

**West Wiltshire District Council
Planning Committee
19th April 2007
PLANNING APPEALS UPDATE REPORT
15th March – 2nd April 2007**

Agenda item no. 8

New appeals received

Ref. no.	Site	Town/ Parish	Description	Del or Com	Officer recom	Appeal type
06/00166/FUL	Long Hedge Farm	Codford	Enforcement Appeal	Del	Ref	WR
06/02381/Ful	23 Iford Hill	BOA	Garage Replacement	Del	Ref	WR

Appeal Decisions Received

Ref. No.	Site	Town/ Parish	Description	Del or com	Officer recom	Appeal type	Appeal Decisn
06/01216/Ful	38 Queensway	Warminster	Extension	Com	Perm	WR	Allowed*
06/00867/Ful	12 Knook Village	Warminster	Double garage	Del	Ref	WR	D'missed*

* additional notes on decision below

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

❖ Points of interest arising from decisions

06/00867/Ful, 12 Knook Village - This is a large garage which has already been built in the front garden of a semi-detached house to store the appellant's collection of classic cars and scooters. The Inspector concluded that, because of its scale and position, it is a prominent feature from the lane and visible from the A36, which is on higher ground. The siting and bulk of the building spoils the setting of the row of houses which are characterised by the long open front gardens. It does not therefore accord with policy C31a which seeks

to ensure development of sensitive sites pay particular attention to proportion, massing and scale, nor is it in accordance with the Council's Supplementary Planning Guidance.

06/01216/Ful 38 Queensway, Warminster – This appeal proposed to extend an existing end terraced property with a stepped back addition to provide a pair of two bed starter homes and convert the existing house to 2 no. two bed flats. The Inspector noted that the history of the site had established the principle that the site was suitable for development and the revised design had address this in the current proposal. He also considered that the site was within the built up area of the Warminster, on previously developed land and in a sustainable location. The proposal would therefore be suitable for residential development and make efficient use of the site at a density of 69 dph. He acknowledge this was above the thresholds advocated in national policy but did not consider it to be a fatal criticism having regard to the Government's housing policies. On the matter of parking he could not accept that '8 parking spaces for 4 small dwellings would lead to a perceived shortfall of spaces for visitors, sufficient to increase the likelihood of on street parking to the detriment of free flow of traffic in the cul de sac'. He continued, 'Moreover, the highway authority does not object nor is there any evidence to sustain the argument that access for emergency vehicles would be materially worsened'. He therefore allowed the appeal and granted planning permission.

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
None						