

**West Wiltshire District Council
Planning Committee 8th December 2005**

Agenda item no. 10

**PLANNING APPEALS UPDATE REPORT
7th October - 24th November 2005**

New appeals received

Ref. no.	Site	Town/ Parish	Description	Del or Com	Officer recom.	Appeal type
05/00324/REM	Land at New Terrace and Marina, Staverton	Staverton	Reserved matters application (related to outline approval 01/01616/out) for detail of link road (new terrace link	COM	REFUSE	INQ
04/02307/OUT	Land at New Terrace and Marina, Staverton	Staverton	Residential development and associated works	COM	REFUSE	INQ
05/01270/OUT	Land rear of 10 Newtown, Westbury	Westbury	Erection of detached bungalow	COM	PERMIT	WR
05/00611/FUL	20 Corfe Road, Melksham	Melksham	Two storey extension	DEL	REFUSE	WR
05/01493/FUL	84 Winsley Hill, Limpley Stoke, Winsley	Winsley	Rear extension to dwelling	COM	REFUSE	WR
05/00816/FUL	Land adj to Downside, Portway, Warminster	Warminster	New dwelling and garage	DEL	REFUSE	WR
05/01195/FUL	Land at Haugh Potticks Farmhouse, Winsley	Winsley	Erection of stables, hay store and tackroom	COM	PERMIT	WR
05/01709/FUL	Land adj Hackett Place, Hilperton	Hilperton	Erection of public house with ancillary staff flats, car parking, landscaping and access arrangements	COM	PERMIT	INQ

Appeal Decisions Received

Ref. No.	Site	Town/ Parish	Description	Del or Com	Officer recom.	Appeal Type	Appeal Decisn
05/00384/FUL	46 Southleigh, Bradford on Avon	Bradford on Avon	Erection of conservatory, provision of dormer windows	DEL	REFUSE	WR	SPLIT
04/02144/LBC	67 High Street, Heytesbury	Heytesbury	Removal of existing shop front and reinstatement with traditional facade	COM	REFUSE	WR	DISMISSED
03/01766/FUL	67 High Street, Heytesbury	Heytesbury	Removal of existing shop front and replacement with traditional cottage facade	COM	REFUSE	WR	DISMISSED
05/00790/LBC	Frankleigh House, Bath Road, Bradford on Avon	Bradford on Avon	Reduce size of 2 bed flat to a studio flat	DEL	REFUSE	WR	ALLOWED
05/00791/FUL	Frankleigh House, Bath Road, Bradford on Avon	Bradford on Avon	Reduce size of 2 bed flat to a studio flat	DEL	REFUSE	WR	DISMISSED
04/02399/FUL	506 Semington Road, Melksham	Melksham	Revised doors and windows to shed extension	COM	PERMIT	WR	ALLOWED
05/00642/LBC	18 Lower Road, Bratton	Bratton	Single storey extension	DEL	REFUSE	WR	WITHDRAWN
04/01499/FUL	4 Wingfield House, Wingfield	Trowbridge	Demolition of existing outbuildings and erection of replacement domestic outbuilding/studio	DEL	REFUSE	HRG	ALLOWED

* additional notes on decision below

- INQ = Inquiry HRG = Hearing WR = Written Representations
- Del = Delegated decision Com = Committee decision

❖ Points of interest arising from decisions

46 Southleigh, Bradford on Avon: The council's sole objections to this development related only to the dormer windows. The inspector shared the council's view that the dormer windows would affect the privacy of the adjoining dwelling and would be detrimental to the character and appearance of the locality. The council had no objections to the conservatory and the inspector allowed this part of the appeal. Although the inspector supported the council entirely on this appeal, as a split decision this will count as a decision against the council in planning appeal statistics. This anomaly is being raised with the Planning Inspectorate.

67 High Street, Heytesbury: The Inspector agreed with the Council that the total loss of the historic shop front in a building now used as a dwelling would be detrimental to the character and appearance of the building and the conservation area in which it is located.

Frankleigh House, Bath Road: The inspector considered that the proposal would preserve the architectural and historic interest of the listed building but dismissed the appeal on the grounds that the proposed studio would be dark and oppressive, particularly in the winter months and therefore would not provide a suitable living environment.

506 Semington Road: The appeal was against a condition which removed the rights to make new openings in this outbuilding in order to prevent overlooking of an adjoining dwellings. The Inspector allowed the appeal by varying the condition to prevent new openings in certain elevations only as he felt that the combination of a concrete post and wooden panel fence would largely remove the opportunity for direct overlooking in other directions.

4 Wingfield House, Wingfield: The appeals were allowed because the Inspector concluded that the proposed replacement outbuilding would be a normal domestic adjunct and even though detached, would be appropriate. It would have a direct functional relationship to the host building. He did not think that the openness of the Green Belt or the setting of the listed building would be compromised.

Forthcoming hearing or Inquiries Sept – Dec 2005

Ref. no.	Site	Town/ Parish	Description	Appeal type	Venue	Date
04/01427/FUL	Land SW of Elmfield, Staverton	Staverton	22 dwellings	HRG	TBC	13 th Dec