

Appeal 6013311

Submitted on 22 July 2026.

Before you start

Local planning authority	Wiltshire
Appeal type	Householder
Decision date	6 July 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Satinder Dhaliwal
Contact details	H Gill
What is your phone number?	07932697921
What is the address of the appeal site?	66 Frome Road Trowbridge BA14 0DG
What is the area of the appeal site?	160
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Access for inspection	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	PL/2026/02710
What date did you submit your application?	27 April 2026
Enter the description of development that you submitted in your application	Retrospective application to regularise external render and slate roof, along with Proposed dropped kerb to facilitate two off-street parking bays.
Did the local planning authority change the description of development?	No

Why are you appealing?	The appeal concerns retrospective works to a property that had remained vacant and in severe disrepair for many years. Extensive damp, water ingress and structural deterioration had rendered the building uninhabitable, requiring comprehensive refurbishment, insulation and fabric repairs to secure its future as a family home. The appellant considers the Local Planning Authority (LPA) failed to give appropriate weight to the public benefit of bringing a derelict building back into beneficial residential use. The refusal primarily relates to the rendered finish, replacement roof coverings and dropped kerb, and their impact on the Conservation Area, the setting of a Grade II listed building 36 metres away, and the appearance of the host property. The appellant contends that any heritage harm is at the lower end of the "less than substantial" scale and is outweighed by the public benefits of restoring a neglected building, improving its energy efficiency and securing its occupation. The surrounding street scene displays a varied mix of materials, rendered façades and roof finishes, meaning the proposal would not appear incongruous. The appellant has also offered amendments, including clay roof tiles and a mechanical ventilation system, to address the Council's concerns. In relation to highway safety, the dropped kerb would provide off-street parking, reducing on-street parking demand on a narrow road. Similar access arrangements exist nearby, and the appellant considers the Council has applied its policies inconsistently. Overall, the proposal accords with the objectives of national and local planning policy and should be allowed, subject to appropriate planning conditions.
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Have there been any significant changes that would affect the application?	There have been no significant changes
Are there other appeals linked to your development?	No

Upload documents

Application form	Application Form.pdf (/document/1a613531-fad6-4488-862f-a79cea6ad346)
Decision letter	Decision Notice.docx (/document/bb2fd197-aabe-41af-b76f-613b9ca9fb44)

Do you want to apply for an award of appeal costs?	No
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