

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02618
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	24 Balmoral Road, Trowbridge. BA14 0JS
DEVELOPMENT DESCRIPTION:	Loft Conversion with Dormer
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The subject property is a detached bungalow, built of reconstituted stone under concrete roof tiles. The subject property and wider area are characterised by C20 modern design, with a combination of dormer bungalows and two-storey dwellings, on a modern road layout.

The site is southwest of Trowbridge town centre, on the approach to Southwick and open countryside.



Location Plan and Google Earth Site Photo

PROPOSAL

The proposal seeks planning permission for:

Loft conversion, including insertion of a dormer with 3 windows to the rear, with obscure glazing, rooflights to the front and rear, and inserted staircase. Would create two ensuite bedrooms.

Reconfiguration, such that two existing bedrooms facing the rear garden, would become an open-plan kitchen/dining/living space, and in conjunction, reception spaces would become two bedrooms and bathroom to the front of the property.

Insertion of front door to south/front elevation, infilling of existing front door on west/side elevation.

Fenestration reconfiguration to rear with insertion of bifold doors.

Retention of garage.

Proposed materials include light grey composite horizontal cladding for the dormer cheeks, against the existing render and stone elevations, a flat roof system against the existing concrete tiles, uPVC windows and doors.

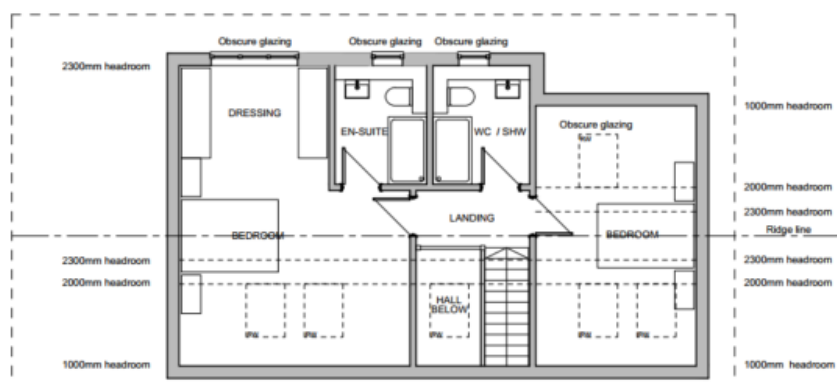
It should be highlighted that during the lifecycle of this application, revisions were received in response to concerns raised regarding the rear dormer. The rear dormer has been retained but reduced in width, with additional rooflights inserted.



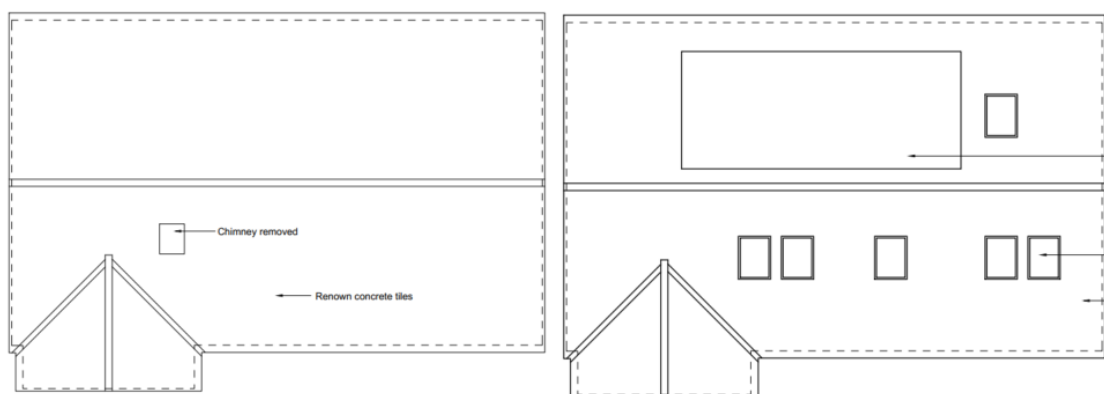
Proposed Block Plan



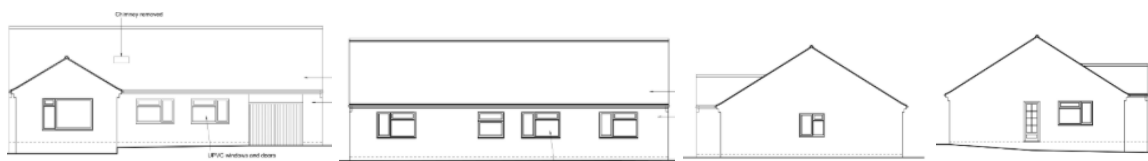
Existing and Proposed Ground Floor Plan



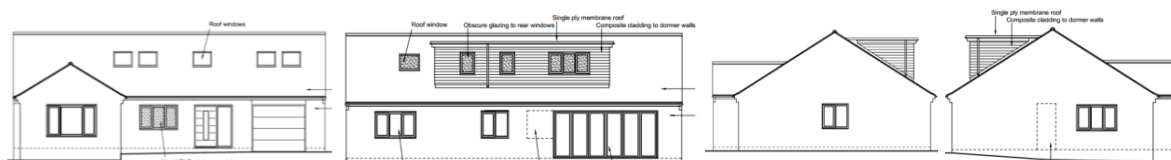
Proposed First Floor Plan



Existing and Proposed Roof Plan



Existing Elevations



Proposed Elevations

PLANNING HISTORY

None.

RELEVANT POLICIES AND GUIDANCE

The National Planning Policy Framework (NPPF), August 2026

The Planning Practice Guidance

National Design Guide

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

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

Trowbridge has a designated Neighbourhood Plan area but no made plan.

CONSULTATION RESPONSES

Trowbridge Town Council: Initially did not object but latterly objected citing the proposal would not be in keeping the area and would be intrusive.

Highways: Noted the proposals would create a 4+ bedroom dwelling which would require 3 off-street parking spaces and as such requested a parking plan.

REPRESENTATIONS

2 third-party/neighbours objected citing the following summarised points (Note: the full submissions have been read and considered).

The rear dormer would result in overlooking, to both private gardens and bedrooms, intruding upon privacy.

The revised submission with opaque glazing would not mitigate the fundamental concern regarding privacy as windows would need to open.

The distance between a neighbouring conservatory and the subject dwelling is 16.5m.

The dormer would overlook and add noise pollution affecting adjoining gardens.

Normally dormer windows are orientated towards the road at the front of properties, rather than the rear.

The 6ft wall between manages privacy currently for ground floor windows but would be ineffective for a dormer window.

The deciduous shrubs do not effectively manage privacy.

It was also highlighted that in the wider area, dormers are characteristically found at the front of properties.

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

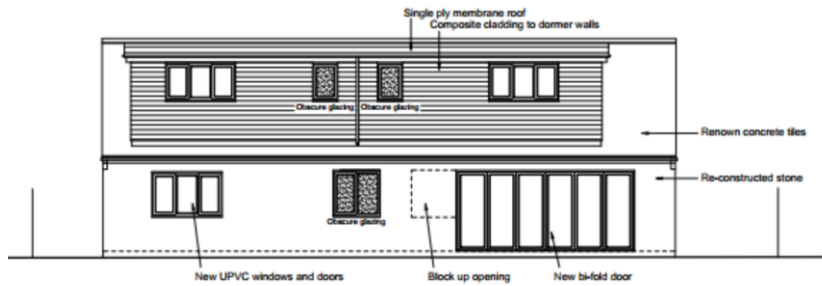
Core Policy 57 - Ensuring High-Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Part iii states development should demonstrate it responds *'positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and roof lines to effectively integrate the building into its setting'*.

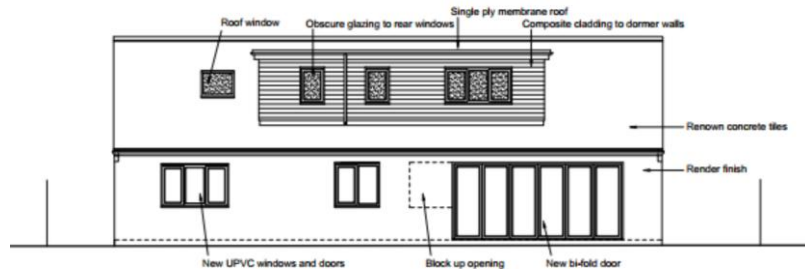
In terms of the new NPPF, national development management policy DP3, paragraph 1 states that *'[d]evelopment proposal(s) should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings'*.

Through revisions, the applicant materially reduced the size of the proposed dormer on the rear roof plane elevation. The following inserts reveal what was initially proposed, followed by the revised elevation for the rear of the property.

Initially Proposed

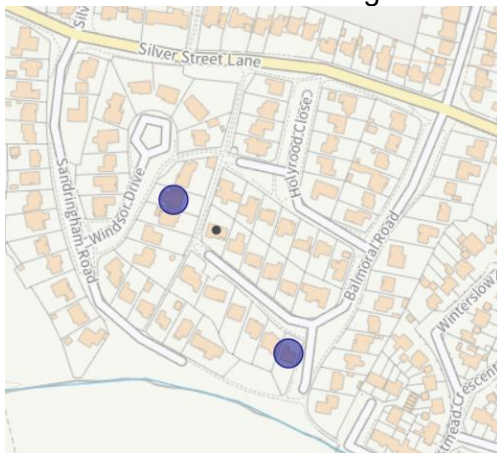


Revised Proposal



By reducing the height, length and dominance of the dormer within the roof elevation, the revised submission is far more acceptable in design terms. The revisions have addressed the officer concerns raised against the initial proposals. The revised submission would be a subservient form of roof addition that would not appear obtrusive or disproportionate. The use of materials is also considered acceptable. The wider area has examples of dormers on the front elevation, but there is no substantive policy basis to oppose a suitably designed, scaled rear roof installation.

During the case officer's site visit, two dormers on properties in the nearby area were identified and the locations of these along with a site photo are included below.



It is noted that under Permitted Development Rights, a rear dormer with the following details is permissible.

- Less than 50m³
- Materials to match
- Dormer roof height below ridge of dwelling

This fallback option is a material consideration.

Design Conclusion

The revised proposal satisfies Core Policy 57 (i and iii) of the Wiltshire Core Strategy (2015), the design principles set out in Appendix D of the Wiltshire Design Guide SPD, and DP3, paragraph 1, of the National Planning Policy Framework, which collectively seek to ensure high-quality design that respects local character and integrates appropriately with its surroundings.

Amenity Considerations

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.

Point vii states development should have 'regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).

The 17 August 2026 NPPF sets out inter alia in Policy DP3 para 1 that in the interest of promoting well designed places, new development proposals of all types, should respond to their context. However, the NPPF is clear in stating *that this should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.*

The NPPF goes on to stress under Policy DP3 point 3 that:

Development proposals should be refused if, without clear justification, they conflict with paragraph 1 of this policy or relevant aspects of the principles in paragraph 2, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

When tested against the Council's adopted Design Guide, the revised proposal follows what the WDG seeks to achieve for dormer installations i.e. being proportionate to the host dwelling roof plane, follow the window size and form hierarchy and provide light to rooms to enhance the use of the property.

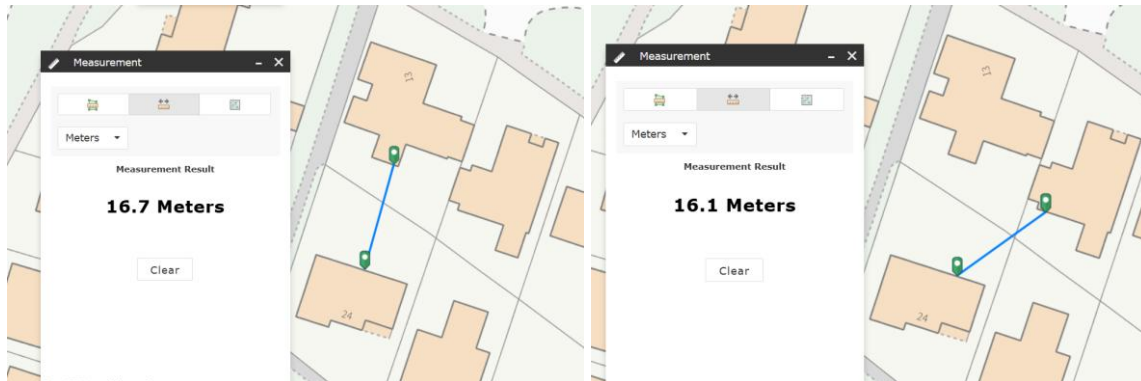
The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

NPPF NDMP Policy L2 and P3 both refer to new development being guided in terms of not materially harming other residents through an unacceptable loss of daylight/sunlight or leading to unacceptable adverse effects on health and quality of life.

The revised rear dormer with 3no. rear facing openable windows and a rooflight measures as being just under 17m from the conservatory at the rear of no.13 Holyrood Close (one of the recorded objectors to the application) and just over 16m (but at a more acute angle) to no.11 (the other objector). The distance to the adjoining private rear garden amenity areas would be less.

To address the separation distance to two neighbouring properties, the applicant has agreed to install obscure glazing within the dormer, which would need to be controlled by planning condition to ensure neighbouring amenity/privacy is not unacceptably affected. It should be noted however that there is a permitted development fallback that could result in a different

proposal that would not require planning permission and would not be subject to any controls set by the Council. The Council has this fallback in mind but has reached the conclusion that planning conditions are required to restrict the development to level 4 obscured glazing and require only top opening glazed windowpanes. The agent was approached on this last requirement and was given the option of submitted revised plans or accept a pre-occupancy condition. The condition was accepted by the agent via an email on 3 September.



Neighbouring Amenity Conclusion

Subject to the aforementioned conditions, the revised submission would not unacceptably harm neighbouring amenity in terms of overlooking. There would be no overbearing effect and the cited concern about increased noise is not substantive and nor would it succeed at appeal for a refusal reason. The property is a lawful C3 use and there is no evidence to support noise pollution as a material harm from a dormer any more than noise could emit from the three existing bedroom windows on the ground floor or the proposed living room and games/snug room shown on the proposed ground floor plans.

As such, the proposal, subject to conditions, complies with Core Policy 57 (vii) of the Wiltshire Core Strategy (2015), the design principles set out in Appendix D of the Wiltshire Design Guide SPD, and NPPF NDMPs DP3, paragraph 1, L2 and P3.

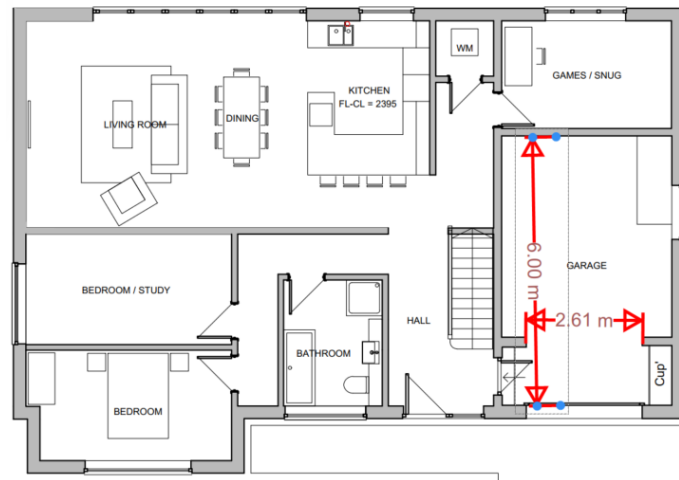
Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy 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.

New NPPF NDMP Policy TR6 para 4 sets out that

Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion. that requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

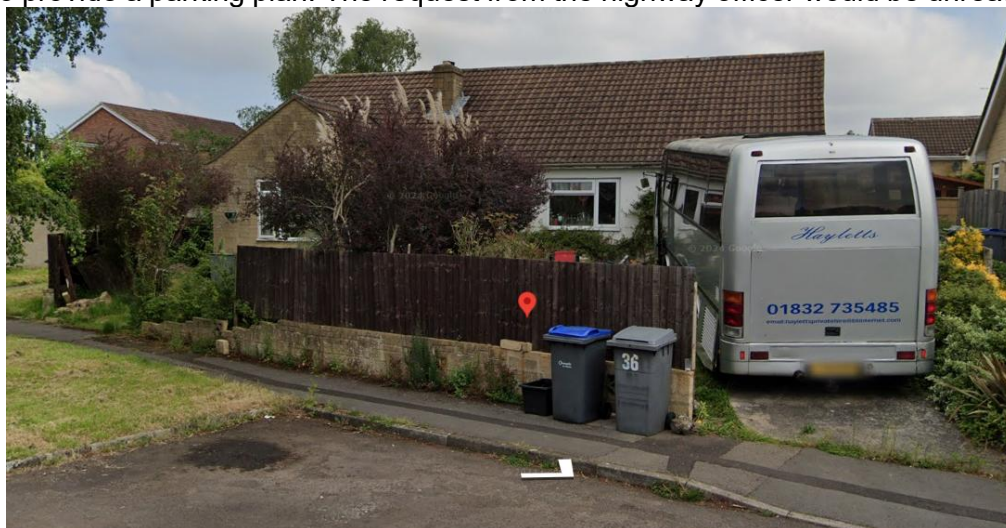
The proposed development would result in a 4+bedroom dwelling and as such require a minimum of 3 off-street parking spaces when tested against the Council's car parking strategy.



The retained garage could provide one space. It is noted that this application does not seek any conversion of the garage.

Wiltshire Council's Highways Department requested a parking plan to demonstrate adequate parking provision.

However, when one looks at the site plan and street view imagery, this property has the potential to accommodate three standard motor vehicles. One online street view image even shows a bus parked on the private drive and due to this evidence, there is no need to ask the agent to provide a parking plan. The request from the highway officer would be unreasonable.



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, as revised, is acceptable, subject to planning conditions.

RECOMMENDATION: That Planning Permission be Granted