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Development Management
Economic Development & Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge BA14 8JN

Our Ref: 24086_D01_010

22 June 2026

Dear Development Management

**REQUEST FOR LAWFUL DEVELOPMENT CERTIFICATE FOR SINGLE STOREY REAR EXTENSION
AT BROADLAND, ASHLEY, CORSHAM, SN13 8AN**

We enclose an application for a Lawful Development Certificate under Section 192 of the Town and Country Planning Act 1990, prepared on behalf of Mr and Mrs Hall, for a proposed single-storey rear extension at the above property.

In addition to the planning fee and this covering letter, the submission comprises:

- Application Form
- 24086 0001 A Location Plan
- 24086(L)100 P2 Existing Dwelling – identifying the footprint of the original dwellinghouse
- 24086(L)201 P1 Existing Plans
- 24086(L)202 P1 Extension Proposals
- 24086(L)203 P1 Proposed Site Plan
- 24086(L)104 P1 Existing Site Plan

The planning merits of the proposal will not be under consideration. The only matter is whether the proposed works constitute “permitted development” under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The statutory framework governing Certificates of Lawfulness is set out in Section 192 of the Town and Country Planning Act 1990 (as amended). This section establishes that a proposed development or use is lawful if it would not constitute a breach of planning control. A Certificate of Lawfulness can be granted if the local planning authority is satisfied, on the balance of probabilities, that the proposed development or use would not require planning permission.

The property is a large, detached dwellinghouse, near Ashley. It is situated within the National Landscape, and therefore the proposed development is situated on article 2(3) land. The planning history has previously confirmed that permitted development rights are intact.

Designated Members
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The accompanying drawings set out the proposal for a single storey rear extension, to help facilitate kitchen/dining space for the family home, which is considered to fall wholly within Permitted Development Class A – enlargement, improvement or other alteration of a house. This application should be assessed against the relevant criteria set out in Schedule 2, Part 1, Class A of the GPDO 2015 (as amended).

The proposals do not trigger any of the following exceptions, which would otherwise require a formal application for planning permission:

Under Class A.1 the following limits and conditions are relevant:

- (a) permission to use the dwellinghouse as a dwellinghouse has not been granted by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)
- (b) the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)
- (c) the height of the part of the dwellinghouse enlarged, improved or altered does not exceed the height of the highest part of the roof of the existing dwellinghouse
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered does not exceed the height of the eaves of the existing dwellinghouse
- (e) the enlarged part of the dwellinghouse does not extend beyond a wall which either (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse
- (f) the enlarged part of the dwellinghouse does not have a single storey that (i) extends beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached house or (ii) or exceeds 4 metres in height
- (g) the proposals do not relate to a dwelling not on article 2(3) land nor on a site of special scientific interest
- (h) the enlarged part of the dwellinghouse does not have more than a single storey that (i) extends beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse
- (i) the enlarged part of the dwellinghouse is not within 2 metres of the boundary of the curtilage of the dwellinghouse, with the height of the eaves of the enlarged part exceeding 3 metres
- (j) the enlarged part of the dwellinghouse does not extend beyond a wall forming a side elevation of the original dwellinghouse
- (ja) the total enlargement (being the enlarged part together with any existing enlargements of the original dwelling to which it will be joined) does not exceed the limits set out in subparagraphs (e) to (j)
- (k) the proposals do not consist of or include the construction or provision of a verandah, balcony, or raised platform; the installation, alteration or replacement of a microwave antenna; the

installation, alteration or replacement of a chimney, flue or soil and vent pipe; or an alteration to any part of the roof of the dwellinghouse

(l) The dwellinghouse was not built under Part 20 of this Schedule.

A.2 In the case of a dwelling on article 2(3) land –

(a) the proposals do not consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles

(b) the enlarged part of the dwellinghouse does not extend beyond a wall forming a side elevation of the original dwellinghouse

(c) the enlarged part of the dwellinghouse does not have more than a single storey and extend beyond the rear wall of the original dwellinghouse, or

(ca) any total enlargement (being the enlargement part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)

A3 condition requirements –

(a) The proposed materials for the exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

(b) The proposals do not relate to upper-floor windows located in a wall or roof slope forming a side elevation

(c) The enlarged part of the dwelling does not have more than a single storey, or form an upper storey on an existing enlargement of the original dwellinghouse.

I trust all is in order and would be grateful if you could acknowledge receipt of this submission. If you have any queries or require any further information, please do not hesitate to contact me.

Yours Sincerely,



Alison Lugsden BA(HONS) MTP MRTPI

Associate Planner

Enc.

c.c. Client