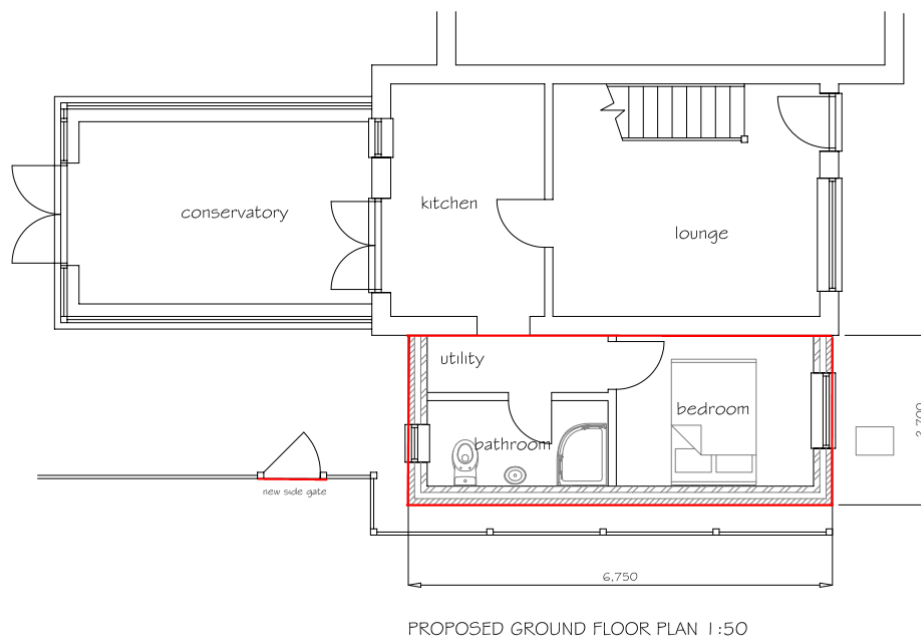


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03705
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	22 The Orchard, Semington, Trowbridge, BA14 6NN
DEVELOPMENT DESCRIPTION:	Single storey side extension and new side pedestrian entrance.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single-storey side extension to provide additional residential accommodation comprising a bedroom, bathroom and utility room, together with a new side pedestrian gate.



SITE DESCRIPTION/CONTEXT

The application site relates to a detached two-storey dwelling located within the residential estate of The Orchard, Semington. The dwelling is constructed of brick with a pitched tiled roof and benefits from an existing conservatory to the rear. The surrounding area is predominantly residential in character and comprises similar detached dwellings set within individual plots.

The application site is not subject to any specific planning policy constraints.



PLANNING HISTORY

Proposal / Summary
W/06/01488/FUL - Full planning permission Decision - Refused Date: 7/7/2006 – Two storey extension to side of property
W/12/01729/FUL - Full planning permission Decision - Approved with Conditions Date: 15/10/2012 – Rear Conservatory

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk
- Semington Neighbourhood Plan (Made March 2025)
- Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions
- The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)
- National Design Guide

Wiltshire Local Review was withdrawn by the Council in June 2026

CONSULTATION RESPONSES

The application was publicised in accordance with statutory requirements and generated one Comment from Semington Parish Council.

Parish/Town Council: No objection

No objection. At its meeting on 16 July 2026, Semington Parish Council unanimously resolved that it had no objection to the application.

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 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 proposal comprises a single-storey side extension and new side pedestrian gate. By virtue of its scale, design and siting, the extension would appear as a subordinate addition to the host dwelling and would not dominate the existing property.

The proposed materials comprise brickwork, interlocking concrete roof tiles and white uPVC windows to match the existing dwelling. As such, the extension would integrate satisfactorily with the existing building and maintain a cohesive appearance.

Whilst the extension would be visible within the street scene, it would not appear incongruous or visually intrusive. The development would preserve the character and appearance of the dwelling and the wider residential area. Semington Parish Council has raised no objection to the proposal, and no representations have been received.



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.

By virtue of its single-storey scale, siting and relationship with neighbouring properties, the proposal would not result in any significant loss of light or unacceptable

overshadowing. The extension would not appear unduly dominant or overbearing when viewed from adjoining properties.

No windows are proposed within elevations facing neighbouring properties and therefore the development would not result in unacceptable overlooking or loss of privacy.



In summary, it is concluded that the proposed development would not harm the residential amenity of neighbouring properties.

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

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, heritage, 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.