

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09586
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	8 Blair Road, Trowbridge, BA14 9JZ
DEVELOPMENT DESCRIPTION:	Two storey side extension, single storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

8 Blair Road (the 'site') is a residential plot situated on the north side of Blair Road in the eastern area of Trowbridge (designated a Principal Settlement in the Wiltshire Core Strategy).

The site is occupied by a dwelling, integrated single garage and amenity space. The dwelling is a modern semi-detached two-storey property which comprises the main two-storey hipped roof element, a modest rear lean-to and the garage. Historic maps indicate that the house, lean-to and garage were constructed in the 1960s but that the link connecting the lean-to and garage was a later addition. The external materials on the property comprises red brick and render walling, concrete tile roofing and white uPVC fenestration.

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

- North: 29 Eastview Road (a modern semi-detached two-storey dwelling).
- East: 6 Blair Road (a modern semi-detached two-storey dwelling).
- South: Blair Road (an unmarked two-way road with adjoining footpaths).
- West: 31 Eastview Road (a modern semi-detached two-storey dwelling).

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

- Within Bath & Bradford on Avon Bat Special Area of Conservation GHS 4km Core Roost Buffer: Combined Gripwood Sites.
- Within Trowbridge Bat Mitigation Strategy Area: Settlement & Grey Hatched Zone.

PROPOSAL

The proposal involves the replacement of the existing lean-to, garage and link with a single and two-storey side and rear extension which would add an extra bedroom (resulting in a 4-bed dwelling).

The new extension comprises a two-storey side element (which projects 1.9m to the rear) and a lean-to rounding off the corner between the property and the proposed side extension. The side extension measures circa 7.9m long by 3.4m wide with eaves and ridge heights of 5.2m and 6.5-7.2m respectively. The lean-to measures circa 1.9m long by 3m wide with eaves and

ridge heights of 2.4m and 3.4m respectively. The redbrick walling, render, concrete roof tiles and uPVC-framed fenestration materials proposed matches that of the host dwelling.

Further to the advice of Planning Officers, revised plans have been submitted with a reconfigured hipped roof form and reduced ridge height (reduced from 7.9m to 6.5-7.2m) which better relates to the host dwelling.

In addition, officers raised concerns that the eaves and guttering of the original design appeared to overhang the neighbouring property. The plans have now been corrected to contain the eaves and guttering wholly within the applicant's plot.

Further to the advice of the Highways Department, revised plans have been submitted which now retain 2m of front boundary walling spanning from the southwest corner of the site.

PLANNING HISTORY

No relevant records.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

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

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 64: Demand management

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 73: Transport: demand management
 - 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)
- Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy

CONSULTATION RESPONSES

Trowbridge Town Council: No comment received.

Wiltshire Council Highways Department: Requested revised plans showing 2m of the front boundary wall from the southwest site corner retained in order to ensure adequate visibility for pedestrians and vehicles, plus suitable separation from the junction of Blair Road and Eastview Road. Following receipt of revised plans, advised they had no objection, subject to one condition (see recommended conditions below).

REPRESENTATIONS

No third party 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
- Transport
- Other matters

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.

The proposed extension partially occupies the footprint of the existing lean-to, link and garage. It is set forward of the existing garage but is set back circa 2.2m from the front elevation of the

house and, in this capacity, does not appear dominant nor does it result in a terracing effect. The rear elevation of the extension is closer to the main house than the existing lean-to and garage footprint and, in this regard, increases the private rear garden area by 30%+.

As a result of the aforementioned ~2.2m set back, together with the 0.8-1.5m set down of the ridge, the proposal reads as a proportionate addition. Its appearance, notably its appropriate hipped roof and lean-to form, sympathetic detailing and matching ground floor brickwork, upper floor render and roof tiles, is acceptable.

Having regard to the above, the proposal is subservient to and harmonises with the dwelling and street scene and 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 Council's 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.

The proposed extension would affect the natural light and outlook of the ground floor side windows at 6 Blair Road, causing some overshadowing and an overbearing impact. However, these are small secondary windows that serve rooms with primary windows on the front and rear elevations. Having regard to the industry standard horizontal 45-degree line test, the extension does not obstruct any 45-degree line taken from the centre of these windows, which is acceptable.

Additionally, it does not obstruct any 45-degree line from the habitable room windows of 29 or 31 Eastview Road.

While the extension would slightly overshadow the garden of 29 Eastview Road, the level of additional overshadowing is considered negligible in the context of the existing situation. Resultantly, the proposal would safeguard the natural lighting and outlook of the neighbouring properties to an acceptable degree.

In respect of privacy, the proposed first floor window on the rear elevation relates to the ensuite and is obscured glazed which is acceptable. A condition is recommended to ensure the obscured glazing is maintained as such (condition 4).

In regard to amenity space, the existing dwelling has a notably substandard garden area. The proposal would increase the private rear garden area by 30%+ (circa 15m from ~46sqm to

61sqm) which more closely reflects the building footprint in accordance with the Design Guide which is positive.

Having regard to the above, the proposal maintains an acceptable standard of residential amenity for users of the site and neighbouring properties in accordance with Core Policy 57(vii) and the Design Guide.

Transport

Core Policy 64 requires that development proposals comply with parking standards set out in the Local Transport Plan (which requires that 4-bedroom dwellings are provided with 3 parking spaces at minimum). This requirement is carried forward in draft Policy 73.

The proposal would re-provide the existing garage with more comfortable dimensions while maintaining sufficient drive length to accommodate a further two cars which is positive. In addition, the proposal involves expanding the drive to accommodate further parking. Following receipt of revised plans, the Highways Department have confirmed this change is acceptable subject to a condition controlling the provision of hard surfacing (condition 5). As such, the proposal complies with the requisite parking standards and maintains safe and suitable access in accordance with Core Policy 64 and draft Policy 73.

Other Matters

Following the receipt of the revised elevations (ref: 2629/04D) officers are satisfied that the proposed eaves and guttering no longer overhang the neighbouring plot. However, in the interest of neighbourliness, an informative is recommended advising the applicant that any planning permission does not authorise the carrying out of any work on land outside their control – including airspace over a neighbouring plot.

CONCLUSION

The proposal represents a proportionate two-storey side and single-storey rear addition to the host dwelling. Having regard to its set back siting, more compact footprint, proportionate scale, sympathetic appearance (in terms of architectural form, style and materials palette) and revised front boundary treatment, the proposal is considered to be acceptable in respect of design, residential amenity, transport 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 and informatives:

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:

- Survey Details 1 (location plan), ref: 2629/01AAA [location plan only]
- Proposal Details 1 (proposed block plan and proposed floor plans), ref: 2629/03B
- Proposal Details 2 (proposed elevations), ref: 2629/04D

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.

4. Before the development hereby permitted is first occupied, the first-floor en-suite bathroom window indicated on the submitted Proposed First Floor Plan drawing ref.2629/03B shall be glazed with obscure (privacy) glass to an obscurity level of no less than level 3 and shall be non-opening. The lower windowpanes shall be permanently maintained as non-opening units with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

5. The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

INFORMATIVES:

1. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control - including air space over a neighbouring plot. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.