

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09375
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	118 Ashton Road, Hilperton, Trowbridge, BA14 7QY
DEVELOPMENT DESCRIPTION:	Single storey side extension
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

No.118 Ashton Road (the 'site') is a residential property situated on the western side of Ashton Road in Hilperton (designated as a Large Village in the Wiltshire Core Strategy).

The site is occupied by a modern dwelling and its associated amenity space. The dwelling is a detached 1½-story property constructed in the early 2000s. It comprises a pitched roof main range with a pair of modest front and rear gable dormers and an adjoining single storey side garage – the proposed extension is situated behind this garage. The external materials of the property includes rubble stone walling and profiled tile roofing.

The site is surrounded by the following uses:

- North: Rear gardens of 121 and 123 Devizes Road (historic two-storey dwellings).
- East: Ashton Road (an unmarked two-way road with footways).
- South: 120 Ashton Road (a modern 1½-storey dwelling).
- West: Greenfield land with public footpath HLIP30 running north-south through the land from Devizes Road to Ashton Rise.

The application site is subject to the following planning policy designations/constraints:

- Within Hilperton Conservation Area.
- Adjacent to public footpath HILP30.
- Within Bechstein 1.5km Core Roost Buffer: Paxcroft ash tree.
- Within Trowbridge Bat Mitigation Strategy Area: Grey Hatched Zone.

PROPOSAL

The proposal seeks planning permission for a modest single storey side extension which infills the gap between the rear aspect of the garage and the side aspect of the dwelling. It measures 3.2m long by 2.8m wide. Its eaves and ridge measure 2.6m and 3.8m above ground level respectively and either match or sit just below the dimensions of the garage. The external materials of the extension comprises rubble stone walling and tile roofing which matches the materials palette of the host dwelling. The extension also features rear-facing French doors and three rooflights.

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
W/76/00752/HIS	Construction of double garage	Approved	11/03/1977
W/78/01099/HIS	Outline for detached bungalow	Refused	05/12/1978

W/90/00574/FUL	One bungalow and six chalet style houses with separate detached garage and new access road	Refused	05/06/1990
W/98/00770/FUL	Conversion of annex to form family room and granny flat	Approved	06/07/1998
W/99/00174/FUL	Erection of two dwellings	Refused	29/07/1999
W/99/01410/FUL	Erection of three dwellings	Approved	03/04/2000
W/00/01096/FUL	Amendment of condition 9 of 99/01410/FUL to allow use of footway 30 for access of excavation machine for garage foundations	Refused	28/09/2000
W/00/01537/FUL	Relocation of garage to southern plot	Approved	04/12/2000
W/01/00307/FUL	Revised house design to include conservatory (plot 1)	Approved	14/06/2001

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004
- Planning (Listed Buildings and Conversation Areas) Act 1990

Development Plan:

- Wiltshire Core Strategy (Adopted January 2015):
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 57: Ensuring high quality design and place shaping
 - Core Policy 58: Ensuring the conservation of the historic environment
- Hilperton Neighbourhood made Development Plan (Made November 2018):
 - Policy 3: Heritage and Design

Material Considerations (Policy):

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - Section 12. Achieving well-designed places
 - Section 16. Conserving and enhancing the historic environment
- The Council's emerging Local Plan has reached Regulation 24 stage, and is progressing through examination but the emerging plan carries limited weight at this stage with the hearing sessions currently being paused.
 - Policy 4: Addressing climate change
 - Policy 85: Sustainable construction and low carbon energy
 - Policy 98: Ensuring high quality design and place shaping
 - Policy 99: Ensuring the conservation and enhancement of the historic environment

Material Considerations (Guidance):

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)

CONSULTATION RESPONSES

No comments were received.

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Design
- Heritage
- Residential amenity

Design

Core Policy 57 of the Wiltshire Core Strategy requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics. This requirement is carried forward in draft Policy 98 of the emerging Wiltshire Local Plan.

Neighbourhood Plan Policy 3 states that applications should demonstrate how they have due regard to the Village Design Statement 2005.

Appendix D of the Wiltshire Design Guide states that extensions should be subservient to and respect the scale, form, appearance and character of the host dwelling and should harmonise with its context.

The proposed extension comfortably infills the gap between the house and garage and its modest scale clearly reads as secondary and subservient to the host dwelling. Its architectural form, style and materials perfectly palette matches the host dwelling which is wholly appropriate. The proposal therefore complies with the design principles set out in Core Policy 57 of the Core Strategy, draft Policy 98 of the emerging Local Plan, Neighbourhood Plan Policy 3 and the Design Guide.

Heritage

Section 72(1) of the Planning (Listed Buildings and Conversation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Core Policy 57(i) and (iv) require that development proposals be sympathetic, respond positively to and conserve the historic environment.

Core Policy CP58 states that development should protect, conserve and, where possible, enhance the historic environment. The policy requires that heritage assets and their settings be conserved and/or enhanced in a manner appropriate to their significance. This requirement is carried forward in draft Policy 99.

Paragraph 207 of the NPPF states that local planning authorities should require applicants to describe the significance of any heritage asset affected by development, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.

Paragraph 210 states that local planning authorities should take account of, in relation to this case, (a) the desirability of sustaining and enhancing the significance of heritage assets.

Paragraph 212 clarifies that great weight should be given to an asset's conservation, irrespective of the level of harm.

Paragraph 213 states that any harm to the significance of a designated asset, including from development within its setting, requires clear and convincing justification.

Made Hilpertown Neighbourhood Plan Policy 3 also applies as set out above.

For the reasons set out in the design section, the proposal wholly conserves the character and appearance of the Hilpertown Conservation Area. The proposal therefore complies with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 and 58, draft Policies 98 and 99, Neighbourhood Plan Policy 3 and section 16 of the NPPF.

Residential Amenity

Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources. This requirement is carried forward in draft Policy 98.

The Design Guide states that minimum garden areas for all houses should be equivalent to the footprint of the house and that a back-to-back separation distance of minimum 20m should be respected. The guide also refers to the BRE Site layout planning for daylight and sunlight as an appropriate source for assessing proposals. Appendix D of the guide states that extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties.

By virtue of its modest scale and having regard to the existing boundary treatment, mature vegetation and the comfortable relationship of the proposal with the neighbouring properties, it would have no significant additional impact on the residential amenity of users of the neighbouring properties. Moreover, it would retain a sufficient level of amenity space for the host dwelling. The proposal therefore achieves an acceptable standard of residential amenity in accordance with Core Policy 57(vii) and the Wiltshire Design Guide.

CONCLUSION

Having regard to its appropriate siting, modest scale and harmonic architectural form, style and materials palette, the proposal is considered to be acceptable in respect of design, heritage, residential amenity and all other matters. It therefore complies with the aforementioned sections and policies of the Planning (Listed Buildings and Conservation Areas) Act 1990, Wiltshire Core Strategy, emerging Wiltshire Local Plan, Hilpertown

Neighbourhood Development Plan, NPPF and Wiltshire Design Guide. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

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 plans and elevations, ref: 1333-S01 [Location Plan only]
 - Proposed plans and elevations, ref: 1333-P01

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.