

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09749
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	15 Godley Lane, Trowbridge, BA14 6GE
DEVELOPMENT DESCRIPTION:	Proposed single storey side extension
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

No.15 Godley Lane (the 'site') is a residential property situated on the western side of Godley Lane in the southeast area of Trowbridge (which is designated a Principal Settlement in the adopted Wiltshire Core Strategy).

The site is occupied by a dwelling, its garage and amenity space. The dwelling is a modern detached two-storey property constructed in the mid-2010s. It comprises the main two-storey pitched roof range and a rear lean-to. The external materials of the property includes cream render walling, a buff brick plinth, concrete tile roofing and uPVC fenestration.

The site is surrounded by the following properties/land uses:

- North: Godley Lane (an unmarked road with footways) and a small community green.
- East: Godley Lane.
- South: 11 Godley Lane (a modern detached two-storey dwelling) and garages.
- West: 17 Godley Lane (a modern detached two-storey dwelling).

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

- Within Bechstein 1.5km Core Roost Buffer: Green Lane Wood.
- Within Bechstein 1.5km Core Roost Buffer: Biss Wood.
- Within Bechstein 1.5km Core Roost Buffer: Paxcroft ash tree.
- Within Trowbridge Bat Mitigation Strategy Area: Settlement & Grey Hatched Zone.

PROPOSAL

The proposal seeks planning permission for a single-storey side extension comprising a minute lean-to in the middle of the elevation and a modest hipped roof extension towards the rear of the elevation which connects to the existing lean-to.

The extension measures circa 6m long by 1.5-2.7m wide. Its eaves and ridge measure 2.4m and 3.2-3.7m respectively. Its external materials include cream render walling, a buff brick plinth and concrete tile roofing which matches the materials palette of the host dwelling.

The plans also show alterations to the lean-to including replacing the existing doors with wide sliding glass doors and the insertion of three rooflights.

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
W/04/02105/OUTES	Outline planning application for mixed use residential development consisting of 650 dwellings	Approved	01/12/2010
W/05/00627/OUTES	Outline planning application for mixed use residential development consisting of 550 dwellings (duplicate application of 04/02105)	Withdrawn	23/12/2013
W/11/00811/REM	56 no. residential dwellings including associated landscaping and infrastructure	Approved	15/07/2011

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004

Development Plan:

- Wiltshire Core Strategy (WCS) Adopted January 2015:
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 57: Ensuring high quality design and place shaping

Material Considerations (Policy):

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - Section 12. Achieving well-designed places
- Wiltshire Local Plan Submission Draft 2020-2038 (Regulation 24):
 - Policy 4: Addressing climate change
 - Policy 85: Sustainable construction and low carbon energy
 - Policy 98: Ensuring high quality design and place shaping

Material Considerations (Guidance):

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

CONSULTATION RESPONSES

Trowbridge Town Council: No objection.

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
- Neighbouring amenity

Design

Adopted WCS Core Policy 57 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.

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 represents a modest increase in scale that is proportionate to the host dwelling. The rear element in particular connects to the existing rear lean-to and reflects its eaves and ridge height, creating a wraparound form that is appropriate to the host dwelling. Otherwise, its architectural style and materials match that of the host dwelling which is acceptable. 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 and the Design Guide.

Neighbouring 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 obtrusive to neighbouring properties.

By virtue of its siting away from other neighbouring properties and modest scale, the proposal would have no significant additional impact on the residential amenity of any other user of all other neighbouring properties. 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 sympathetic architectural form, style and materials palette, the proposal is considered to be acceptable in respect of design, residential amenity, trees and all other matters. It therefore complies with the aforementioned sections and policies of the Wiltshire Core Strategy, emerging Wiltshire Local Plan, NPPF and the 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:
 - Location Plan, Proposed Block Plan and Proposed Elevations, ref: AH2025/88 Sheet 1 of 2
 - Proposed Ground Floor Plan, ref: AH2025/88 Sheet 2 of 2

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.