

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) 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	2
Suffix	
Property Name	
Address Line 1	Spiers Piece
Address Line 2	
Address Line 3	Wiltshire
Town/city	Steeple Ashton
Postcode	BA14 6HG

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

Easting (x)	Northing (y)
391482	156100
Description	

Applicant Details

Name/Company

Title

Miss

First name

Leah

Surname

Moodie

Company Name

Address

Address line 1

2 Spiers Piece

Address line 2

Steeple Ashton

Address line 3

Town/City

Trowbridge

County

Country

GB

Postcode

BA146HG

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 the Proposal

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

Construction of two-storey extension to the right hand side / Eastern elevation of the existing house.
Reconstruction of the existing single storey utility area at the rear with new walls and roof.
2 Spiers Piece, Steeple Ashton, Trowbridge, BA14 6HG.

Reference number

PL/2023/09015

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

15/12/2023

Please state the condition number(s) to which this application relates

Condition number(s)

3. Discharge of Surface Water from site. (Including from access/ driveway)

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

If Yes, please indicate which part of the condition your application relates to

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

This application has been prepared to discharge Condition 3 relating to surface water drainage for the approved two-storey residential extension at the above site.

The proposal ensures that surface water runoff generated by the development will be managed sustainably and will not increase flood risk on or off site.

The existing property is a residential dwelling with:

- Roof drainage discharging to an existing purpose dug trench around the perimeter of both dwellings (1 & 2 Spiers Piece).
- Hardstanding areas (driveway) draining via trench around the property.

The site is located in a very low risk flood area.

Given the small scale of development, runoff rates are minimal.

The extension will result in a small increase in roof area of approximately of 30sq m2.

Due to the limited scale, the increase in surface water runoff is negligible but will still be managed appropriately.

The drainage strategy proposed is below:

a) Soakaway (Preferred Option advised by our builder)

Surface water from the new roof will discharge to a new or existing soakaway.

- * Located at least 5m from buildings and boundaries
- * Sized to accommodate roof runoff from the extension
- * Constructed using a modular crate system

No surface water will discharge onto the highway.

Given the minor scale of development no increased flood risk is anticipated.

The drainage system will be maintained by the homeowner.

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Leah Moodie

Date

28/04/2026