

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



Application for a Lawful Development Certificate for a Proposed Use or Development

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	45
Suffix	
Property Name	Hedgerows
Address Line 1	Moot Lane
Address Line 2	
Address Line 3	Wiltshire
Town/city	Downton
Postcode	SP5 3JR

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

Easting (x)	Northing (y)
418238	121130
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Tiffany

Surname

Lewins

Company Name

Address

Address line 1

45 Moot Lane

Address line 2

Downton

Address line 3

Town/City

Salisbury

County

Country

GB

Postcode

SP5 3JR

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Proposed outbuilding for amenity use, fully incidental to existing dwelling. Recreation and gaming area with flexible family seating and refreshment point, music room, home gym and shower with WC, and fully accessible sensory and flexible family space with accessible wet room for our use and visiting family use, [REDACTED]

-No changes to access, roads or hardstanding

-No additional fencing

-Drainage will be through rainwater harvesting system and soakaway

-Sewage will link to existing mains sewage, water and electricity will be provided through connections of existing main dwelling

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Existing land use is residential, we are proposing an outbuilding that is fully ancillary to the existing dwelling and meets use, size and location requirements for permitted development as shown on attached drawings.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

ENQ/2026/01136 - permitted development enquiry previously noted as approved (for flat roof design, only alteration is pitched roof as shown in drawings submitted)

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

We were originally planning to erect an outbuilding on the footprint of a derelict barn on our residential property which would act as amenity space for our family; [REDACTED]

The proposed building is 12.5m x 6.5m, to the rear of our 0.86 acre property, and is a minimum of 5.5m from all property boundaries which are currently screened in all directions with either 2.2m high close-board fencing, or hedgerows between 2.2 and 6m in height.

We are proposing a timber frame and timber clad building with a pitched roof at 4.0m height at the ridge and 2.5m at the eaves, finished with an slate tiles and guttering to discharge rainwater into our surrounding garden, which includes existing lawns, flower beds, wooded areas and ponds.

Our property is not within the Downton Conservation Area or any other Conservation Area, Area of Outstanding Natural Beauty, or World Heritage Site. There are no Listed Buildings or TPOs on our property, and the property is not subject to any planning or permitted development restrictions.

Our proposed use is fully incidental to the enjoyment of the main dwellinghouse, and will not be used as a separate unit of accommodation. The proposed outbuilding includes the following uses:

- fully accessible sensory area and flexible family space which can be used by all members of our family, [REDACTED]
- fully accessible wet room for use by visiting family members, [REDACTED]
- home gym;
- music room for storage and use of the family's musical instruments;
- a central gaming/recreation space with refreshment point with flexible seating for family use;
- A small WC that includes a small walk-in shower/changing space for when we are using the gym space.

Finally, we can confirm that the proposed outbuilding will not include any additional hardstanding, access or parking as it is fully ancillary to our dwellinghouse only. There is no proposed kitchen or utility area, as these are located in our main dwelling. The foul drainage, water and electrical services will be directly connected to our existing dwelling as it is for our own personal use. As such, the proposed outbuilding will remain functionally dependent upon the main dwellinghouse. The outbuilding will be constructed in accordance with Building Regulations, with the wet room designed to meet relevant accessibility standards.

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

Ms

First Name

Katherine

Surname

Ashley

Reference

ENQ/2026/01136

Date (must be pre-application submission)

04/06/2026

Details of the pre-application advice received

Permitted Development

From the information provided, it appears that the proposal would constitute permitted development, subject to compliance with the following condition(s) and/or limitation(s):

Outbuildings are considered to be permitted development, not needing planning permission, subject to the following limits and conditions:

- No outbuilding on land forward of a wall forming the principal elevation.
- Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwellinghouse.
- No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height)
- No more than half the area of land around the "original house"* would be covered by additions or other buildings.

Application No: ENQ/2026/01136

Proposal: Proposed outbuilding for amenity use, fully incidental to existing dwelling. Recreation and gaming area with flexible family seating and refreshment point, music room, home gym and shower with WC and fully accessible sensory and flexible family space with accessible wet room for our use and visiting family use

Site Address 45 Moot Lane, Downton, Salisbury, SP5 3JR

On Behalf of Adam and Tiffany Lewis

- In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from the house to be limited to 10 square metres.
 - On designated land* buildings, enclosures, containers and pools at the side of properties will require planning permission.
 - Within the curtilage of listed buildings, any outbuilding will require planning permission.
 - *The term "original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
 - *Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
- Provided these requirements are met, planning permission would not be required.

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

Interest in the Land

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Tiffany Lewins

Date

17/08/2026