

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01007
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 LARKSPUR, TROWBRIDGE, BA14 7LS
DEVELOPMENT DESCRIPTION:	PROPOSED FRONT PORCH
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a replacement front porch. The proposal has been subject to revised plans, to reduce the proposal in size following concerns raised with the applicant from the case officer and Town Council. The revised plans were consulted on for the requisite 21-day period.

SITE DESCRIPTION/CONTEXT

This application relates to an end of terrace two storey dwelling at no.4 Larkspur, which as shown in the second sit photo below, the terrace has a staggered frontage located within an established residential area in Trowbridge, with the immediate area characterised by a mixture of housing types and styles of different periods.



Looking at subject property (above) and looking towards terrace from northwest (below)



The application site sits within the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS).

PLANNING HISTORY

W/10/03033/Ful Removal of fink roof trusses and replacement roof with attic trusses to enable loft conversion – Approved with conditions

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 2 Delivery Strategy

Core Policy 29 – Spatial Strategy for the Trowbridge Community Area

Core Policy 50 – Biodiversity and Geodiversity

Core Policy 57 - Ensuring High Quality Design and Place Shaping

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.

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

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

National Design Guide

CONSULTATION RESPONSES

Trowbridge Town Council: **Objects**, *on the grounds that the proposed porch, projects too far forward of the established building line and would be detrimental to the character and appearance of the surrounding area”.*

REPRESENTATIONS

No third-party comments were 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."

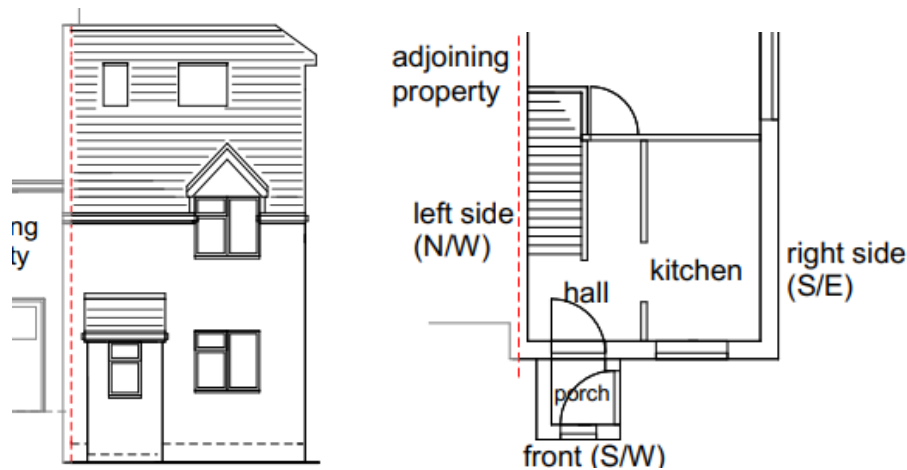
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

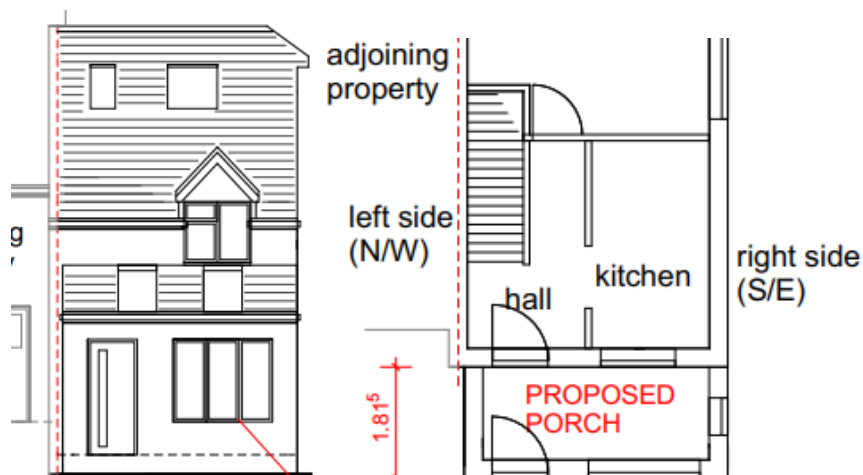
Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The single storey extension would be positioned on the front southwest elevation, extending over and forward of the footprint of the existing single storey porch. The porch would employ a monopitch roof form with two rooflights inserted to illuminate the internal space.

An entrance door would be positioned on the front elevation with windows on the front elevation and southeast side elevation. The porch would sit at a maximum height of 3.75m, a depth of 1.8m and would span across the width of the front elevation of the host dwelling. The application seeks to render the external walls and utilise slate roof tiles with anthracite grey fenestration.



Existing front elevation and floor plan of the existing porch



Proposed front elevation and floor plan of the proposed porch

The Town Council objected to both the original scheme and the revised plans citing concerns that the porch would project too far forward of the established building line of the terrace row and would therefore be detrimental to the character and appearance of the surrounding area.

However, the revised scheme only seeks to extend the depth of the porch an additional 0.4m from the existing porch footprint which would be nominal and acceptable, and the proposed materials would not appear out of character within the surrounding area, given the properties within the vicinity comprise of a mix of architectural styles and materials.

The new porch would extend across more of the property frontage, but with the staggered front elevation in the terrace, this small porch addition would not detrimentally harm the established form and character of the host property / terrace group.. 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

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.

All windows proposed would look out over the applicant's private garden to the front and side of the host dwelling. Therefore, no overlooking concerns are raised.

Given the limited scale of the proposal, extending just 0.4m beyond the built form of the existing porch, to project 1.8m from the front elevation of the host dwelling, officers raise no concerns in regard to any adverse overbearing, overshadowing or loss of light impacts to the adjoining property at No.3 Larkspur.

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

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site sits within the grey, hatched zone of the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS) therefore due consideration has to be given to the potential disturbance of any bats because of the proposed development.

However, the proposed development comprises an extension to existing residential development consisting of limited built form close to the existing dwelling which does not involve works to the roof. Given the established high density urban residential nature of the location, it is considered highly unlikely that any bats would be affected and significant effects relating to the disturbance to bats can be ruled out.

As a precautionary measure an informative would be added to any decision that in event any evidence of bat activity is detected that the applicant should follow the advice of a professional ecologist or contact Natural England.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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 ecology.

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 the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

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 - Received 11.02.2026

Existing Elevations Floor & Roof Plan - Received 11.02.2026

Proposed Elevations Floor & Roof Plan - Received 20.04.2026

Proposed Block Plan - Received 20.04.2026

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

Informative

If bats or evidence of bats are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England's Bat Line through the internet.