

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04276
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	13 West Street, Trowbridge, BA14 0AH
DEVELOPMENT DESCRIPTION:	Single storey rear extension.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition of an existing single-storey rear extension and the erection of a replacement single-storey rear extension. The extension would have a flat roof incorporating a roof lantern and would be constructed using materials to match the existing dwelling.

SITE DESCRIPTION/CONTEXT

The application relates to a semi-detached dwelling located on West Street, Trowbridge, within an established residential area. The property benefits from an enclosed rear garden and lies within the Trowbridge Conservation Area.

The application site is subject to the following planning policy constraints:

- Trowbridge Conservation Area.



PLANNING HISTORY

None of relevance

RELEVANT POLICIES AND GUIDANCE

The 2015 adopted Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

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

The National Planning Policy Framework (NPPF) and Planning Practice Guidance

National Design Guide

New Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making

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.

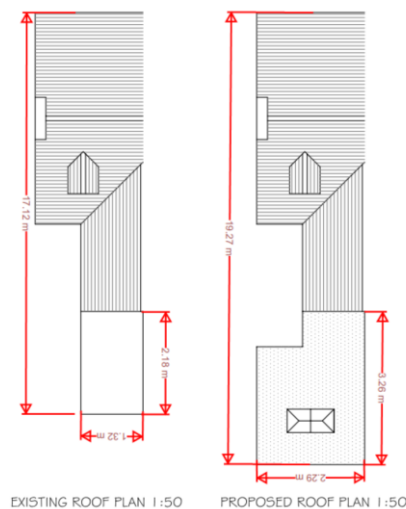
Design and Impact upon the character and context of the area

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.

NPPF Policies DP3 and DP4 require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The proposal relates to the replacement of an existing single-storey rear extension. By virtue of its scale, siting and design, the development would remain subordinate to the host dwelling and would appear as a proportionate addition. The proposed use of materials to match the existing dwelling would assist in integrating the development with the existing property.

The extension would be located to the rear of the dwelling and would not appear prominent within the street scene. Whilst extending beyond the footprint of the existing rear extension, the increase in built form is modest and remains proportionate to the host dwelling and plot. Furthermore, the scale and form of the extension are comparable to other domestic additions and conservatories present within the surrounding residential area. The proposal is therefore considered to respond positively to the character and appearance of the existing dwelling and its surroundings.



Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the NPPF.

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.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

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 proposal relates to a replacement single-storey rear extension. Given its scale, siting and relationship with neighbouring properties, it is not considered that the development would result in any unacceptable loss of light, overshadowing, loss of privacy or overbearing impacts upon adjoining occupiers.

The majority of the proposed openings would face the applicant's rear garden and would not introduce any unacceptable overlooking of neighbouring properties. Furthermore, the limited scale and single-storey nature of the extension ensure that it would not have an adverse impact on the reasonable living conditions of neighbouring occupiers.

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

Heritage Impact

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high-quality design.

NPPF Policies HE4-HE10 recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

The application site lies within the Trowbridge Conservation Area. As such, special attention must be paid to the desirability of preserving or enhancing its character and appearance in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

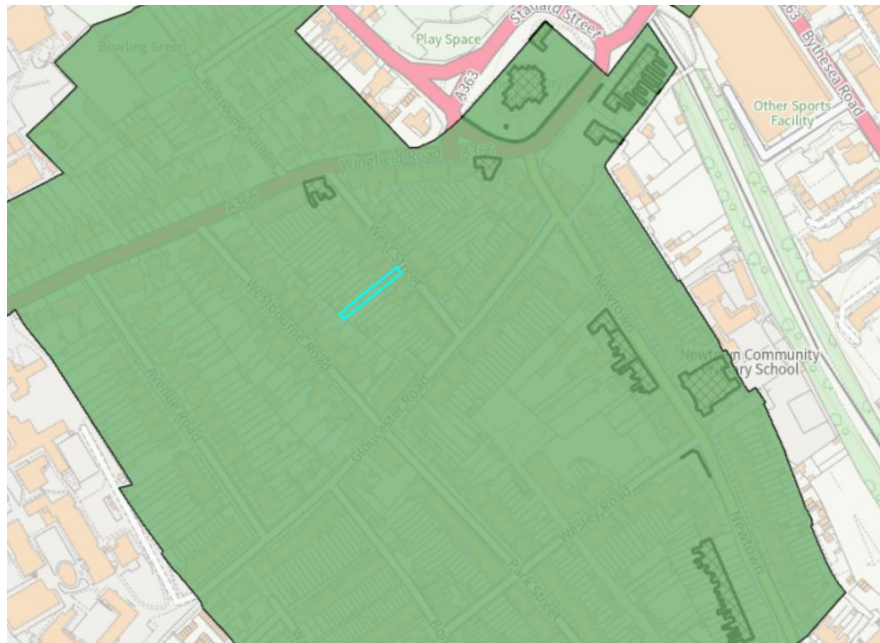


Figure 2: Application site (outlined) within the Trowbridge Conservation Area.

The proposal relates to the replacement of an existing single-storey rear extension located on the rear elevation of the dwelling. By virtue of its scale, siting and design, the extension would remain subordinate to the host dwelling and would not appear as a prominent feature within the public realm.



Figure 3: Existing and proposed side and rear elevations showing the scale and form of the replacement extension.

As demonstrated by the submitted elevations, the proposal would replace an existing rear extension and would result in only a modest increase in built form. The extension would remain single storey in height and would utilise materials to match the existing dwelling. It is therefore considered that the proposal would integrate satisfactorily with the host dwelling and would preserve the character and appearance of the Conservation Area.

The proposal, by virtue of its scale, design and use of materials, is considered to preserve the character and appearance of the Trowbridge Conservation Area. It would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as 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, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.