Planning Report January 2024

Details of planning applications are available at: https://development.wiltshire.gov.uk/pr/s/

Application	Consultation Deadline
● **PL/2023/10494 61 Murhill, Limpley Stoke, BA2 7FG:** Single & double storey rear extension to replace an existing single storey structure, terrace re-alignment and a new garden office (the latter under permitted development rights). **Recommendation:** **Comments:** The suggested design and extension is a modernization of a residential dwelling whilst using appropriate modern materials and matching stones to make sure that the dwelling retains its character. Owing to the small nature of Murhill, the homeowner has taken time to discuss their plans with neighbours and indeed some of these neighbours have written positive comments regarding the planned build which will proportionally increase the size of the property to allow the existing family to continue to live and flourish there. I have not got concerns regarding the build design. However, I note that the bat survey shows that part of the existing build is a bat maternity roost. The survey gives detailed explanation how this should be dealt with (no build between 15th May – 15th August and ideally the build to be from October – April inclusive) amongst other things. I think it is important that the Mitigation and Avoidance Measures as stated in the bat report are followed and this should be confirmed by appropriate Wiltshire Council personnel by site visits on a periodic basis. (BJD)	8/01/24
● **PL/2023/10591 6 Late Broads, BA15 2NW:** Proposed repositioning of boundary wall. **Recommendation:** **Comments:**	16/01/24
● **PL/2023/10759 36, Dane Rise, BA15 2NB** Alteration and extension to an existing bungalow, with a single storey addition to south side of the house and conversion of an existing garage into living space. A new separate double garage is proposed to the west of the plot. **Recommendation:** **Comments:** 36, Dane Rise, is a poorly maintained and visually unappealing bungalow. The new owners have requested planning permission for an extensive redesign, extension and cosmetic improvement. The planning permission, whilst significant, is not out of keeping with other extended properties on Dane Rise, indeed, it goes to great lengths to both modernize the property but keeping the property a single storey property which must be welcomed. The only concern is regarding the significant yakisugi cladding in terms of colouring and length of time to fade. The applicant does not explain whether this will be burnt yakisugi or simple brushed and expected colour and fade time. I believe this should be explained. Further to this, and whilst the applicant does recognize that construction work will be significant, they believe that there will be enough space on their driveway to deal with all construction traffic, indeed Highways have no concerns, however, recent experience on Dane Rise shows that when there are three or four different trades on site, plus skip(s), plus space for	

existing cars and building goods deliveries then it will be tight. The road is quite narrow and it is likely that large building delivery vehicles won't get onto the land easily and will cause delays for vehicular access around Dane Rise. It is not unusual for the road to be blocked for 30mins at a time as a large vehicle attempts to reverse into a site. I believe it should be stipulated within the planning permission the times at which deliveries can be made. Given that this is a very built up area and a long build time is expected, again, stipulations around the working day should also be made. (BJD)	
● **PL/2023/11029 11 Bradford Road, BA15 2HN** A proposed conservatory at the rear that extends 2.564m. **Recommendation:** No comment. **Comments:** A small additional conservatory to an already large construction. The materials suggested are in keeping with the current build and there will be no additional overhang or oversight reducing neighbours' amenity. (BJD)	

Treeworks	Consultation Deadline
● **PL/2023/10529 Turleigh Villa, BA15 2HH:** Mature Holm Oak – 20% crown reduction & crown clear including deadwood removal to relieve wind force on tree. **Recommendation:** **Comments:** Sensible maintenance of tree in order to improve its health. (BJD)	29/12/23
● **PL/2023/11180 8 LIMPLEY STOKE ROAD, WINSLEY, BRADFORD ON AVON, BA15 2NP** Consent under Tree Preservation Orders T29, T30, T34 & T44 - 4 x Larch trees - fell T49 - 1 x Pine tree - fell T45 - 1 x Larch tree - reduce branches overhanging footpath back to the property boundary **Recommendation:** **Comments:** The trees that the householder wishes to remove are large, imposing and not healthy. They are probably causing the householder's patio to become uneven. Whilst this is recognized, the trees are an exceptionally prominent feature and their loss will change the skyline of Winsley significantly. Given this, I feel it is appropriate to request that native trees possibly smaller in stature are planted to replace those lost. Regarding the larch tree T45, where the branches that overhang the footpath will be reduced back to the property boundary, this is of course to be welcomed. However, it would also be welcomed if the householder was able to undertake work to the hedging at the side of their property which is also growing over the footpath and could presumably be remedied by the tree surgeon they employ for the tree work. (BJD).	