

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04500
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Highbury House, 7B Frome Road, Southwick, Trowbridge, BA14 9QB
DEVELOPMENT DESCRIPTION:	Small extension to front elevation of existing dwelling, internal alterations and installation of glazed sliding door to rear of property.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a small extension to the front elevation of the existing dwelling, together with internal alterations, alterations to windows and the installation of a glazed sliding door to the rear elevation.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached two-storey dwelling located within the settlement of Southwick. The property occupies a residential plot with gardens to the front and rear and benefits from off-street parking and a detached double garage. The surrounding area is predominantly residential in character and comprises a mix of detached dwellings set within individual plots.



Site Photo 1 (left): Front elevation of the host dwelling.

Site Photo 2 (right): Wider view of the application site within its residential setting.

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 50 Biodiversity and Geodiversity

The 2021 made Southwick Neighbourhood Plan

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

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

National Design Guide

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

Southwick Parish Council: No objection

REPRESENTATIONS

No third-party comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

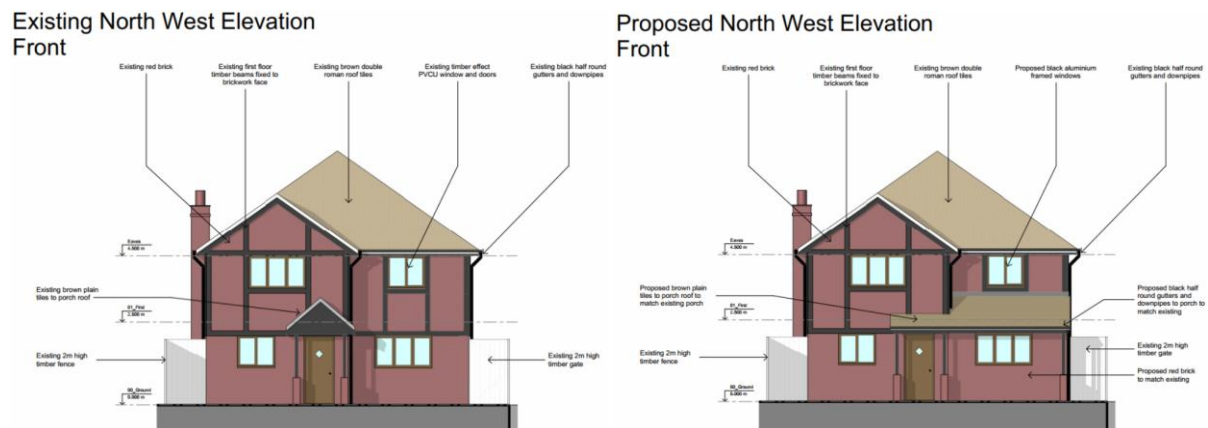
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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.

The proposal comprises the replacement of the existing porch with a modest front extension together with alterations to windows and the installation of a glazed sliding door to the rear elevation. The proposed front extension would remain subordinate to the host dwelling and would utilise materials that reflect those used within the existing property, including red brickwork and plain clay roof tiles. The proposed replacement windows and rear sliding doors would integrate satisfactorily with the overall appearance of the dwelling.



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 proposal comprises a modest front extension together with alterations to windows and the installation of a glazed sliding door to the rear elevation. Having regard to the scale and nature of the proposed works, the development would not result in any unacceptable loss of light, loss of privacy, overshadowing or overbearing impact upon neighbouring residential 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 acceptable in terms of its design, scale and appearance and would not result in any unacceptable harm to the character and appearance of the host dwelling or the surrounding area. Furthermore, the proposal would not result in any unacceptable impact upon the amenities of neighbouring occupiers

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.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form

Existing and Proposed Site Context Plans – P-Site-02- P01

Proposed Floor and Roof Plans – P-10-P01

Existing Floor and Roof Plans Showing Demolitions – P-02 – P01

Site and Location Plans – P-Site-01 – P01

Proposed Elevations – E02 – P01

Existing Floor and Roof Plans – P01 – P01

Existing Elevations – E01 – P01

All received on 17.07.2026

REASON: For the avoidance of doubt and in the interests of proper planning.