

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09048
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	16 Castle Hedingham, Trowbridge, BA14 6GS
DEVELOPMENT DESCRIPTION:	Single storey extension to fit log burner and flue
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The subject property is a detached two-storey dwelling within a development less than 10 years old, characterised by shared design, materiality and modern road layout.



Location Plan and Site Photo

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

- Bat roost buffer zones and T&WBMS
- Trowbridge Air Quality Assessment Zone

PROPOSAL:

The proposal seeks planning permission form an external low-level extension to the side elevation to create an internal fireplace and install a log burning stove with external black stainless-steel flue.

The proposed materials include buff coloured reconstituted Bradstone rough finish brick of varying course heights and concrete roof tiles to the monopitch, all to match existing.

Access through the existing garden gate would be blocked by the extension such that it is proposed to rebuild the front boundary wall so as to relocate the gate, reusing all materials.

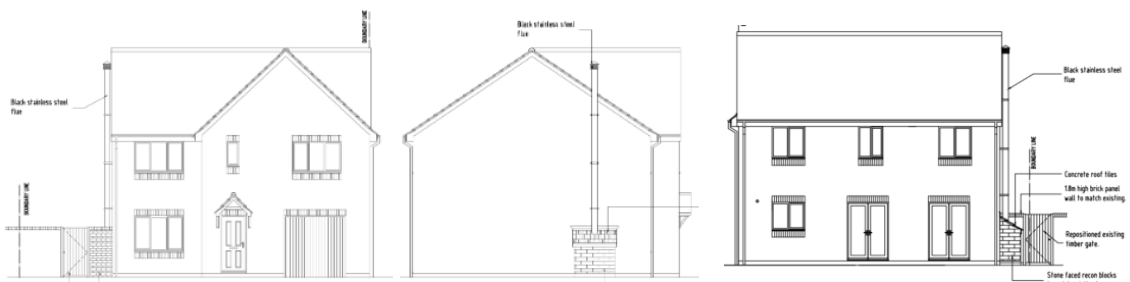
The proposal follows preapp ENQ/2025/01701 which requested addition information to show the type of log burner flue and confirmation that the garden gate moving within the wall will not change the boundary line or material type.



Existing and Proposed Site Plans



Existing Elevations



Proposed Elevations

PLANNING HISTORY

None.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy: Core Policy 57 Ensuring High Quality Design and Place Shaping

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

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

Trowbridge has a designated Neighbourhood Plan Area but no made plans as yet.

CONSULTATION RESPONSES

Trowbridge Town Council: No objection subject to no significant adverse impact on neighbouring amenity.

Public Protection: No objection subject to conditions.

REPRESENTATIONS

No comments were received.

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.

Design and Impact upon the character and context of the area

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

The proposed extension is of a small scale such that it would be largely hidden behind the boundary treatment, and not visible to the public realm. Proposed materials would match the existing dwelling to ensure it integrates successfully.

The proposed black flue could be a noticeable feature but there are similar precedents, as per photos included within the application, and the straight flue and colour would minimise visual impact echoing neighbouring black uPVC downpipes.

It is considered that alterations to the side boundary are acceptable utilising reused materials retaining scale and materiality.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 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.

Given the scale of the proposed extension, there are no concerns regarding overbearing or massing.

Public Protection were consulted given the proximity to no.10 to the south, beyond the side entrance, and no objections were raised subject to conditions to ensure appropriate installation of the wood burner.

The application includes suggested flue but does not include details such that this must be conditioned to ensure scale, colour and design of the flue to manage impact on neighbouring amenity and visual amenity.

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

Ecology and Biodiversity

Policy CP50 seeks to conserve and enhance biodiversity across Wiltshire. Development should avoid harm to protected species and habitats and provide net gains in biodiversity wherever possible. The Council has a statutory duty under the Environment Act 2021 to secure 10% measurable biodiversity net gain (BNG).

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 or demolition of existing structure with potential for sensitive habitats, and the extent of the proposed works would be carried out in areas of existing hardstanding and residential garden 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, nor 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.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.