

APPLICATION FOR FULL PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00614
APPLICATION TYPE:	Full Planning Permission
SITE ADDRESS:	25 Gloucester Road, Trowbridge, BA14 0AA
DEVELOPMENT DESCRIPTION:	Loft conversion with new staircase to create a bedroom and shower room. New flat roof to existing bathroom
RECOMMENDATION:	That Planning Permission be GRANTED



PROPOSAL

The proposal seeks planning permission for the construction of a new flat-roofed rear dormer to the main roof in order to create an additional bedroom and ensuite, together with the reduction and alteration of an existing first-floor rear dormer to a flat-roofed form. The new dormer would be clad in horizontal timber boarding with matching cheeks, and while the application does not specify a roof finish, it is reasonable to assume a standard EPDM membrane given common practice. No increase in the building footprint is proposed.

SITE DESCRIPTION / CONTEXT

The application relates to a mid-terrace Victorian dwelling constructed of bath stone with characteristic masonry detailing, including window lintels and arched doorways. The terrace features pantile roofs and small enclosed front gardens typical of high-density inner-urban grid-pattern housing. The site is located within the Trowbridge (Newtown) Conservation Area and is subject to ecological and strategic planning designations including the Trowbridge and Westbury Bat Mitigation Strategy Grey Zone, the 4km Core Roost Buffer, and Flood Zone 1. The rear of the terrace is visually enclosed, with limited public visibility and a backdrop of mixed residential and semi-industrial land.

PLANNING HISTORY

No relevant planning history has been identified for the site subject of this application.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1	Settlement Strategy;
Core Policy 2	Delivery Strategy;
Core Policy 29	Spatial Strategy: Trowbridge Community Area;
Core Policy 50	Biodiversity and Geodiversity;
Core Policy 57	Ensuring High-Quality Design and Place Shaping;
Core Policy 58	Ensuring Conservation of the Historic Environment;
Core Policy 60	Sustainable Transport;
Core Policy 61	Transport and Development;
Core Policy 64	Demand Management;
Core Policy 67	Flood Risk;

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

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

The Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015).

The Wiltshire Local Transport Plan 4 (LTP4) (March 2025)

Emerging Policy – Wiltshire Local Plan Review

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.

CONSULTATION RESPONSES

Trowbridge Town Council – No Objection

Local Highway Authority (Wiltshire Council) – No Objection

REPRESENTATIONS

No third-party comments 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.

Householder extensions are generally acceptable in principle, as they typically fall within the established residential curtilage of a property and do not result in new residential development in the open countryside. In this case, the proposal also lies within the defined limits of development set out in the Core Strategy, further reinforcing its acceptability in principle.

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

Adopted WCS Core Policy 57 titled Ensuring High Quality Design and Place Shaping requires all new development to achieve a high standard of design that responds positively to its local context. Proposals must reinforce and enhance local character and distinctiveness, relate appropriately to the surrounding landscape, and demonstrate a thoughtful response to existing townscape features. This includes careful consideration of elements such as building height, scale, massing, building line, materials, and overall appearance, ensuring new development integrates harmoniously with its setting.

The proposed main dormer would sit well below the existing ridge line and, although positioned directly on the eaves, would appear proportionate and subservient to the host roof form. Several neighbouring properties along the terrace contain similar flat-roofed dormers (as shown below), providing some localised context for this current proposal. Rear elevations across the terrace display a mixture of materials, including render, pebbledash, brickwork, and various forms of cladding, meaning no coherent or unified palette exists. In this context, the proposed materials and flat-roofed design are not considered visually intrusive. The reduction of the existing dormer to a smaller flat-roofed format would further reduce visual massing and integrate acceptably within the varied rear elevation.



Site Visit Image and Localised Context

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.



Existing and Proposed Rear Elevation

Conservation and Heritage

WCS Core Policy 58 outlines development consideration with regard to the historic environment. The policy states that heritage assets and their settings must be conserved and, where appropriate, enhanced through any proposed development. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty to give *special attention* to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The proposed alterations are located to the rear, where visibility from the public realm of the Trowbridge (Newtown) Conservation Area is extremely limited. Given the enclosed backland character and the presence of similar dormer extensions within the terrace, the works would not materially affect the significance, character, or setting of the conservation area. The proposals are therefore assessed as having a neutral impact and would preserve the character and appearance of the heritage asset.

Amenity

Point vii of WCS Core Policy 57 seeks to ensure that developments do not adversely affect neighbouring properties.

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

Although the new dormer introduces an additional rear-facing window at roof level, overlooking impacts are mitigated by its oblique relationship with neighbouring gardens and the absence of residential properties to the southeast. Given the tight urban grain, existing extensions, and established pattern of rear dormers along the terrace, the proposal would sit comfortably within the built form and would not result in unacceptable overshadowing, loss of light, or overbearing effects. Overall, residential amenity impacts are considered minimal.

The proposal is appropriately sited, designed, and oriented to ensure that it would not result in unacceptable impact upon/to the amenities or living conditions of neighbouring residential occupiers, particularly in terms of outlook, privacy, or access to natural light.

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

Transport and Highways

Core Policy 60 of the WCS states that Council will support and encourage safe and efficient movement of people and, where necessary, mitigate the impact of development on transport users and local communities. Core Policy 61 specifies that development should demonstrate that consideration has been given to a hierarchy of transport users and that proposals must, where relevant, serve as a safe access to the highway network. Paragraph 116 of the NPPF states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”*.

The WCS, through Core Policy 64, outlines the need for development to comply with a minimum level of parking standards. This is further discussed through the Wiltshire Local Transport Plan, and policy PS6 which identifies that new residential development is required to take account of dwelling size and the mix of associated parking function.

The Highways Officer notes that while the proposal increases the number of bedrooms from two to three, the parking requirement for both dwelling sizes is identical under current standards. As such, the development does not alter parking demand or create any additional highways impacts, and no objection has been raised.

Ecology

The WCS, through Core Policy 50, states that development proposals are expected to avoid and reduce disturbance of sensitive wildlife species and habitats. Biodiversity Net Gain (BNG) was established as a mandatory aspect of planning evaluation through Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021 Schedule 14). 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.

While the site lies within the TWBMS Grey Zone and 4km Core Roost Buffer, the proposed works are confined to existing built roof structures with low potential for roosting or habitat disturbance. The applicant is nevertheless advised to remain mindful of obligations under the Wildlife and Countryside Act during construction and should refer to the informative included . Overall, the ecological impact is considered low and acceptable.

Flooding and Drainage

Core Policy 67 Flood Risk of the Wiltshire Core Strategy requires all development to be located, designed, and constructed to minimise vulnerability to flooding and to avoid increasing flood risk elsewhere. Proposals must demonstrate that surface water can be managed safely and sustainably, incorporating appropriate drainage solutions—such as sustainable drainage systems (SuDS)—that ensure runoff rates and volumes do not exceed pre-development levels. Development should provide measurable betterment where necessary, ensuring that drainage strategies are robust, technically compliant, and aligned with national policy. The NPPF sets out the application of a sequential, risk-based approach to the location of new development in paragraph 172.

The site lies within Flood Zone 1 and the Strategic Flood Risk Assessment identifies no risk from surface or groundwater flooding. As the proposal does not increase impermeable area or alter the existing built footprint, no additional drainage impacts are anticipated. The scheme is therefore acceptable in flood-risk and drainage terms.

CONCLUSION

The proposal is considered to be acceptable and in accordance with the relevant policies and guidance outlined above.

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:

Proposed First and Second Floor & Section Plan (GR6A)

Proposed Rear, North and South Elevations (GR7A)

Site Plan (GR8A)

Location Plan (11 Feb 2026)

REASON: For the avoidance of doubt and in the interests of proper planning.