

**Wiltshire Council – Area West  
Planning Committee**

**PLANNING APPEALS UPDATE REPORT  
March 2010**

**New appeals received**

<b>Ref. no.</b>	<b>Site</b>	<b>Town/ Parish</b>	<b>Description</b>	<b>Del or Com</b>	<b>Officer recom</b>	<b>Appeal type</b>
W/09/01979/FUL	Land Adjacent Caravan Lower Woodrow Melksham	Melksham Without	Permanent agricultural dwelling to replace existing mobile home	DEL	REF	HRG
W/09/03375/FUL	Fern Patch 1 Coulston	Coulston	Conversion of existing domestic outbuilding to ancillary facilities	DEL	REF	WR
W/09/03166/FUL	Woodside Cottage East Hill Heytesbury	Heytesbury	Replacement building to form residential annexe	DEL	REF	WR
W/09/03703/FUL	47 Chapel Lane Wingfield	Wingfield	Single and 2 storey extensions to dwelling and detached triple garage	DEL	REF	WR
W/09/02552/CLE	Greenacres 3 Hoopers Pool Southwick	Southwick	Certificate of lawfulness for occupation of dwelling without compliance with agricultural occupancy condition	DEL	RECLE1	INQ
W/09/00150/FUL	Land North Of Junction With Dakota Close And Hornchurch Road Bowerhill	Melksham Without	Proposed erection of 27 residential dwellings and their associated roads, sewers and parking	COM	LEGAL	HRG
W/09/03195/FUL	Shepherds Cottage Henfords Marsh Warminster	Warminster	Two storey extension and car port (re-application W/09/00895/FUL)	DEL	REF	WR (Householder)

## Appeal Decisions Received

Ref. No.	Site	Town/ Parish	Description	Del or com	Officer recom	Appeal type	Appeal Decisn
W/09/01165/FUL	4 Halfway Farm Beanacre Road Melksham	Melksham	Removal of UPVC conservatory and erection of two storey extension	DEL	REF	WR	DISMISSED
W/09/01172/LBC	4 Halfway Farm Beanacre Road Melksham	Melksham	Removal of UPVC conservatory and erection of two storey extension	DEL	REF	WR	DISMISSED
W/09/01271/FUL	Kings Farm 6 Little Common North Bradley	North Bradley	Two storey extension to house	COM	REF	WR	DISMISSED
W/09/01272/LBC	Kings Farm 6 Little Common North Bradley	North Bradley	Two storey extension to house	DEL	REF	WR	DISMISSED

\* additional notes on decision below

- I = Inquiry            H = Hearing            WR = Written Representations
- Del = Delegated decision            Comm = Committee decision

### ❖ Points of interest arising from decisions

#### **W/09/01165/FUL / W/09/01172/LBC - 4 Halfway Farm Beanacre Road Melksham**

The Inspector identified the main issues as the impact of the proposals on the listed building and the loss of light and privacy to the adjoining property.

She considered that the proposals would be disproportionate in size to the original and would dominate and unbalance the main elevation of the house. The position of windows and relationship of the glazing to the areas of wall would be visually unsatisfactory. Furthermore, no joinery details had been submitted. The scale of the extension was such that it would not only be harmful to the dwelling but to the setting of the group of listed buildings and was contrary to national and local planning policy.

She was also of the view that the height and position of the proposed extension in close proximity to the habitable windows of neighbouring dwellings would be overbearing and lead to overshadowing at certain times of the day. This would detract from the amenities enjoyed by the occupiers of neighbouring properties.

**W/09/01271/FUL / W/09/01272/LBC - Kings Farm 6 Little Common North Bradley**

The Inspector in dismissing these appeals took the view that the siting and scale of the proposed extension would be visually dominant, create an awkward relationship to the existing building and paid insufficient attention to the plan form of the house or to its setting. The fact that extension would not be visually conspicuous from the public highway was immaterial. It was her opinion that the national and local plan objectives had not been met and that the proposals would harm the special architectural and historic interest of the listed building.

**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**

<b>Ref. no.</b>	<b>Site</b>	<b>Town/ Parish</b>	<b>Description</b>	<b>Appeal type</b>	<b>Venue</b>	<b>Date</b>
W/09/01142/FUL	Kingsdown Farm Lords Hill Longbridge Deverill	Sutton Veny	Erect 2 livestock buildings, straw storage building, dung store, hardened tracks and passageways and re-profiling of land adjacent to facilitate new buildings	INQ	CC	26.05.2010 27.05.2010 28.05.2010
W/09/01750/FUL	Mowlems Wynsome Street Southwick	Southwick	Residential development for 54 new build dwellings and conversion of existing building to 2 dwellings	INQ	CC	08.06.10 09.06.10