

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02678
APPLICATION TYPE:	Householder Planning Permission
SITE ADDRESS:	25 Silver Street Lane, Trowbridge, BA14 0JN
DEVELOPMENT DESCRIPTION:	A single storey orangery-style extension, abutting the existing extension on one side and the new extension at number 23 on the other side.
RECOMMENDATION:	That Planning Permission be GRANTED



PROPOSAL

The application seeks planning permission for the erection of a single-storey rear orangery-style extension. The proposal would project from the original rear wall of the dwelling, running alongside an existing dual-pitched rear extension but not extending beyond its rear building line, and therefore remaining set in from the full depth of the existing conservatory. The extension would be constructed with red brick elevations, incorporate large, glazed screen windows, and be finished with a flat EPDM roof featuring a central glazed lantern. New rear-facing windows in white uPVC are also proposed. Internally, the additional floorspace would function as an open-plan extension to the existing dining area. The extension is designed to adjoin, at the shared boundary where a similar single-storey extension at No. 23 was approved under reference PL/2025/00288.

SITE DESCRIPTION / CONTEXT

The application site relates to a semi-detached, hipped-roof dwelling located within a suburban residential area to the south-west of Trowbridge, within the defined settlement boundary. The surrounding area is characterised by similar semi-detached properties of modest scale, with a mix of red brick, painted and rendered finishes, including pebbledash, and predominantly white uPVC fenestration. Properties typically feature modest front gardens and more private rear garden spaces, with a reasonable level of boundary vegetation contributing to the suburban character. The site lies within Flood Zone 1, with the Council's Strategic Flood Risk Assessment indicating no significant risk from fluvial or surface water flooding. It also

falls within the Trowbridge and Westbury Bat Mitigation Strategy (Grey Zone), where some ecological considerations apply, but impacts are generally considered manageable in residential contexts.

PLANNING HISTORY

Reference No.	Proposal / Summary	Decision
W/01/00903/FUL	Single storey rear extension	Approved

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 51	Landscape;
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;
Core Policy 67	Flood Risk;

The National Planning Policy Framework (NPPF)

The 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

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.

CONSULTATION RESPONSES

Trowbridge Town Council – No Objection

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.

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 the upon the character and context of the area

Core Policy 57 Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy 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 extension is considered acceptable in design terms, with materials that either match the host dwelling or reflect the prevailing character of the surrounding area. The use of red brick and white uPVC fenestration is consistent with both the existing rear extension and the wider locality, ensuring a coherent appearance.

The flat EPDM roof is also a common feature in similar domestic extensions and outbuildings in the area and is therefore appropriate. In terms of scale and form, the extension sits comfortably beneath both the original dwelling and the earlier rear addition, reading as a subservient infill element that respects the proportions and hierarchy of the host building.

Furthermore, its position to the rear of the property means it has no visibility from the public realm, with only very limited views available from adjoining gardens due to boundary screening.

Overall, the proposal represents a well-integrated form of domestic extension that raises no design concerns.



Existing and Proposed Plans



Image of existing rear elevation

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

Core Policy 57 (criterion vii) of the Wiltshire Core Strategy and paragraph 135 of the NPPF seek to ensure that development does not result in unacceptable harm to the amenity of neighbouring occupiers. In this

case, the proposed single-storey extension is appropriately sited and designed so as not to result in material harm to neighbouring residential amenity.

No side-facing windows are proposed; the only additional glazing comprises a roof lantern, which would face skywards, and rear-facing windows at ground floor level looking into the applicant's own garden, thereby avoiding overlooking or loss of privacy. By virtue of its modest height of approximately 2.9m, which only slightly exceeds typical boundary treatments, the extension would not give rise to an overbearing impact or unacceptable loss of daylight or sunlight to adjoining properties. As such, the proposal is considered to comply with Core Policy 57 in respect of safeguarding residential amenity.

Transport and Highways

Core Policies 60 and 61 of the Wiltshire Core Strategy, alongside paragraph 116 of the NPPF, require that development does not result in unacceptable impacts on highway safety or the local road network. The proposal does not involve the creation of any additional bedrooms and therefore is not expected to generate an increase in vehicle movements or parking demand. There are no alterations proposed to the existing access arrangements or parking provision at the site. As such, the development is considered acceptable in highways terms, with no adverse impacts arising.

Ecology

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity, although householder applications are exempt from mandatory Biodiversity Net Gain requirements. The proposed extension is to be constructed over an existing patio within a residential rear garden, which is considered to be of low ecological value and unlikely to support protected species or sensitive habitats. Given the limited scale and nature of the works, no significant ecological impacts are anticipated. The development is therefore considered to be in accordance with Core Policy 50 and is acceptable.

Flooding and Drainage

Core Policy 67 and relevant sections of the NPPF require development to minimise flood risk and manage surface water appropriately. The site lies within Flood Zone 1 and the Council's SFRA identifies no significant risk of flooding. The proposal represents only a modest increase in built footprint, replacing part of an existing patio area, and introduces approximately 13sqm of additional impermeable roof surface. Given the small scale of development and location within an area of low flood risk, it is not considered that the proposal would give rise to any significant drainage or flooding concerns. The development is therefore acceptable in this regard.

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 conditions: