

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03846
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	22 Bradley Road, Trowbridge, BA14 0QX
DEVELOPMENT DESCRIPTION:	Vehicle access application (dropped kerb to front of property)
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the creation of a new vehicular access and dropped kerb to the front of the dwelling onto Bradley Road, together with associated hardstanding and landscaping works. The proposal includes the replacement of existing hardcore surfacing with block paving within the front curtilage to provide off-street parking.

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey semi-detached dwelling located on Bradley Road within the built-up area of Trowbridge. The property benefits from an existing frontage hardstanding area and off-street parking within the front curtilage. The surrounding area is predominantly residential in character and comprises a mix of similar dwellings fronting Bradley Road.



Existing frontage photograph.



Wider street scene / Bradley Road context.

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 61: Transport and New Development
- Core Policy 64: Demand Management

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

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. 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

WC Highway Officer: No objection, subject to conditions relating to visibility splays, surfacing of the access, prevention of surface water discharge onto the highway and retention of the access as ungated. The Highways Officer notes that although vehicles would be unable to turn within the site, similar arrangements exist in the area and an objection on highway safety grounds would not be sustainable.

REPRESENTATIONS

No 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.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development meets the requirements of Core Policy 61. Core Policy 61 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 transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

The proposal seeks the creation of a new vehicular access and dropped kerb serving an existing dwelling. The site fronts onto Bradley Road (A363), a classified road within a 30mph speed limit. The proposal would provide formalised vehicular access to the parking area within the front curtilage of the property.

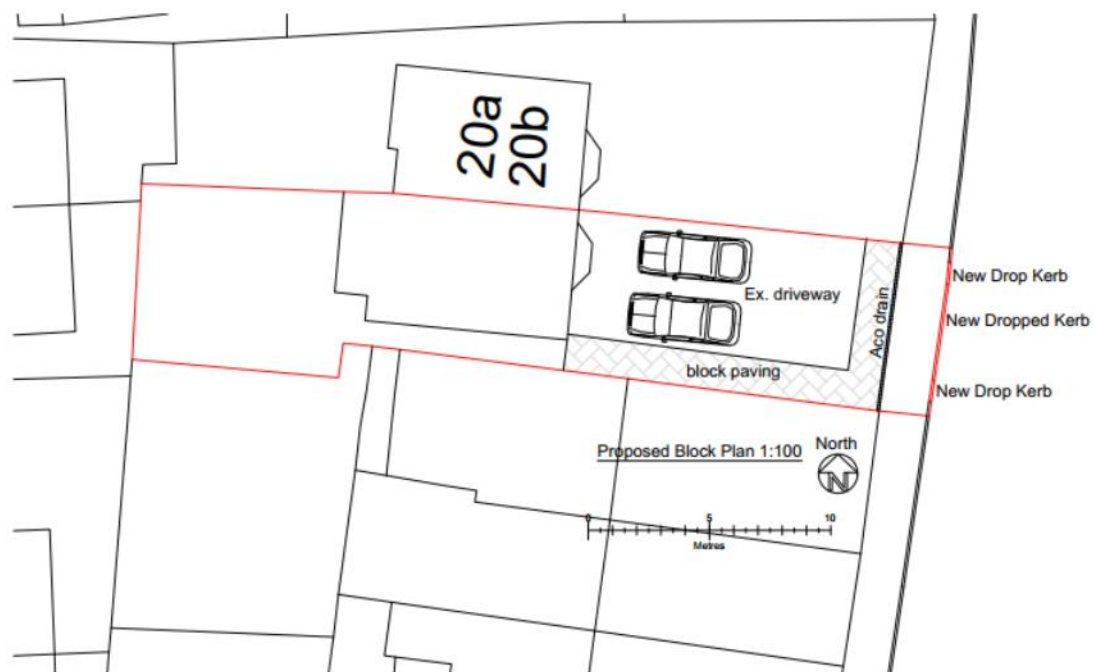


Figure 3 (above): Proposed block plan.

The Highway Officer raises no objection to the proposal. Whilst it is acknowledged that vehicles would be unable to turn within the site and may therefore be required to reverse onto or from the highway, it is noted that similar arrangements exist in the immediate local area and are characteristic of this part of Bradley Road.

The Highway Officer further advises that Bradley Road functions as a residential road containing numerous private accesses and driveways, where vehicle manoeuvring associated with residential properties is an established feature. Highway related planning conditions are recommended requiring visibility splays, surfacing of the access, measures to prevent surface water discharging onto the highway and

retention of the parking area being ungated. Subject to these measures, it is considered that the proposal would provide a safe and suitable means of access and would not result in an unacceptable impact on highway safety.

The proposal therefore complies with Core Policies 57, 61 and 64 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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.

Policies DP3 and DP4 of the National Planning Policy Framework 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 comprises the formation of a new dropped kerb together with associated hardstanding works within the existing front curtilage of the dwelling. The site already benefits from a frontage parking area, and the surrounding area contains a number of residential properties with driveway accesses and off-street parking provision. The proposed works are limited in scale and would not appear incongruous within the street scene or materially harm the character and appearance of the area.

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. The proposal does not involve the erection of any built form and would not result in any unacceptable impact upon the amenities of neighbouring occupiers. No loss of light, loss of privacy or overbearing impacts would arise from the proposed development. 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.

CONCLUSION

The proposed development is considered to be acceptable 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.