

**Wiltshire Council – Area West
Planning Committee
28 October 2009**

Agenda item no. 7

**PLANNING APPEALS UPDATE REPORT
18 September 2009 to 9 October 2009**

New appeals received

Ref. no.	Site	Town/ Parish	Description	Del or Com	Officer recom	Appeal type
W/09/01349/FUL	21B Leigh Road Holt	Holt	Removal of condition 2 (W93/1310) to allow the use of residential accommodation as self contained dwelling rather than annexe to 21B Leigh Road	DEL	REF	WR
W/09/01714/FUL	11 Paxcroft Way Trowbridge	Trowbridge	Two storey side extension and single storey lean-to to front	DEL	REF	WR
W/09/00801/FUL	36 Melton Road Trowbridge	Trowbridge	Extension to terrace to create ground floor and first floor flat	DEL	REF	WR

Appeal Decisions Received

Ref. No.	Site	Town/ Parish	Description	Del or com	Officer recom	Appeal type	Appeal Decisn
W/09/00971/FUL	New Rushford 11 Walnut Close Sutton Veny	Sutton Veny	Porch to south west side of property	DEL	REF	WR	DISMISSED
W/09/00173/FUL	37 Littlejohn Avenue Melksham	Melksham	Extension to create additional two flats and two new vehicular access	DEL	REF	WR	DISMISSED
W/09/01340/FUL	Lovell Cottage Manor Road Upton Lovell	Upton Lovell	Alterations to dwelling, access and boundary wall including single storey side extension	DEL	REF	WR	ALLOWED

* additional notes on decision below

- I = Inquiry H = Hearing
- Del = Delegated decision

WR = Written Representations
Comm = Committee decision

❖ **Points of interest arising from decisions**

W/09/00971/FUL - New Rushford 11 Walnut Close Sutton Veny

The main issues considered were the impact of the proposals on the host building and the character and appearance of the conservation area. The Inspector took the view that even though this was a small porch it would detract from the simple elegance of the front elevation and harm the symmetry of a property which is conspicuous within the streetscene. Furthermore, the proposal would be poorly related to the existing spatial form to the detriment of the conservation area.

W/09/00173/FUL - 37 Littlejohn Avenue Melksham

The Inspector considered that this would create a more substantial mass and scale that would be out of context with the locality and represent over development of the site. Furthermore, and this was interesting, he considered that even though some rear habitable room windows would be obscure glazed there would be a perception of overlooking.

W/09/01340/FUL - Lovell Cottage Manor Road Upton Lovell

Your officers were slightly surprised that this appeal was allowed as officers took the view that the proposal was for a large and incongruous side extension on a previously unaltered elevation. However, the Inspector took a different view and concluded that it would not result in the loss of an important visual gap within the street scene, which we had argued, and that the form of the extension was such that it would be relatively well contained in visual terms.

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
W/09/00267/FUL	Land Adjoining Mudmead Stables Mudmead Lane Steeple Ashton	Steeple Ashton	Change of use of land for the siting of an agricultural workers mobile home for three years	HRG	CC	10.11.2009
07/00297/BLD_L	6 Stoggy Lane Great Hinton	Great Hinton	Unauthorised erection of a barn and change of use of agricultural land to garden use	INQ	CC	25.11.2009 (cancelled from 29.09.2009)
08/00231/USE_L	Littleton Stables Littleton Semington	Semington	Unauthorised use of tractor shed as dwelling and creation of domestic garden together with installation of one stable, three dog kennels, one storage container unit and one caravan	HRG	CR1	08.12.2009
W/09/00407/FUL	Littleton Stables Littleton Semington	Semington	Retrospective erection of dwelling, detached day room and touring caravan for residential use	HRG	CR1	08.12.09
08/00334/BLD_L	Land adj Crusader Park Furnax Lane Warminster	Warminster	Unauthorised land contouring works	INQ	CC	26.01.2010 + 27.01.2010 (date changed from 05.01.2010)