City

Hilmarton

County

Wiltshire

Country

GB

Postcode

SN11 9HT

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

We are proposing to build a single storey extension on the left hand side of the property (when facing the front of the property) which will consist of a downstairs WC and two bedrooms. The single storey extension will sympathetically match the existing house with white pebble dash render and reclaimed Welsh slate tiles, matching the style and design currently present.

The extension will run parallel to the road side, separated from the road by a fence and grass verge, as well as 2-3 metre laurel shrubs which we plan to continue to grow to mask the extension from the road. We have been conscious of any visual impact from the road and therefore have reduced our original planning application PL/2025/06482 from double storey to single storey based on feedback and support from our previous planning consultant.

In order to improve the property's green credentials, we are planning to add solar panels to the South elevation which would maximise the Solar gains, allowing for less reliance on electricity and also facilitating a change from the use of oil and wood stoves for heating to a Heat Pump. The extension on this south-facing side would provide adequate roof space for the solar panels without the need for disturbing the original roof and would also only be visible from the roadside directly opposite to the build, thus protecting the visual of a traditionally built cottage coming from either direction up to the house.

As well as the single storey extension, we plan to take the opportunity to regularise some elements of the property that were altered / added without planning before we moved into the property. The parts we are looking to regularise are the windows and a previously built single storey extension and porch, completed 4-5 years ago, which is situated to the right hand side of the property.

We believe there to be bats that dwell in our loft space at the rear left hand side of the property which has also been a consideration in our decision to keep this extension below our fascias and loft space, ensuring the roof is not disturbed by the works.

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:

Windows

Existing materials and finishes:

Light Green

Proposed materials and finishes:

These would be light green and match the current property

Type:

Walls

Existing materials and finishes:

White pebble dash render

Proposed materials and finishes:

White pebble dash render - match property

Type:

Roof

Existing materials and finishes:

Welsh Slate tiles

Proposed materials and finishes:

Reclaimed Welsh Slate tiles - match property

Type:

Other

Other (please specify):

Solar Pannels

Existing materials and finishes:

N/a - slate tiles

Proposed materials and finishes:

Solar Panels added to the slate tiles.

Type:

Doors

Existing materials and finishes:

Not present currently -

Proposed materials and finishes:

New French Doors - these would match the current windows - light green

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

Previous planning application - PL/2025/06482

Date (must be pre-application submission)

22/04/2026

Details of the pre-application advice received

Brook kindly agreed to provide some insight and further discussion relating to our previous application which had been withdrawn. Although it was made clear that the discussions would not confirm if planning permission would be obtained, we discussed other options to the original submission (double story front extension). We discussed various options which was helpful but unfortunately some of these options would be too expensive (based on recent builder quotes). We gained a better understanding of the rationale behind the previous refusal and the impact from the road of a double story extension.

We therefore have looked to compromise on our original plan and although not ideal, we have put forward a single story extension with a pitched roof. This extension will be obviously a lot lower than the previous option and we already have laurel bushes growing along our boundary to the wall (these are roughly 2.5 meters tall) and we are committed to growing these 3-4 meters tall, shielding the view from the road.

We also asked for advice relating to the current side extension / Porch and windows (in place when we moved to the property) and if there would be concerns relating to the regularisation of these. It was felt these should be okay (this pre advice is non binding though).

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

Stephen

Surname

Fenna

Declaration Date

27/04/2026

☒ 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

Stephen Fenna

Date

27/04/2026