

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



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	4
Suffix	A
Property Name	Coate Cottage
Address Line 1	Coate Road
Address Line 2	
Address Line 3	Wiltshire
Town/city	Stanton St Bernard
Postcode	SN8 4LG

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

Easting (x)	Northing (y)
409320	162393
Description	

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Twitchett

Company Name

Address

Address line 1

Coate Cottage

Address line 2

4a Coate Road

Address line 3

Stanton St Bernard

Town/City

Marlborough. Wilts

County

Country

GB

Postcode

SN84LG

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

Freeholder application for the erection of a timber shed, timber summerhouse and greenhouse in rear garden. In addition associated front-garden landscaping including, planting beds, with sleepers for soil retention

Materials

Shed: timber cladding, felt or shingle roof

Summerhouse: timber, glazing, felt/shingle roof

Hybrid Greenhouse attached shed: aluminium / timber frame, glass

Landscaping: Timber sleepers

Access & parking

Confirm no change to vehicle access

Confirm landscaping does not affect highway visibility

Trees & ecology

No trees affected and no pruning needed

Flood risk

No known flood risk

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:

none- New construction

Proposed materials and finishes:

Timber-frame, cladding, doors, windows, roof. Glass windows

Type:

Roof

Existing materials and finishes:

None New construction

Proposed materials and finishes:

Timber roof with felt

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

None New construction

Proposed materials and finishes:

Timber sleepers

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

Dear Sir or Madam,

I am submitting a Householder Planning Application for the erection of a timber shed, a timber summerhouse, a greenhouse, and associated front-garden landscaping at my property, 4A Coate Road, Stanton St Bernard.

The proposals are modest in scale, positioned sensitively within the residential curtilage, and designed to sit comfortably within the character of the North Wessex Downs Area of Outstanding Natural Beauty. All structures are of traditional materials, including timber cladding and low-impact finishes, ensuring they remain visually unobtrusive.

The landscaping works consist of low-level planting beds, with no changes to vehicle access or parking arrangements. No trees will be removed or affected as part of the proposals.

I have included the following documents in support of the application:

Location Plan

Existing and Proposed Site Plans

Elevations and Floor Plans for each structure

Landscaping layout and illustrations

Design and Access Statement (optional but recommended)

Photographs of the site

I trust the enclosed information is sufficient for validation, but I would be pleased to provide any further details if required.

Yours faithfully,
Mark Twitchett

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/2026/00333

Date (must be pre-application submission)

13/02/2026

Details of the pre-application advice received

Note total correspondence length reduced to reduce characters

13 02 2026

Application No:

ENQ/2026/00333

Proposal:

Permitted Development Rights Check Only

Site Address

4a COATE ROAD, STANTON ST BERNARD, MARLBOROUGH, SN8 4LG

On Behalf of Mark Twitchett

I am writing regarding the above-mentioned property. This

is to confirm whether permitted development rights remain in place and are unaffected

by any previous planning decisions or Article 4 Directions

In order to assess the status of permitted development rights, we have reviewed the planning history

associated with the site, including any relevant conditions attached to previous approvals, and whether

any local or national restrictions apply. Please note that this enquiry will provide details of any planning conditions associated with the above

property, including whether permitted development rights have been removed or restricted. However,

this letter does not confirm whether planning permission is or is not required for any specific works. In

addition, this is based on the assumption that the property is a dwellinghouse,

PD Rights not intact

Following a review of the site's planning history, it appears that permitted development rights

have been removed by planning condition. You will require a householder planning application for

the proposed shed and you can apply for this via the Planning Portal - Planning applications - Planning

applications - Planning Portal

This restriction applies to the following types of development:

Planning Permission PL/2023/06606 and Conditions 9 & 10 Removes Permitted Development for the following reasons:

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Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area which is within the North Wessex Downs AONB.

REASON: In the interests of the amenity of the area which is within the North Wessex Downs AONB, and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

I have attached the relevant planning decision/notice for your reference.

Should you need any further clarification on the points outlined above, please do not hesitate to get in touch.

Yours faithfully

Katherine Ashley

Planning Liaison Officer

01722 434362

katherine.ashley@wiltshire.gov.uk

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

Mark

Surname

Twitchett

Declaration Date

12/05/2026

☒ 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

Mark Twitchett

Date

12/05/2026