

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09139
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	12 Whaddon Lane, Hilpertont, Trowbridge, BA14 7RN
DEVELOPMENT DESCRIPTION:	Replacement of perspex pitched roof with new flat roof with rubber covering incorporating a lantern rooflight (Retrospective)
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The subject property is a semi-detached/link-attached two storey dwelling within Hilpertont. The site is within the historic core of Hilpertont beside C20 development at the edge of the Conservation Area which terminates with immediate neighbour no.14 to the northeast.



Location Plan and Site Photo

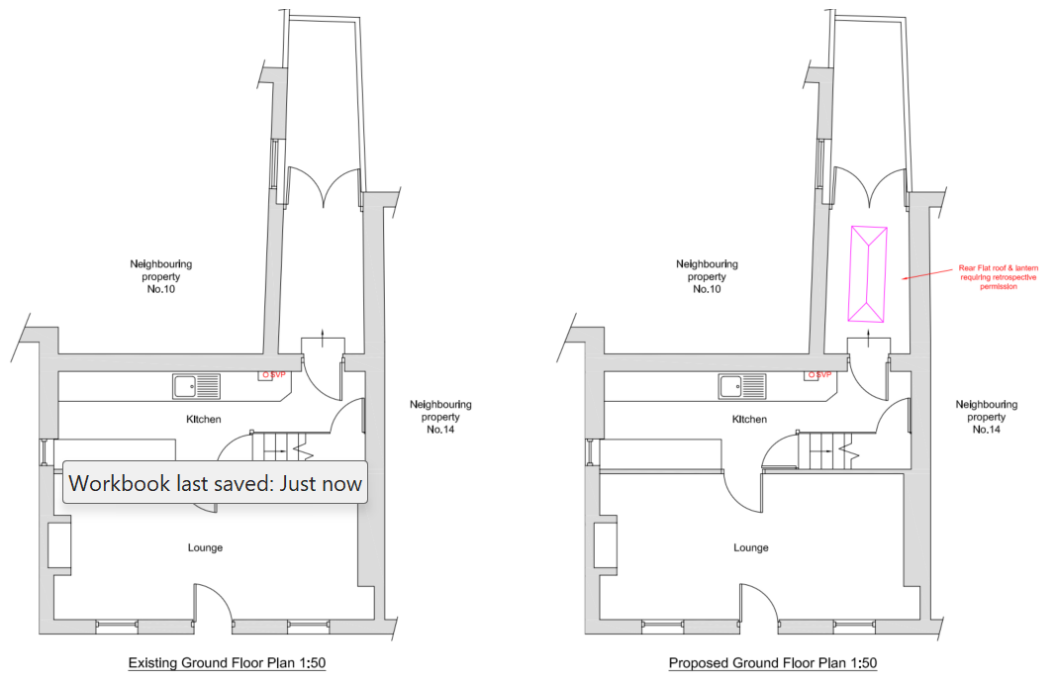
The nearest listed building is distanced over 60m away to the southwest.
The site is within a buffer zone of a bat maternity roost but outside of the T&WBMS.

PROPOSAL

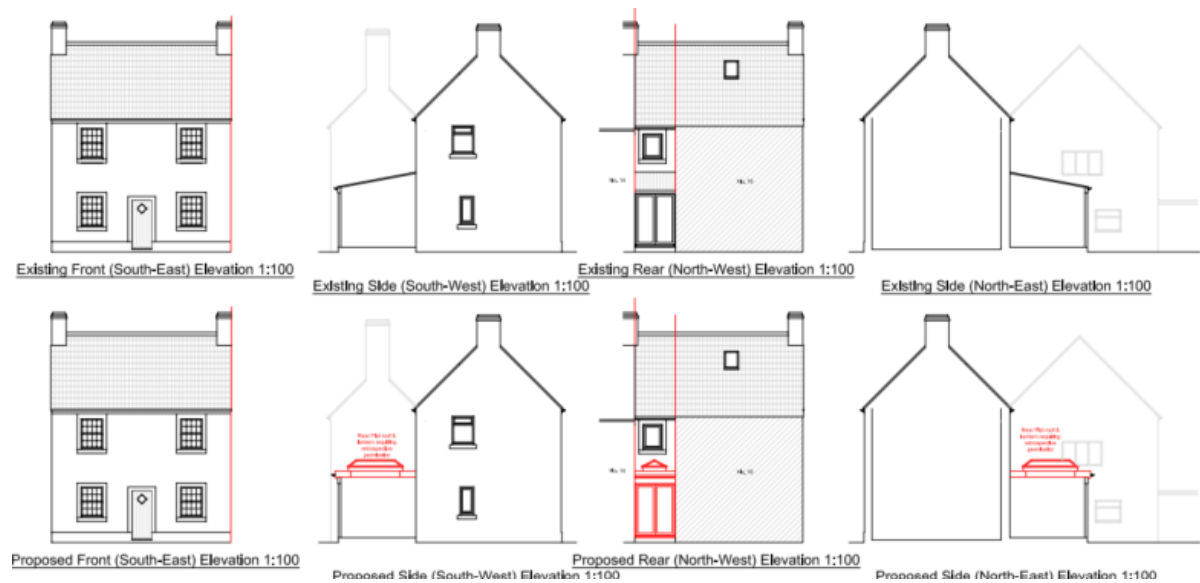
The proposal seeks planning permission for a flat roof with lantern to replace a Perspex pitched roof, over a kitchen/utility area, constrained on 3 sides by the subject and neighbouring properties.

The application follows enforcement case ENF/2025/00996 in recognition that works were completed in October 2025 without planning permission.

The following page sets out the pre-existing and proposed plans and elevations:



Existing and Proposed Floor Plan



Existing and Proposed Elevations



Proposed Block Plan



Pre-development Site Photos



Post-development Photos

PLANNING HISTORY

ENF/2025/00996 - Unauthorised structure - 12 Whaddon Lane, Hilperton BA14 7RN – Replacement of perspex pitched roof with new flat roof with rubber covering incorporating a lantern rooflight (Retrospective)

RELEVANT POLICIES AND GUIDANCE

The National Planning Policy Framework (NPPF) and Planning Practice Guidance
National Design Guide

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions
The Planning (Listed Building and Conservation Area) Act 1990,
Section 72: Conservation Areas

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Hilpertons made Neighbourhood Plan 2018 and Village Design Guide

CONSULTATION RESPONSES

Hilpertons Parish Council: Objects and suggested that the development might be better if the lantern had frosted glass.

REPRESENTATIONS

One comment received noting that the structure is attached to neighbouring property no. 10 and impacts outlook.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Heritage, Design and Impact upon the character and context of the area

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

Core Policy 57; 'Ensuring High Quality Design and Place Shaping' seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The development is restricted to the rear of the property and constrained by building on 3 sides, so has no impact the character of the Conservation Area.

The development replaces a roof of poor construction and thermal efficiency such that replacement is welcomed.

The flat roof reduced the bulk of the addition compared to the previous installation, which includes the raised lantern being below the height of the previous monopitch. The simplicity of design and materials is considered acceptable, and appropriate against the surrounding heritage properties.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 and 58 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

As a replacement roof to a single storey structure, there are no concerns with overbearing or loss of light.

There are no concerns that the lantern light would allow occupants to overlook neighbouring properties, but it is noted that no.10 would be able to look directly down into the subject property via the lantern. Any concern by future occupants could be mitigated by applying frosted window film or replacing the glazing with opaque glass or installation internal blinds.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

It is noted, as per third party comments, that the structure is visible from neighbouring no.10 from a first-floor window directly overlooking, as per site photos. It should be clarified that the addition structure is not new, only the replacement roof.

Any concerns regarding how the replacement roof abuts neighbouring no.10 is a civil matter through the requisite party wall agreements and is not a planning issue.

The asserted loss of a third-party outlook is also not a material planning consideration as there is no right to a view over third party land.

Ecology Impacts

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The site is located within a core bat roost buffer and the area designated grey within the TWBMS; however, the development does not involve any works with potential for sensitive habitats and are restricted to an area where there is a low likelihood of impact to biodiversity. No other harms have been identified, and the development therefore appears to be acceptable.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.