

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09931
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Gladstone Road, Trowbridge, BA14 0AP
DEVELOPMENT DESCRIPTION:	Rear extension and external alterations
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

1 Gladstone Road (the 'site') is a residential plot situated on the north side of Gladstone Road, located in the historic Newtown area of Trowbridge (designated a Principal Settlement in the Wiltshire Core Strategy).

As set out in the Newtown Conservation Area Character Appraisal, Newtown is a Victorian suburb developed in the late 19th century. It is defined by tightly packed rows of late-Victorian terraces featuring pitched slate or clay tile roofs, uniform chimney stacks, Bath stone or red-brick elevations, and characteristic Victorian Gothic and Classical detailing, along with modest front gardens and long rear gardens. While the appraisal does not refer to Gladstone Road specifically, historic mapping indicates that it was among the later streets constructed, and its architectural character is more understated than that of the earlier Victorian terraces.

The site contains a late-Victorian two-storey end-of-terrace dwelling dating from the 1890s. It comprises the original pitched-roof main range, its 1½-storey rear projection and adjoining lean-to, plus a modern rear lean-to (infilling the space between the main range and rear projection) and a modern timber front porch. The building reflects many of the characteristic architectural features of the period, including a dressed Bath stone façade with a string course and dentils, red-brick side and rear elevations, clay tile roofing, and a red-brick chimney stack. The original sash windows have been replaced with uPVC units. It also has a long rear garden.

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

- North: 41 Waterworks Road (a historic two-storey terrace house).
- East: 15-39 Waterworks Road, odd numbers only (a historic two-storey terrace).
- South: Gladstone Road (an unmarked narrow two-way road with pavements).
- West: 2 Gladstone Road (a historic two-storey terrace).

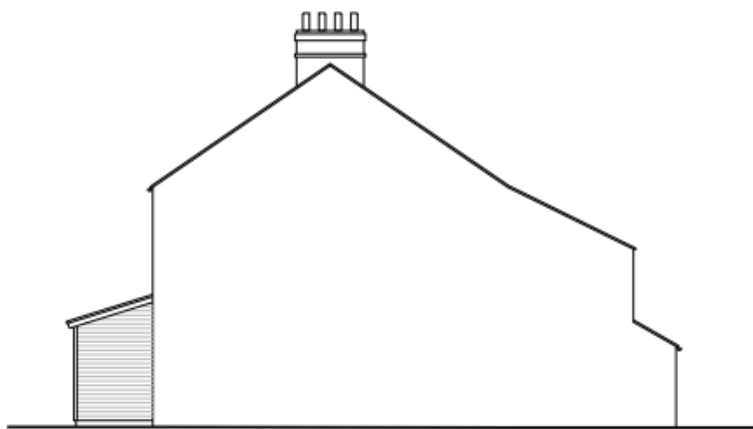
The application site is subject to the following planning policy designations/constraints:

- Newtown Conservation Area.
- Within Trowbridge Bat Mitigation Strategy Area: Grey Hatched Zone.

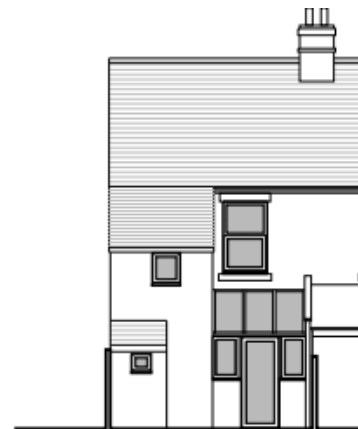
PROPOSAL

The proposal seeks planning permission for two modest extensions and alterations, including:

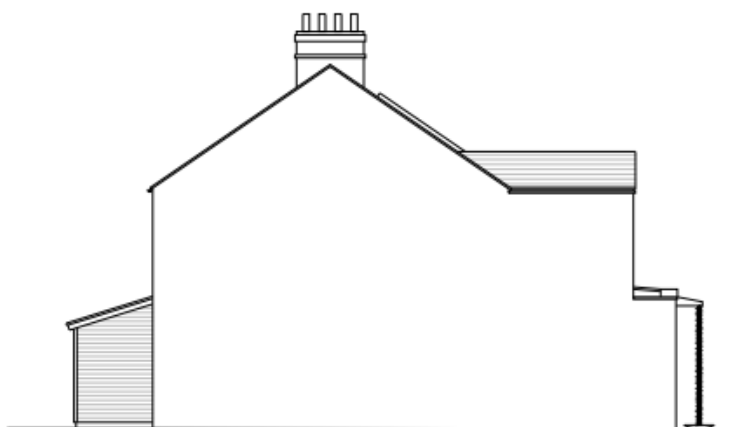
- Replacing the rear single storey elements with a single storey extension that spans the width of the plot and extends part of the rear aspect by 1m (which reflects the depth of the existing lean-to). It is a mono-pitch extension with a very shallow roof and measures 3-3.2m high. Its external materials comprise charred timber cladding and glass Ethylene Propylene Diene Monomer (EPDM).
- Increasing the height of the 1½-storey rear projection with a perpendicular pitched roof form measuring circa 5.5m high at the eaves and 6.3m at the ridge (representing an eaves and ridge height increase of 0-1.4m and 0.8-2.1m respectively). Its external materials comprise brickwork and clay tiles to match those existing.
- The installation of two rooflights, centrally positioned in the rear elevation.



02 - EXISTING NE ELEVATION @ 1:100



03 - EXISTING NW ELEVATION @ 1:100



05 - PROPOSED NE ELEVATION @ 1:100



06 - PROPOSED NW ELEVATION @ 1:100

PLANNING HISTORY

There are no relevant records relating to the site. However, it is noted that planning permission was granted under application W/99/01873/FUL for a significant rear extension at the opposite end of the terrace which bookends the row of properties.

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

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
- 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
 - 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

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
- Heritage
- Neighbouring 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.

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.

In terms of footprint, the single-storey extension largely replaces existing built form and extends part of the building footprint by just 1m which is acceptable. The two-storey extension maintains the existing footprint and is also acceptable.

In terms of scale and form, the Gladstone Road terrace is, to a degree, characterised by its consistent mono-pitch 1½-storey rear projections. While the proposed two-storey extension departs from this pattern, the deviation is modest and the overall appearance and character of both the house and the wider street scene would be maintained. As an end-terrace property, a slightly larger and pitched-roof form also provides a natural book-end to the terrace and remains clearly secondary and subservient to the historic main range.

The contemporary architectural style and soft timber and glazing materials of the single-storey element complements rather than competes with the historic building fabric while the two-storey element appropriately reflects the existing architectural style and materials.

Accordingly, the proposal is considered to comply with the design principles of Core Policy 57, and would be consistent with draft WLP Policy 98, 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.

For the reasons set out in the design section, the proposal conserves the character and appearance of the Newtown 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 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.

Given its modest length and height, the single-storey element would have a negligible impact on the amenity of neighbouring properties.

The two-storey element would present a side elevation approximately 11.9 m from the rear of properties along Waterworks Road. Although the Wiltshire Council Design Guide does not specify standards for back-to-side relationships (including blank side elevations), applying the 20 m back-to-back guideline would be disproportionate given the reduced sensitivity of a

back-to-blank relationship. Comparable best-practice guidance typically recommends a separation of 10.5–15 m for such arrangements, and the proposed 11.9 m distance sits comfortably within this range. In addition, the proposal would not breach a 25-degree vertical line taken from the nearest ground-floor habitable room window in accordance with BRE guidance. Given these results, the scheme is considered to maintain adequate levels of natural light and outlook for neighbouring properties on Waterworks Road. Moreover, the neighbouring 1½-storey rear projection would also screen any additional impact the proposed extension would have on 2 Gladstone Road.

Furthermore, the proposal does not generate any additional mutual overlooking and therefore maintains the existing level of privacy. 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 architectural form, style and materials palette which responds positively to its historic context, the proposal is considered to be acceptable in respect of design, heritage, residential amenity and all other matters. The proposal 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, 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:
 - Plans and elevations, ref: 1333-S01 [location plan and proposed plans only], ref: PL01-Rev A

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.