CASE OFFICER'S REPORT

Application Reference:	PL/2023/06008
Application Type:	Householder planning permission
Consultation ends:	16 August 2023
Case officer:	Selina (Nina) Parker-Miles
Site Address:	31B HILPERTON ROAD, TROWBRIDGE, BA14 7JB
Proposal:	Proposed roof window to existing roof
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a detached bungalow, 31b Hilperton Road located in Trowbridge. The host dwelling benefits from an off-road parking area to the front elevation. The host dwelling is located within the Trowbridge Conservation Area and positioned to the south of a pair of Grade II listed buildings.

This application is seeking permission for two roof lights to be inserted within the rear east roofscape to illuminate the accommodation within the existing first floor bedroom. The host dwelling has extant permission (PL/2023/01961) for a dormer window to be inserted in the same position as the proposed roof lights, however only one of the schemes would be able to be implemented.

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015
CP2 Delivery Strategy
CP29 – Spatial Strategy for the Trowbridge Community Area
CP57 - Ensuring High Quality Design and Place Shaping
CP58 - Ensuring the Conservation of the Historic Environment

Key Issues

Principle of Development
Design and Visual Impact on the Conservation Area and setting of the Listed Building nearby
Neighbouring Amenity

Relevant Planning History

W/00/01107/FUL Side Conservatory - Approve with conditions
W/05/01494/FUL Side Conservatory - Approve with conditions
W/06/00906/FUL Conservatory - Approve with conditions
PL/2023/01961 Proposed roof window to existing roof - Approve with conditions

Consultation Responses
Trowbridge Town Council - No objection subject to no significant adverse impact on neighbourhood amenity

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received

Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development
The proposed development comprises an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Trowbridge. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

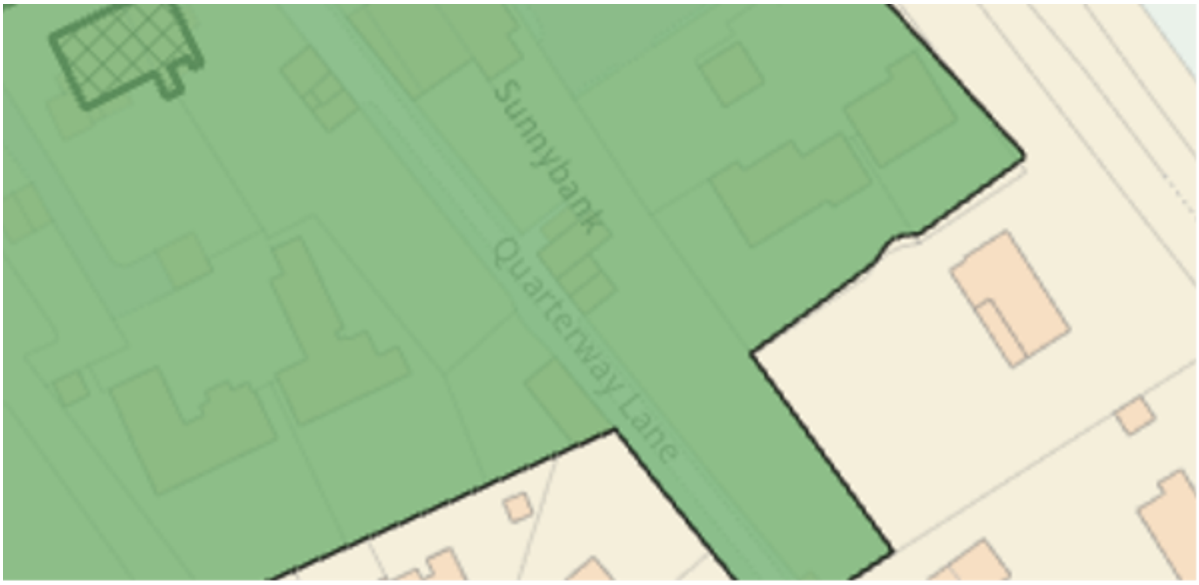
Design and Visual Impact on the Conservation Area and setting of the Listed Building nearby
Core Policy 57 requires a high standard of design in all new developments. of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires ‘special regard’ to be given to the desirability of preserving a listed building or its setting.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions (with respect to any buildings or other land in a conservation area, under or by virtue of, any of the provisions mentioned in this section) special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

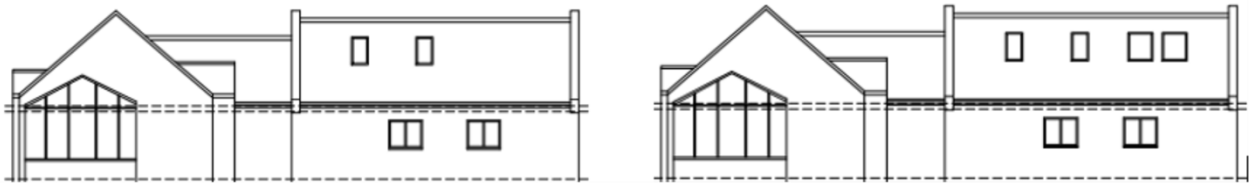
The Council’s Core Strategy Policy CP58 ‘Ensuring the conservation of the historic environment’ requires that “designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.

Hilperton Road is located within the Trowbridge Conservation Area therefore views into and out of the application site need to be appraised with any potential negative impact of any future development assessed. The host dwelling is also located to the south of a semi-detached pair of Grade II listed dwellings known as 32 and 33 Hilperton Road. The Historic England listing describes them as dating from 1827 with Bath stone ashlar elevations.



Map insert demonstrating the proximity of the Grade II listed dwelling (hatched) within the conservation area (green shading)

The proposed scheme seeks to insert two rooflights within the rear roofscape of the detached chalet style bungalow. The windows would be positioned adjacent to two existing rooflights within the rear elevation and would employ matching fenestration, and would sit as subordinate additions within the rear elevation.



Existing (left) and proposed (right) rear elevation

The limited works would by virtue of their height, scale and design, represent a complementary addition to the host building that would appear commensurate to the size of the property and plot and it is considered that the proposal would not detrimentally impact the much-valued character of Trowbridge Conservation Area or have any adverse upon the setting of the listed building nearby. The development would therefore comply with Policy CP57 and CP58 of the WCS and the Planning (Listed Buildings and Conservation Areas) Act 1990

Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to

the character of Wiltshire through having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

The window proposed would look out over the applicant's private gardens to the rear and given the separation distances to any adjacent neighbours no overlooking concerns are raised.

The host dwelling benefits from a detached plot therefore no concerns are raised in relation to overbearing or overshadowing to any adjacent dwellings.

Given the scale of the development proposal, it is considered that the proposed extension would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy.

RECOMMENDATION: Approve with conditions

Conditions: (2)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing and Proposed Plans Location and Block Plans - DWG No 2023/0065/0001
Plan Received 18.07.2023

REASON: For the avoidance of doubt and in the interests of proper planning.