

HOUSEHOLDER PLANNING APPLICATION. CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02510
APPLICATION TYPE:	Householder
SITE ADDRESS:	131 Devizes Road, Hilperton, Trowbridge, BA14 7QJ.
DEVELOPMENT DESCRIPTION:	Single-Storey Extension and Internal Layout Alterations.
RECOMMENDATION:	Approve with Conditions.

PROPOSAL

The proposal seeks planning permission for the construction of an infill single storey rear extension, that would be sited to the rear south of the host building.

SITE DESCRIPTION/CONTEXT

The site is a two-storey semi-detached dwelling located with the large village of Hilperton, within an established residential area of the village. The site is located within the Bath and Bradford on Avon Bat SAC and also within the yellow' zone of the adopted Trowbridge Westbury Bat Mitigation Strategy (TWBMS).

RELEVANT PLANNING HISTORY

Proposal / Summary
N/A

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 29 Spatial Strategy for Trowbridge
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Hilperton 'Made' Neighbourhood Plan.

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Emerging Wiltshire Local Plan:

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. 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 this application.

CONSULTATION RESPONSES

Hilperton Parish Council: No comment.

REPRESENTATIONS

No comments were received.

PRINCIPLE OF THE PROPOSAL.

The principle of the proposed scheme is acceptable for the reasons as discussed below.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

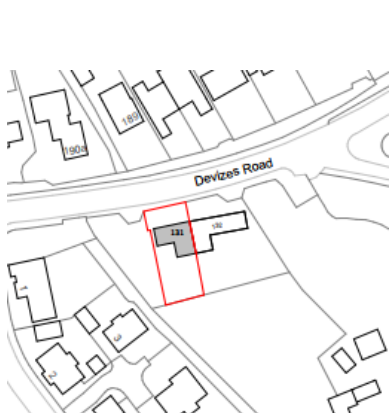
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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 the made Neighbourhood Plan for Hilperton.

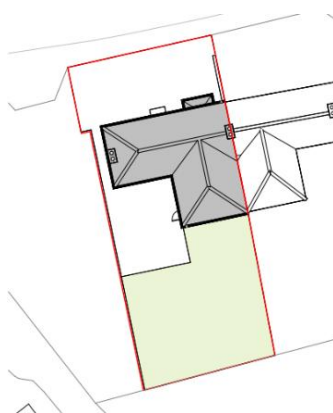
Design and Impact upon the upon the character and context of the area

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.

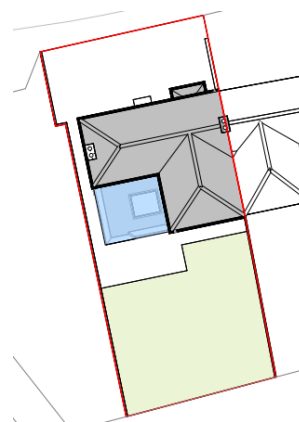
The proposals can be viewed within the plan snippets taken from the submitted plans:



Location Plan



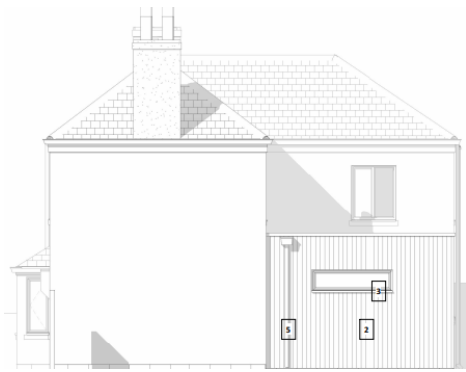
Existing site plan



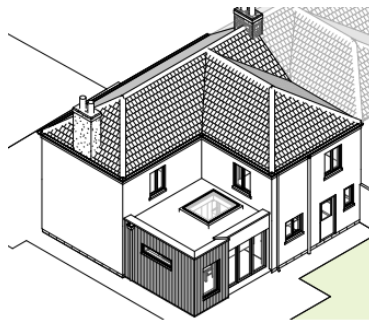
Proposed Site Plan



Existing & Proposed South Rear Elevations.



Proposed side elevation.



3D Projection.

The proposal would see the construction of an infill extension within the rear southern corner of the principal building, as shown in the above plan snippets. The extension would serve to enlarge the existing kitchen/dining room area. The scheme would have a flat roof with a large sized roof light for natural daylight and bifold doors leading out onto the site's private residential garden area.

The proposal would in part have a natural timber cladding and a matching render finish for its choice of materials, its roof height would be significantly lower than that of the main roof and so it would be a subservient addition to the principal dwelling.

Therefore, in summary, 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 extension would be single storey and would look out onto and face its rear garden area, and so there would not be any overlooking of neighbours taking place. The scheme would include a high-level narrow side window, which is acceptable as there is no immediate neighbour to the west which may be affected.

Likewise, due to the location and orientation of the proposal, there would not be any overshadowing or loss of light to neighbours from the proposal.

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

Highway Matters.

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 proposed development would continue to use the established site access which would not be altered and would not have any adverse impact on highway safety. Adequate parking and turning provision is provided within the site and such access arrangements are acceptable, with the proposal not impacting on such considerations.

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.

Ecology Impact CP50 requires no net loss of biodiversity on site. The site is located within the Bath and Bradford on Avon Bat SAC and also within the yellow hatched zone of the Trowbridge Westbury Bat Mitigation Strategy Area (TWBMS). The proposed development because of its minor nature and urban location is considered unlikely to result in harm to bats or their habitat. There is no mechanism for significant effects from recreational pressure since it does not result in the creation of a new dwelling. Accordingly, the proposal is acceptable in this regard. As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain. This application is 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, because the proposal is a householder extension.

CONCLUSION

The proposed development is 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: Planning Permission be GRANTED subject to conditions.