

**West Wiltshire District Council
Planning Committee 22nd June 2006**

Agenda item no. 7

**PLANNING APPEALS UPDATE REPORT
12th May 2006 – 9th June 2006**

New appeals received

| Ref. no. | Site | Town/ Parish | Description | Del or Com | Officer recom. | Appeal type |
|--------------|-------------------------|-----------------|---|---------------|-------------------|----------------|
| 05/02823/FUL | Land At 27 Iford | Westwood | 3 bed bungalow for disabled persons | DEL | REF | WR |
| 06/00191/FUL | 23 Parsonage Road | Trowbridge | First floor side extension and single storey rear extension | DEL | REF | WR |
| 05/01654/FUL | Area R14 Westbury Leigh | Westbury | Erection of 68 dwellings, associated public open space, road infrastructure and works to Black Horse Lane | NON-D | NON-D | INQ |

Appeal Decisions Received

| Ref. No. | Site | Town/ Parish | Description | Del or com | Officer recom | Appeal type | Appeal Decision |
|--------------|---------------------------------------|-----------------|---|---------------|------------------|----------------|--------------------|
| 05/01925/FUL | 12 Tory Place | Bradford | Erection of a conservatory | DEL | REF | WR | Allowed |
| 04/01145/OUT | Silver Street Farm Silver Street Lane | Southwick | Timber lodge as agricultural worker's dwelling (outline) | COM | REF | HRG | Dismissed |
| 05/00400/FUL | Land Rear Of 14 Bratton Road | West Ashton | Change of use from agricultural grass land to domestic garden | 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**

05/01925/FUL – 12 Tory Place The Inspector did not accept Officer's conclusion that the proposed conservatory would not appear sufficiently subservient to the host building. The Inspector concluded that the proposed conservatory would not represent an inappropriate addition to the existing dwelling. The Inspector was further not convinced that the proposed conservatory would fail to preserve or enhance this part of the conservation area. Accordingly the appeal was allowed and planning permission was granted.

04/01145/OUT – Silver Street Farm, Silver Street Lane The Inspector concluded that a permanent agricultural worker's dwelling should not be permitted on this site, because the financial test set out in PPS7 was not met by the proposal. For that reasons it would not be appropriate to vary the planning permission by deleting Condition 4 attached to the permission. This condition requires that the permitted building be removed and the land restored to it former condition within three years of the commencement of work.

05/00400/FUL – Land Rear of 14 Bratton Road The Inspector noted that even if permission for the change of use were granted subject to a condition restricting permitted development rights, it would not be possible to prevent the area being laid out as a formal garden, planted with plants not normally seen in the countryside, and incorporating the normal domestic paraphernalia of family life. As a consequence he concluded that the appeal proposal would fail to conserve and enhance the rural landscape in this location and is therefore contrary to Policy C1 of West Wiltshire District Plan First Alteration 2004.

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 |
|--------------|--|-----------------|--|----------------|-------|---------|
| 05/00042/FUL | Land at Trowbridge Lodge Park, West Ashton Rd | Trowbridge | Proposed variation of conditions to allow for the siting of 12 additional residential caravans (4 retrospective) | Hearing | CC | 13 June |
| 05/00068/FUL | 21 George Street | Warminster | Redevelopment of site to form 38 sheltered apartments, house managers accommodation, communal facilities and associated car parking | Inquiry | CC | 01 Aug |
| 05/00324/REM | Land at New Terrace and Marina | Staverton | Reserved matters application (related to outline approval 01/01616/out) for detail of link road (new terrace link) | Inquiry | CC | 08 Aug |
| 04/02307/OUT | Land at New Terrace and Marina | Staverton | Residential development and associated works | Inquiry | CC | 08 Aug |