

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00686
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	18 Rodwell Park, Trowbridge, BA14 7LY
DEVELOPMENT DESCRIPTION:	Demolish existing single storey attached garage and utility and erect a two-storey side extension
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The subject property is a semi-detached, two-storey dwelling within C20 urban expansion northeast of Trowbridge town centre on the site of Rodwell Hall parkland.



Location Plan and Google Earth Site Photo

The application site is within Flood Zone 1 (i.e land with the lowest risk).



Existing and Proposed Site Plan

PROPOSAL

The proposal seeks planning permission for:

- Demolish existing single storey attached garage/store
- Erect two storey side extension, to align with building line of garage.
 - On the GF create a living space, utility and WC
 - On the FF create a third bedroom and ensuite
- Additional area of hardstanding for one more off-street parking space.

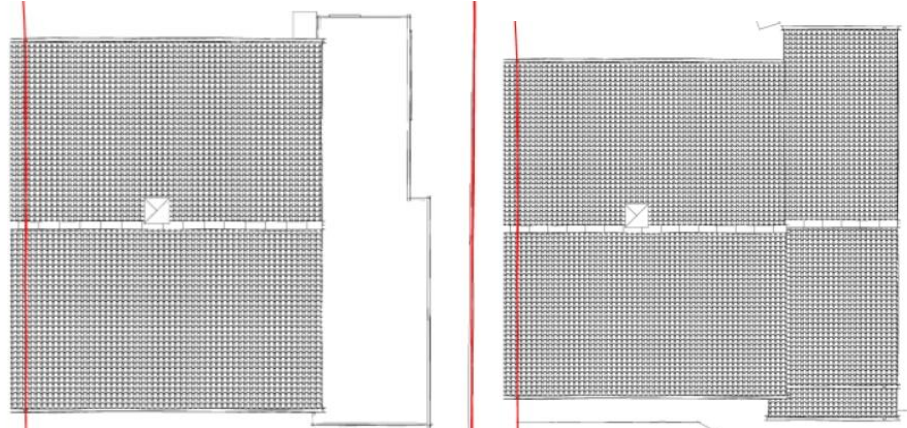
Proposed materials include buff brickwork, double roman roof tiles, and white uPVC windows/doors, all to match existing. The area of hanging tiles to the front, and timber cladding to the rear, are unaltered.



Existing and Proposed Ground Floor Plan



Existing and Proposed First Floor Plan



Existing and Proposed Roof Plan



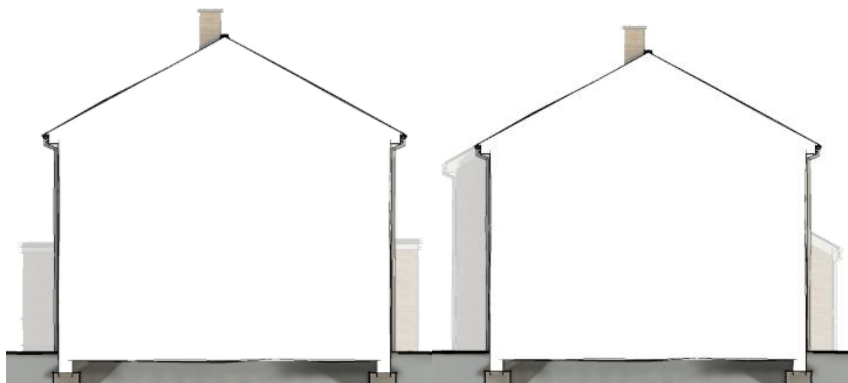
Existing and Proposed Front Elevation



Existing and Proposed Side (S) Elevation



Existing and Proposed Rear Elevation



Existing and Proposed Side (N) Elevation

PLANNING HISTORY

W/13/00335/FUL - Full planning permission Decision - Approved Date: 5/4/2013 – Single storey front extension – no. 14A
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W/80/00198/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 18/3/1980 – Demolish existing garage and conservatory and replace with new garage and integral w.c.- no.20

RELEVANT POLICIES AND GUIDANCE

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

National Design Guide

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

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

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

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 subject to no significant adverse impact on neighbouring amenity.

Highways: No objection, following the submission of amended drawings, subject to conditions

REPRESENTATIONS

No third-party comments were received.

ASSESSMENT

Principle of Development:

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The proposal comprises development to an existing residential property set in an established residential area within the settlement boundary of Westwood. The proposal is wholly within the residential curtilage, and as such, the principle of development is acceptable subject to the following considerations.

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 Plan.

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 proposal includes matching materials to integrate successfully with the host dwelling. The subservient roof ridge of the extension aligns with standard lexicon of modern extensions to enable legibility and reduced massing. The proposed porch echoes that of numerous porches along the street, so recruiting established design details.

There are examples of similar extensions along the street of successful first floor extensions above a converted garage meaning the proposal would harmonise with the streetscape.



Precedent development – no.24 and no.50

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 Effects

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.

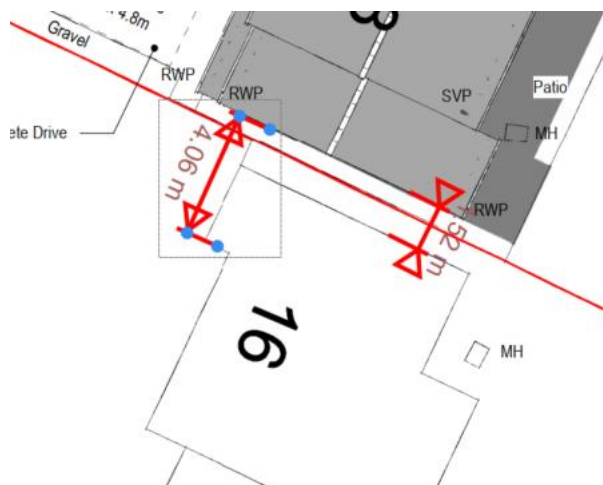
The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

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.

The proposal would create an increase of massing beside no.16. Given that there is the existing intervening garage of no.16, and that the properties are aligned, and a proposed slightly reduced proposed ridge height of the extension, it is considered this increase is acceptable causing no harm by overbearing to neighbouring amenity.

No.16 has a window on its north elevation at first floor level, facing the subject property. There is no available planning or online sale details to determine the use of this room but given the shared, uniform design along the street, it is assumed this window serves the stairwell, but this cannot be 100% confirmed.

There would remain a spatial gap of 1.5m to the garage, and 4m to the side window of no.16. This distance is considered acceptable, given the orientation meaning it is no.16 itself that shadows/restricts light levels to this window.



The majority of proposed new windows would face along the front and rear gardens so not impacting neighbouring privacy. A first-floor window is proposed to be removed, as is the store window, with only a side access door on the south elevation facing the garage of no.16, meaning impact to privacy would be improved.

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

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being

served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposal seeks to increase the number of bedrooms, so potentially creating increased parking demands. The Wiltshire Local Transport Plan, Car Parking Strategy dictates that 4+bedroom dwellings require 3 parking spaces. On site provision is supported by the Wiltshire Parking Strategy.

The removal of the garage does not effectively remove a modern parking space. Further submitted plans include 3 off-street parking spaces, such that the required parking arrangements would comply with parking policy.

Revised plans, as requested by WCC Highways, include a dropped kerb to access the additional parking space, and as such there are no objections from the Highways Officer.

The proposed development would not result in any adverse impact on highway safety. Adequate parking is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Drainage and Flood Risk

CP67 of the WCS, Flood risk, highlights that "development proposed in flood risk zones 2 and 3, will require measures to reduce rainwater runoff and improve sustainable urban drainage."

The proposal site is within flood risk zone 1, with the additional risk of groundwater flooding.

The NPPF, paragraph 167, states that where appropriate, an application should be supported by a site-specific flood risk assessment.

Householder development is considered Minor Development, under the Flood Risk planning guidance, if "*physical extensions to the existing dwelling itself*," and, barring a few exceptions not relevant here, "*are unlikely to raise significant flood risk*." The proposal to remodel an existing property, is therefore deemed to not result in any loss of land prone to flood risk.

The existing drainage arrangements are unaltered by the proposals and amended plans highlight the retention of existing gravel and the additional parking area to include heavy duty gravel grids on a weed suppressing membrane.

As such, the proposal is deemed to be safe for its users for the intended lifetime of the development with respect to the level and nature of the flood risk.

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, or the interests of highway safety.

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 conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.