

**West Wiltshire District Council
Planning Committee 20th April 2006**

Agenda item no.

**PLANNING APPEALS UPDATE REPORT
15th March 2006 – 31st March 2006**

New appeals received

Ref. no.	Site	Town/ Parish	Description	Del or Com	Officer recom.	Appeal type
05/00400/FUL	Oakwood, 14 Bratton Road	West Ashton	Change of use from agricultural grass land to domestic garden	DEL	REF	WR
05/01184/FUL	80 The Common	Broughton Gifford	Change of use from agriculture to garden use and installation of timber post and three rail fence	DEL	REF	WR
05/01626/FUL	24 Prestbury drive	Warminster	Retirement bungalow	DEL	REF	WR
05/01759/FUL	60 Bratton Road	Westbury	Off road parking in front garden area	DEL	REF	WR

Appeal Decisions Received

Ref. No.	Site	Town/ Parish	Description	Del or comm	Officer recom.	Appeal type	Appeal Decisn
05/01493/FUL	84 Winsley Hill, Limpley Stoke	Winsley	Rear extension	DEL	REF	WR	Allowed
05/00597/OUT	Adcroft Villa, Adcroft Drive	Trowbridge	Demolish house and replace with 18 flats including parking	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**

05/01493/FUL 84 Winsley Hill, Limpley Stoke – The Inspector noted that the previous extensions amounted to 51% increase which, by definition, the Planning Authority must have considered at the time not to be disproportionate compared to the original dwelling. The Inspector considered several aspects; the increase in floor area is 5.3 sq.m, it would include infilling the narrow space between the conservatory and the garage, the reduction in length of the existing conservatory, the size and configuration of the dwelling. The Inspector saw this as a rationalisation of the space in a way that is not disproportionate. He concluded that the cumulative effect of the proposal, along with the previous extensions and the relationship with the original dwelling, would be a limited extension proportionate to the dwelling and is not therefore inappropriate in the Green Belt.

05/00597/OUT Adcroft Villa, Adcroft Drive, Trowbridge – The Inspector found that a 3 storey building would dominate the street frontage, would appear overbearing, be over development of the site, out of scale and character with its setting. The reduction of 1 unit, proposed as part of the appeal, would not materially affect the overall impact of the building. The protected Beech tree would be to the south of and in close proximity with the building which could lead to objections concerning loss of light to the future occupiers and result in requests for lopping, which would be difficult to resist. With regard to the impact on highway safety, he considered a small increase in residential units would not materially alter conditions but agreed with Highways that the creation of an additional access at the rear of the site to serve most of the parking spaces would lead to inconvenience, conflict and danger. He also acknowledged that the site is close to town centre, is an area of terraced houses without garages and there was a shortage of on street parking. He agreed with Highways that 1 on-site space per dwelling should be provided.

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 Mar 2006 – May 2006

Ref. no.	Site	Town/ Parish	Description	Appeal type	Venue	Date
04/01063/OUT	Land East Of Southview Farm Drynham Road, Trowbridge	Trowbridge	Outline application for residential development, recycling mini bank, open space, equipped childrens play area, provision of landscaped flood protection area and associated infrastructure	Call in Inquiry	CC	23 May
04/00385/FUL	Land East Of Furnax Lane, Warminster	Warminster	Section 73 application for the carrying out of warehouse and storage with access road and parking without complying with Condition 03 imposed on planning permission reference 01/02033/FUL	Hearing	CR3	23 May