

**Wiltshire Council – Area West
Planning Committee**

**PLANNING APPEALS UPDATE REPORT
December 2009**

New appeals received

Ref. no.	Site	Town/ Parish	Description	Del or Com	Officer recom	Appeal type
W/09/01165/FUL	4 Halfway Farm Beanacre Road Melksham	Melksham	Removal of UPVC conservatory and erection of two storey extension	DEL	REF	WR
W/09/01172/LBC	4 Halfway Farm Beanacre Road Melksham	Melksham	Removal of UPVC conservatory and erection of two storey extension	DEL	REF	WR
W/09/01177/FUL	Paxcroft Primary School Ashton Street Trowbridge	Trowbridge	Outdoor shelter on edge of school field	DEL	REF	WR

Appeal Decisions Received

Ref. No.	Site	Town/ Parish	Description	Del or com	Officer recom	Appeal type	Appeal Decisn
08/02925/FUL	Turleigh Barn 275A Green Lane Turleigh	Winsley	Replacement of existing pitch roof to garage with flat roof and glass balustrade	DEL	REF	WR	DISMISSED
08/02926/LBC	Turleigh Barn 275A Green Lane Turleigh	Winsley	Replacement of existing pitch roof to garage with flat roof and glass balustrade	DEL	REF	WR	DISMISSED
08/03173/LBC	Dunkirk Farm House Frome Road Southwick	Southwick	Replacement windows	DEL	REF	WR	DISMISSED
W/09/01934/FUL	14 Albany CloseTrowbridge	Trowbridge	Single storey front and rear extensions and internal alterations, together with garden store	DEL	REF	WR	ALLOWED
W/09/00968/FUL	Land Rear Of 23 And 25 Bank Street Melksham	Melksham	Erection of detached two-storey flatted block with associated garaging	DEL	REF	WR	DISMISSED

W/09/01919/FUL	48 Church Lane North Bradley	North Bradley	Single storey annexe extension	DEL	REF	WR	DISMISSED
W/09/01648/FUL	Little Bowerhill Farm 457 Bowerhill Lane Bowerhill	Melksham Without	Alterations and extensions to farmhouse	DEL	REF	WR	ALLOWED
W/09/00801/FUL	36 Melton Road Trowbridge	Trowbridge	Extension to terrace to create ground floor and first floor flat	DEL	REF	WR	DISMISSED
W/09/01214/FUL	7 Birch Gardens Hilperton	Hilperton	Single storey extension	DEL	REF	WR	DISMISSED

* additional notes on decision below

- I = Inquiry H = Hearing
- Del = Delegated decision

WR = Written Representations
Comm = Committee decision

❖ **Points of interest arising from decisions**

W/09/01934/FUL - 14 Albany Close Trowbridge

The Inspector appreciated that front extensions are not always appropriate but he took the view that the dwelling was situated within a large garden and there was no established building line and as such there would be no harm. Furthermore, he did not share the Council's view that there would be any harm to neighbouring amenity resulting from the proposed rear extension or that a proposed shed within the garden would have a harmful impact on visual amenity.

The Appellant made an application for costs against the Council. This has been robustly defended and a decision on whether or not an award of costs will be made is still pending.

W/09/01648/FUL - Little Bowerhill Farm 457 Bowerhill Lane Bowerhill

The Inspector in allowing this appeal agreed with the Council that certain elements of the proposed alterations would diminish the character of this historic rural building. However, since the farmhouse was not listed and not within a designated conservation area or area of outstanding natural beauty and other aspects of the scheme would enhance the built form he considered on balance that the positive aspects of the proposal outweighed the harm that would be incurred.

Note

If Members of the Council wish to read any of the Planning Inspectors decision letters, please contact the Planning Office for a copy.

Forthcoming hearing or Inquiries

Ref. no.	Site	Town/ Parish	Description	Appeal type	Venue	Date
08/00334/BLD_L	Land adj Crusader Park Furnax Lane Warminster	Warminster	Unauthorised land contouring works	INQ	CC	26.01.2010 + 27.01.2010 (date changed from 05.01.2010)
W/09/02386/FUL	Land South West Of Bonnie Farm Court Lane Bratton	Bratton	Mobile home, day room and caravan	HRG	CR1	02.03.2010
W/09/01022/FUL	Land Adjacent Hackett Place Hilperton	Hilperton	Application to discharge clauses within section 106 agreement dated 6 February 2004	INQ	CC	23.03.2010