

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00497
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	159 The Common, Holt, Trowbridge, BA14 6QJ
DEVELOPMENT DESCRIPTION:	Construction of a two-storey side extension and single storey rear extension; associated external alterations (recladding and fenestration changes)
RECOMMENDATION:	That Planning Permission be GRANTED

159 The Common (the 'site') is a residential property situated towards the western end of The Common, part of the B3017 which is the main east-west thoroughfare through Holt (designated a Large Village in the Wiltshire Core Strategy).

In terms of wider context, The Common is a linear unmarked two-way residential street that is predominantly characterised by a mix of period properties with No. 159 being one of a few modern properties added in the mid-20th century.

Turning to the site, No. 159 is occupied by a modern detached two-storey dwelling, its outbuilding and amenity space. The dwelling comprises the pitched roof range and a forward projecting gable. The property is positioned circa 7-8m back from No.161 to the east and 6-7m forward of 158 to the west. Its external materials include reconstituted stone blockwork walling and concrete tile roofing. The property also features two access points which connect to the parking forecourt. The eastern access also serves a private lane which connects to open land to the rear of the site in separate ownership.

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

- The site lies within circa 80m of the Holt Conservation Area.
- The north boundary of the site immediately adjoins Traditional orchard Priority Habitat.

PROPOSAL

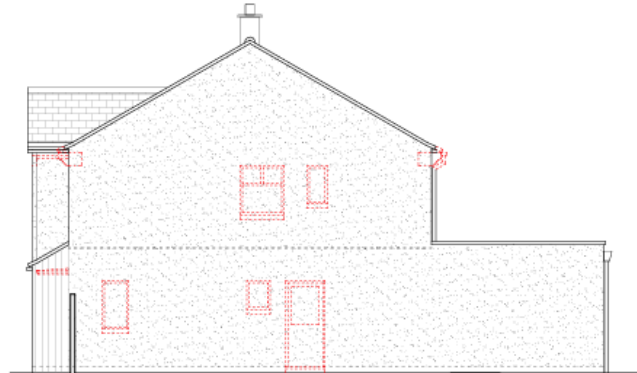
The proposal comprises a two-storey side extension, a single-storey rear extension, and associated external alterations.

The side extension is a 2.8m wide pitched roof addition with a short single storey front element. The two-storey element mirrors the scale of the host dwelling being circa 8.3m long with 5.1m eaves and a 7.6m ridge. The single storey element measures circa 0.8m long with 2.5m eaves and a 3m ridge. A canopy links this element with the front projecting gable, forming a front porch. The rear extension is a flat roof structure measuring circa 3.9m long by 9.3m wide (spanning the existing dwelling and the side extension) and 3m high. The external materials proposed include off-white render and timber cladding, concrete roof tiles to match those existing, a dark grey membrane for the flat roof and light grey aluminium-framed fenestration.

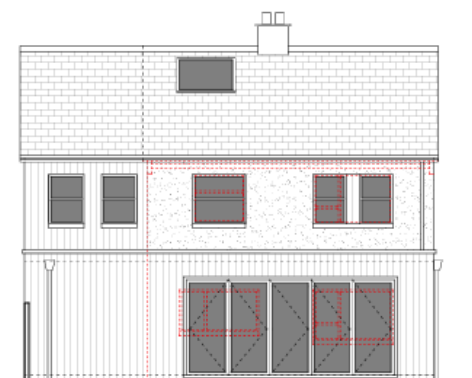
The external alterations proposed include the recladding the house in the aforementioned materials, replacing the windows with new openings of slightly different shapes and sizes (for example, the front windows are proposed to be split into two smaller but deeper windows) and the insertion of a central rear rooflight. The proposed elevations are shown below.



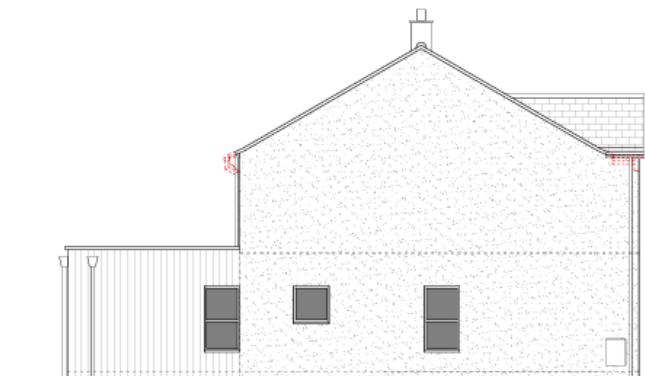
FRONT (SOUTH) ELEVATION - scale 1:100



SIDE (EAST) ELEVATION - scale 1:100



REAR (NORTH) ELEVATION - scale 1:100



SIDE (WEST) ELEVATION - scale 1:100

Proposed elevations with the existing elevations indicated by the dotted red lines.

A revised proposed site plan was received showing the parking arrangements to remain as existing (as the site has sufficient space to accommodate the three parking spaces required for a house with 4+ bedrooms).

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
W/76/00076/HIS	Extension to comprise garage, utility room and bedroom	Approved	01/03/1976
N/04/02685/COU	Extension	Approved	04/12/1984

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004
- Planning (Listed Buildings and Conservation 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
- Holt Neighbourhood Plan (made January 2017):
 - Policy H2.1 (relates to good quality design)

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

*The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Material Considerations (Guidance):

- Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)
- Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy

CONSULTATION RESPONSES

Holt Parish Council: No objection.

Wiltshire Council Highways: No objection, subject to a condition.

In response to the above request to impose a condition for the parking, the approved plans would maintain the same parking arrangements as what exists at present, and as such, it is not considered necessary to apply a parking condition in this instance.

REPRESENTATIONS

No third party comments 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
- Transport

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.

Policy H2.1 of the Holt Neighbourhood Plan largely echoes the above while adding stipulations relating to the retention of trees and hedgerows and parking provision.

The proposed side and rear extensions are considered to be proportionate to the layout of the host dwelling. While the height and length of the side extension mirror those of the main building, meaning it does not appear subservient in these respects, its reduced width of 2.8m (compared with the 6.6m width of the principal elevation) ensures that it reads as a modest addition overall. Furthermore, the recessed siting of No. 159, together with its physical separation from neighbouring dwellings, ensures that the resultant building would remain broadly proportionate within the streetscene. As such, the side is not considered to result in an unduly dominant form of development. The single-storey rear extension is tangibly subordinate to the host dwelling.

The contemporary design approach is considered acceptable, and the proposed use of render and timber cladding would soften the appearance of the building over time. These materials would sensitively integrate the host dwelling between the adjoining historic stone properties, thereby preserving the predominant historic character of the wider area.

Having regard to the above, the proposal is considered to represent a high standard of design that is appropriate to its context. It therefore accords with the design principles of Core Policy 57 of the Core Strategy, draft Policy 98 of the emerging Local Plan, Neighbourhood Plan Policy H2.1 and the Wiltshire Design Guide.

Heritage

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be had to the desirability of preserving or enhancing the character or appearance of conservation areas.

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 212 clarifies that great weight should be given to an asset's conservation, irrespective of the level of harm.

The site is visible from within the Holt Conservation Area (CA) and forms a peripheral element of its setting. However, due to the approximate 80m separation between the site and the CA, combined with the positioning of the side extension on the eastern elevation of the dwelling, only the upgraded external materials would be perceptible from within the CA. In light of this and having regard to the design assessment outlined above, the proposal is considered to conserve the historic environment.

As such, the proposal 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 obtrusive to neighbouring properties.

No. 161 to the west, sits approximately 7-8m forward of No. 159 and has a single-storey side element with side-facing habitable windows. The proposed two-storey extension would bring built form 2.8m closer to No. 161, which would inevitably have some effect on light and outlook. However, the extension is offset from the neighbour's side-facing windows and would not breach the horizontal and vertical 45- and 25-degree tests (taken together) from No. 161's rear habitable windows in line with BRE guidance. The extension would remain over 7m from the neighbouring property, with a mature boundary hedgerow between, and any increase in overshadowing would be limited. On this basis, the proposal is considered to preserve the natural light and outlook available to No. 161. In addition, as no side-facing windows are proposed, it would also safeguard the privacy of the neighbouring property.

The development would also not give rise to any unacceptable impacts on the residential amenity of other nearby properties and would retain an adequate level of garden space for the host dwelling. Resultantly, the proposal is considered to safeguard the residential amenity of the host and neighbouring properties in accordance with Core Policy 57(vii), draft Policy 98 and the Design Guide.

CONCLUSION

Having regard to the above, the proposal is considered to constitute high quality design that complements its context, conserves the historic environment and safeguards the residential

amenity of the site and its surroundings. The proposal is therefore considered to comply with the aforementioned legislation, policies and guidance of the Planning (Listed Buildings and Conservation Areas) Act 1990, Wiltshire Core Strategy, emerging Wiltshire Local Plan, Holt Neighbourhood Plan, NPPF and 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, ref: A17 25 31 S01
- Proposed Block Plan, ref: A17 25 31 P01
- Proposed Floor Plans, ref: A17 25 31 P02
- Proposed Elevations, ref: A17 25 31 P03
- Proposed Parking Plan, ref: A17 25 31 P04

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 documents.

REASON: In the interests of visual amenity and the character and appearance of the area.