

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01997
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	26 Avondale Road, Trowbridge, BA14 8QS
DEVELOPMENT DESCRIPTION:	Rear and side single and two storey extensions, side carport and retain part of existing garage walls with new roof over to form covered access to rear gardens.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to erect a two-storey extension on the rear elevation of the host dwelling and remove the existing detached garage from the rear curtilage and erect a single storey flat roof extension on the side elevation.

SITE DESCRIPTION/CONTEXT

The application relates to 26 Avondale Road; a detached two storey dwelling located within an established residential area within Trowbridge. The property benefits from an off-road parking area to the front elevation and a detached single storey garage.

The application site sits within the Bath and Bradford on Avon Special Area of Conservation for bats as well as the grey, hatched zone of the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS)

PLANNING HISTORY

Proposal / Summary
PL/2021/09229 - Householder planning permission Decision - Approve with Conditions Date: 6/12/2021 – New rear extension and new porch to front elevation
PL/2023/09198 - Householder planning permission Decision - Approve with Conditions Date: 8/1/2024 – New two storey rear extension

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

Core Policy 60 – Sustainable Transport

Core Policy 61 – Transport and Development

Core Policy 64 – Demand Management

Emerging Policy – Wiltshire Local Plan Review

At Full Council on 19 May, the elected members of Wiltshire Council agreed to withdraw the emerging WLP. It will now be subject to a legal process to finalise its withdrawal - which is likely to happen in July or August (2026). The said Plan has no material weight for the purposes of the application.

Trowbridge Bat Mitigation Strategy SPD, adopted February 2020

Bath and Bradford on Avon Bat SAC Guidance September 2015

Wiltshire Local Transport Plan 2011 – 2026 (March 2015)

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Trowbridge Town Council: No objection

Wiltshire Council Highways: No objection

REPRESENTATIONS

No comments were received.

REPRESENTATIONS

No 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 applicant seeks to erect a two-storey extension on the rear elevation of the host dwelling with a staggered floor plan arrangement and remove the existing detached garage from the rear curtilage and erect a single storey flat roof extension on the side elevation.

The rear extension would project a maximum of 6m from the rear elevation, with the ridge height set down from the body of the main dwelling, part of the extension would employ a projecting rear gable end with a pitched roof form.

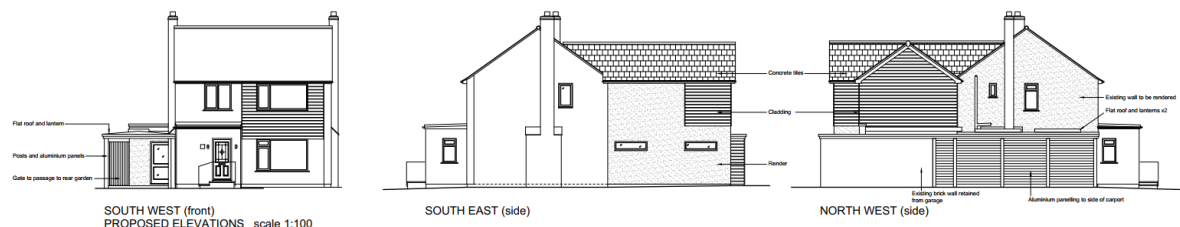
The single storey extension would extend from the side elevation and would employ a flat roof form, with a roof lantern inserted to illuminate the internal space. The extension would extend over the footprint of the detached garage building that would be removed.

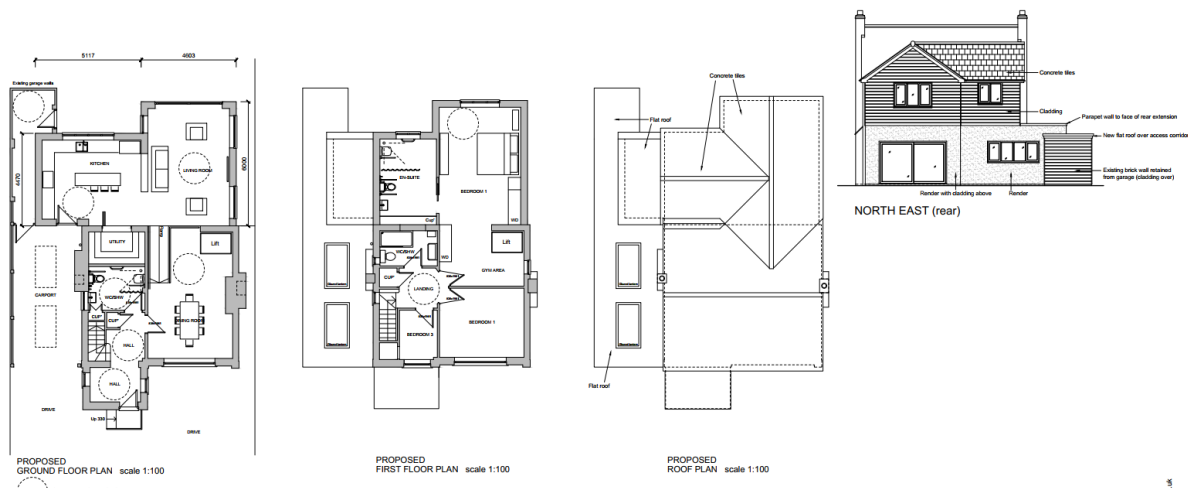
Whilst it is observed that the proposal would introduce a much larger footprint than existing the host dwelling occupies a detached plot and part of the proposal would extend over existing built form. Officers are also cognisant that properties within the immediate vicinity benefit from similar development within the private residential rear curtilages.

Existing Plans



Proposed Plans





The applicant seeks to utilise light grey render elevations with some dark grey composite cladding detailing with concrete roof tiles (light grey single ply membrane roof on the single storey extension) and the use of matching materials would ensure the proposal would integrate into the surrounding setting and existing street scene. It is considered that the extensions would by virtue of their height, scale and design constitute complementary additions to the host dwelling that would appear commensurate to the size of the property and plot.

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.

The only additional first floor windows proposed would be inserted on the front and rear elevations which would mainly overlook the applicant's private residential curtilage to the front driveway and rear garden, replicating the existing arrangement of the host dwelling. Therefore, no additional (harmful) overlooking concerns are raised.

It is acknowledged that there would be an additional mass to the rear of the host dwelling which could introduce some overbearing and overshadowing impacts but given the detached nature of the host dwelling, and separation distances to neighbouring occupiers, and appreciating the sun's orbit, officers have concluded that the proposal would not result in materially harmful overshadowing or overbearing impacts, or a material loss of 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.

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) as well as the Bath and Bradford on Avon Special Area of Conservation for bats. As this application involves disturbance to the roof of the existing dwelling due consideration has to be given to the potential disturbance of any bats because of the proposed development.

The proposed development comprises an extension of existing residential development consisting of built form close to the existing dwelling and 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 highway safety or 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.