

# Western Area Planning Committee

3 July 2024

**7a) PL/2024/02246 – Trowbridge Rugby Football Club, Paxcroft, Hilperton, Trowbridge, BA14 6JB**  
Retrospective application to regularise the use of part of the rugby club for (a) The stationing of storage and collection lockers and (b) Heavy Goods Vehicle Driving Licence training area.  
**Recommendation – Approve with Conditions**



Site Location Plan

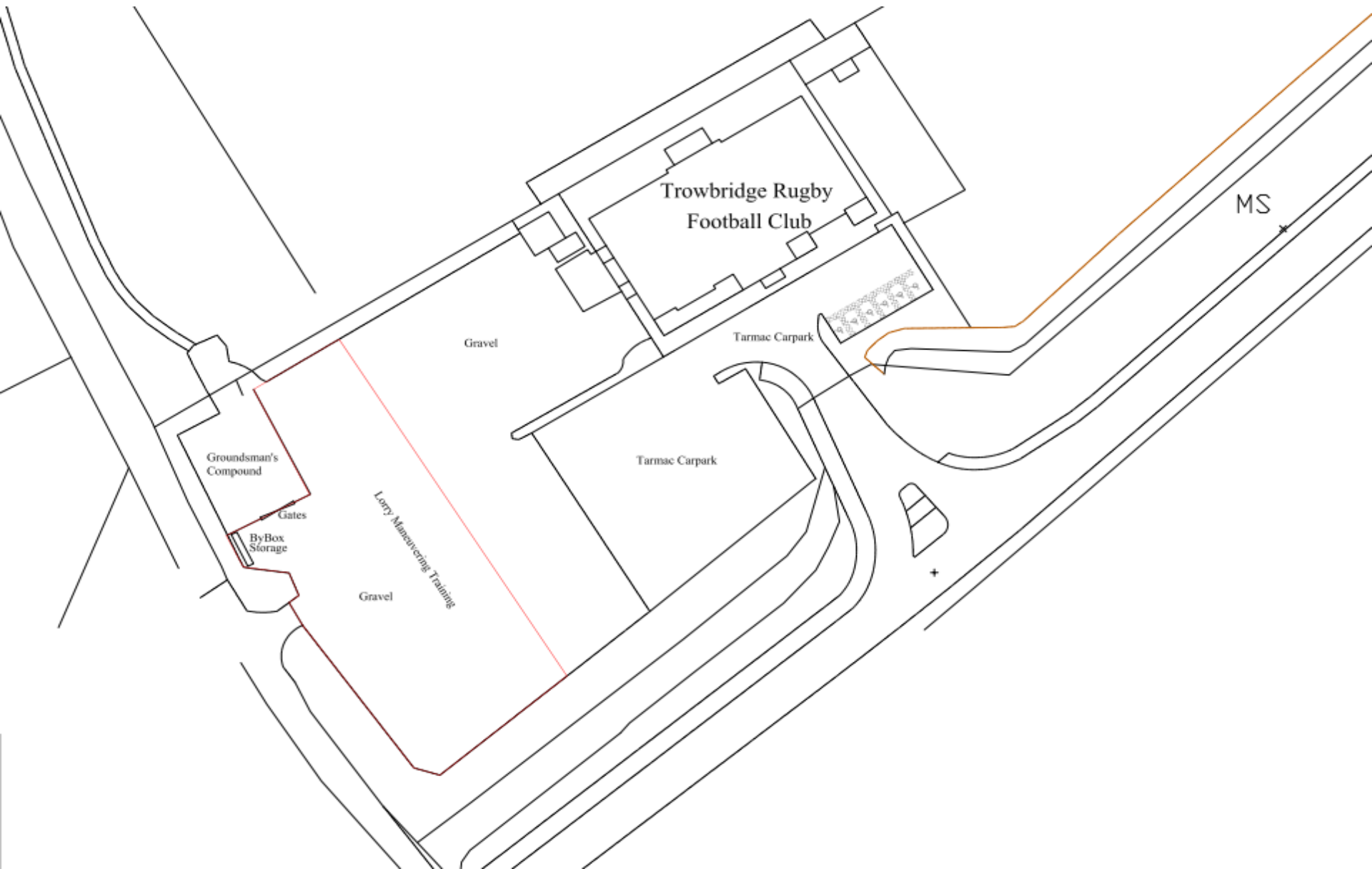


Aerial Photography



- Limits of development of Hilperton shown in black
- Public right of way known as HILP21 runs to the East of the site

# Layout/Block Plan





# Aerial View



# Storage Locker Details



North East Elevation



South East Elevation



South West Elevation



North West Elevation





# Storage lockers in situ adjacent to Groundsmans compound



# Area of gravel car park





# HGV training in use







# Access to the Rugby Club from A361







# Recommendation: Approve with conditions





## 7b) PL/2023/02682 - 6 Ash Walk, Warminster, BA12 8PY

Conversion and extension to a partially constructed single storey ancillary garden building to a 2-storey detached dwelling and associated works

**Recommendation – Refuse**



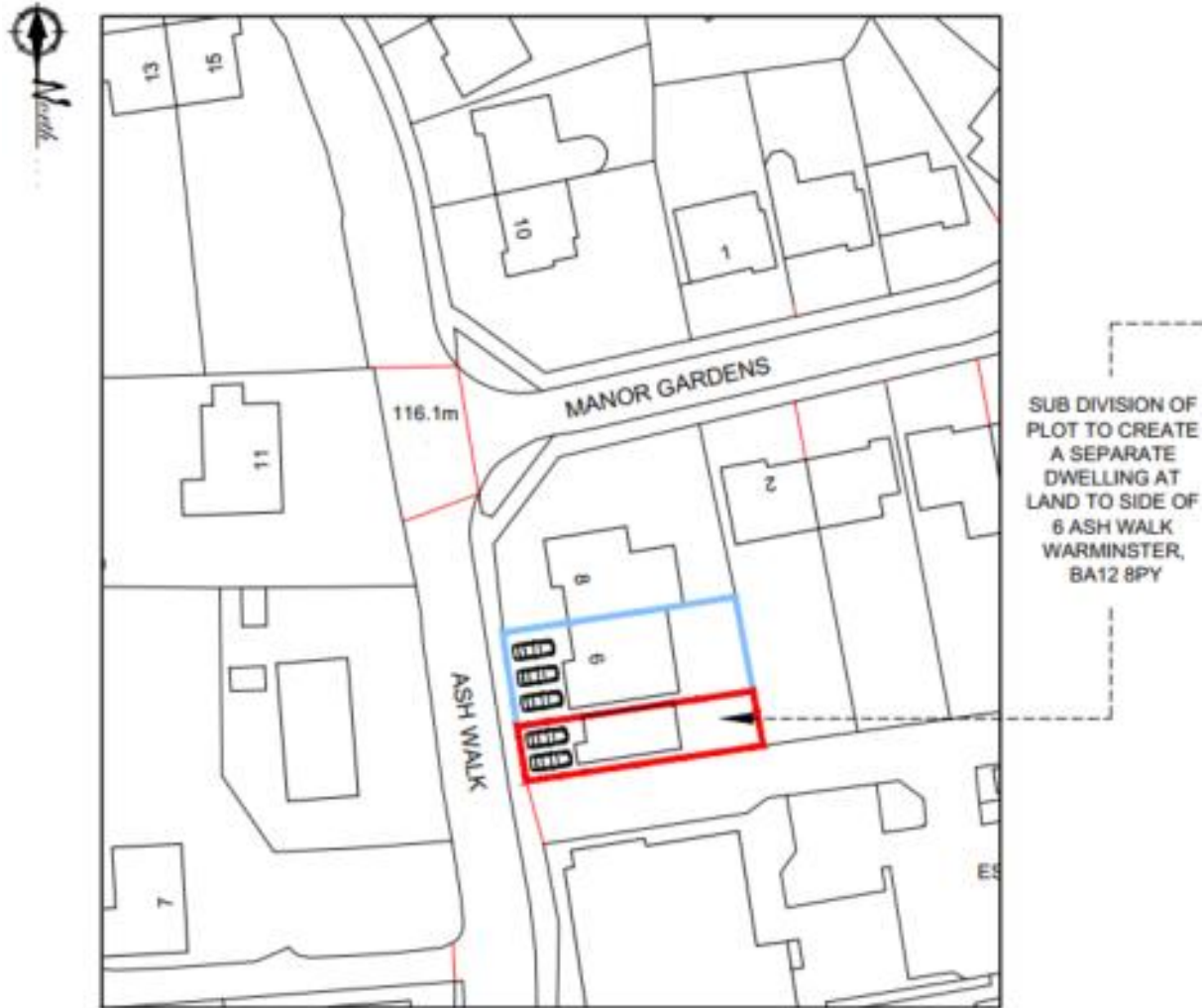
Site Location Plan



Aerial Photography



# Proposed Block Plan

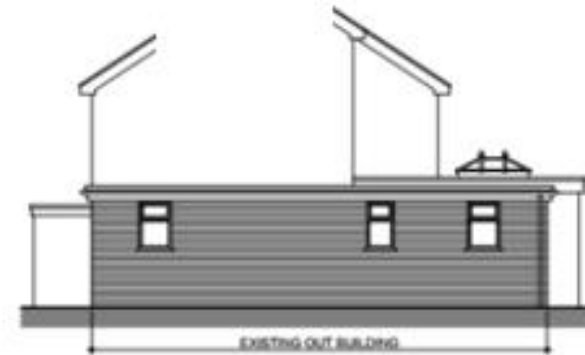


SITE BLOCK PLAN  
SCALE 1:500

# Elevation Drawings of Partially Built Outbuilding



EXISTING FRONT ELEVATION  
(scale 1:100)



EXISTING SIDE ELEVATION  
(scale 1:100)



EXISTING REAR ELEVATION  
(scale 1:100)



EXISTING SIDE ELEVATION  
(scale 1:100)

# Photo of Partially Built Outbuilding





# Photo of Partially Built Outbuilding



# Proposed Elevation Drawings



PROPOSED FRONT ELEVATION  
(scale 1:100)

- Interlocking concrete roof tiles to match the surrounding area
- Brick to match the surrounding area
- Hanging tiles to match the neighbouring properties
- Proposed porch extension



PROPOSED SIDE ELEVATION  
(scale 1:100)

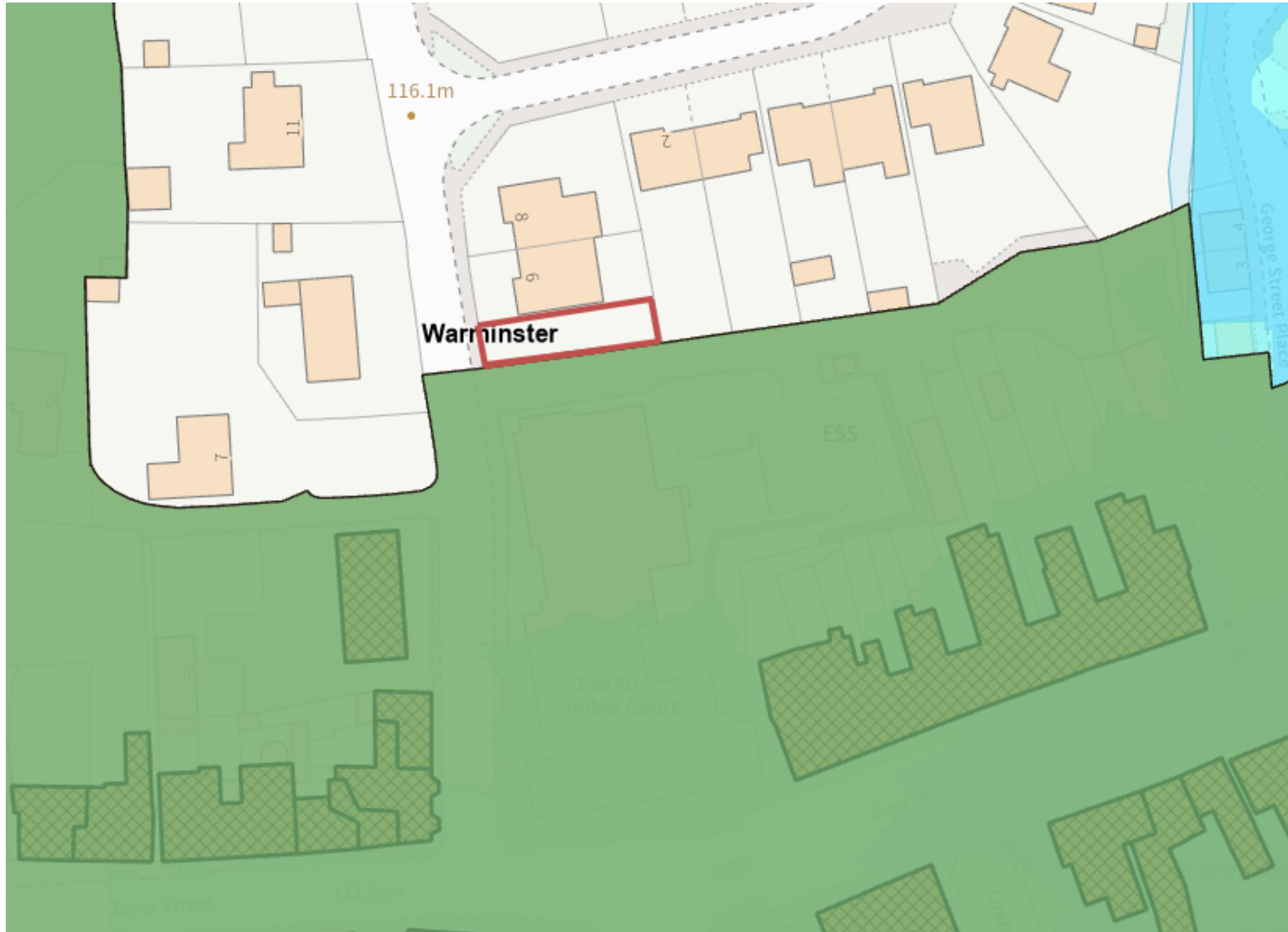


PROPOSED REAR ELEVATION  
(scale 1:100)



PROPOSED SIDE ELEVATION  
(scale 1:100)

# Application Site Context

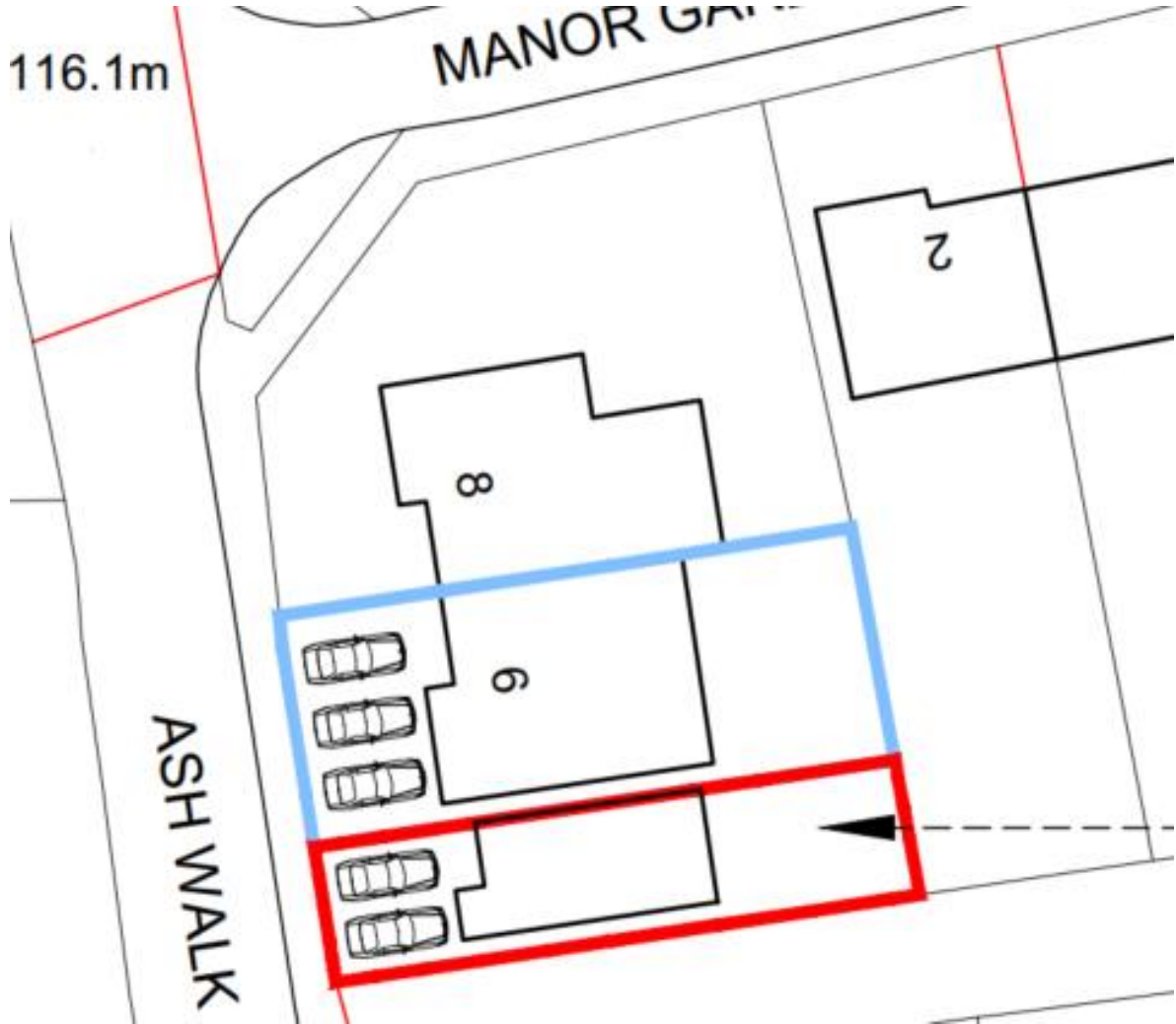




# Extract from Appeal Decision pursuant to 20/06434/FUL - APP/Y3940/W/20/3263057

7. The proposal would introduce a new dwelling within an existing modestly sized plot at 6 Ash Walk. There is no evidence that the existing plot is proportionally larger than other plots within the locality, or that there is surplus land available to comfortably support a new dwelling at the site.
8. Consequently, the proposal would take up a significant proportion of the existing plot, which in and of itself would detract from the wider uniformity and arrangement of dwellings in the locality and make the existing dwelling appear cramped on a much smaller plot. Furthermore, and in a similar context, due to the existing plot being modest in size, the new dwelling would be squeezed onto a plot that is substantially smaller than others in the locality, and it too would detract from the general uniformity of the area.
9. Consequently, the proposal would change the pattern of development, which would have a harmful effect on the character and appearance of the area. By extension, the proposal would not preserve the setting of Warminster Conservation Area or Grade II listed buildings in proximity to the site. There is no evidence demonstrating that this harm would be outweighed by public benefits generated by the proposal.

# Subdivision of the Plot Associated with 6 Ash Walk



# Aerial View of the Application Site





# Extract from the Wiltshire Design Guide, adopted March 2024

*9.2.2 Minimum garden areas for all houses should be equivalent to the footprint of the house.*

- In general, a north facing garden for a typical 2 storey house should be minimum of 12m long or up to 15m long for a typical 3 storey house*
- In general, a south, east or west facing garden should be a minimum of 10m deep.*

# Photo of No.6, partially built outbuilding and neighbouring retirement home



# Google Street View Image dated March 2024





# Google Street View Image dated March 2024



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