



26 January 2026

Steven Vellance Esq
Development Services
Wiltshire Council
Bythesea Road
Trowbridge
BA14 8JN

Dear Sir

Application No: PL/2026/00281

Application Type: Full Planning Permission

Proposal: Erection of detached one bedroom building to be used for B&B and AirB&B purposes

Location: The Oikos, 35 Hilperton Road, Trowbridge BA14 7JD

Case Officer: Steven Vellance

I wish to strongly object to the above application for planning permission. There are various reasons which I will state below:-

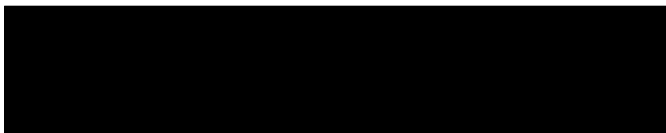
1. The original application for 35 Hilperton Road should never have been allowed. The title to 35 Hilperton Road was once part of 36 Hilperton Road's title. It stated in my Conveyance that that land should never be built on and should remain as ornamental shrubberies (a copy of the relevant extract is enclosed) but that matter was overlooked as the previous owners put in for planning permissions themselves and did not disclose that document. The land was part of a Grade II Listing and the gardens were part of the Conservation Area.
2. The access to 35 Hilperton Road is through my narrow archway and down the tight driveway alongside my property. The terrace of 36-39 Hilperton Road is Grade II Listed and the proposed development will completely compromise the integrity of the terrace. There have been numerous occasions when my archway has been damaged – not only to both the side pillars but also to the keystone at the top of the archway. I have a bedroom and bathroom above this archway and I am very concerned as it is about

damage to the archway, let alone with the weight of more traffic passing through for a completely unnecessary extra dwelling.

3. The weight of traffic and materials that will have to pass through my archway for the purpose of building the dwelling is going to significantly increase the risk of damage to my property.
4. The original planning permission for 35 Hilperton Road stated that the driveway in front of 36-39 Hilperton Road was to be made wider (which was done) for the sole purpose of creating an "In and Out" driveway to decrease the risk of accidents to and from the highway. This is adhered to by the owners of numbers 36-39 but not by the owners of number 35. This is dangerous in itself but the risk is that with considerable extra traffic passing through the driveway and people not adhering to the specified route more accidents will occur.
5. Emergency Vehicles. As it is the archway is too small for emergency vehicles. Ambulances have to park outside my house and the patient is then taken the 600 odd foot up the driveway to the ambulance. Another dwelling on the site will increase the risk of mortality either by fire or the fact a patient cannot be treated in situ.

I therefore strongly object to this planning application on the grounds of the sheer weight of traffic going past a Listed terrace and through my Listed archway and the risk of mortality due to no access for emergency vehicles.

Yours faithfully

A large black rectangular box redacting the signature of Joanna Taylor.

Joanna Taylor

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (04.04.2018) PROPRIETOR: JOANNA LUCY TAYLOR of 36 Hilperton Road, Trowbridge BA14 7JG and of 1 Victoria Road, Trowbridge BA14 7LH.
- 2 (04.04.2018) The price stated to have been paid on 3 April 2018 for the land in this title and in title WT259722 was [REDACTED].
- 3 (04.04.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (13.10.1986) A Conveyance of the land in this title and other land dated 20 August 1921 made between (1) Arthur John Graham Hancomb and William Horace Mann (Trustees) and (2) Ronald Cooke Taylor (Purchaser) contains the following covenants:-

"And the Purchaser hereby covenants with the Trustees that he the Purchaser and all persons deriving title under him will for ever hereafter maintain and keep the pieces of land coloured green on the said plan as an ornamental shrubberies."

NOTE: Copy plan filed under WT60262.
- 2 (13.10.1986) A Conveyance of the land in this title and other land dated 18 October 1950 made between (1) Edward Gale Smallcombe (Vendor) and (2) Ian Forbes Macmath (Purchaser) contains covenants identical with those contained in the Conveyance referred to above.

End of register



PEF1A2



Town and Country Planning Act 1990

Permission for Development

Application No:	05/02056/FUL
Description:	New dwelling and alterations to access
Location:	Land Rear Of 34 Hilperton Road Trowbridge Wiltshire
Applicant:	Agent:
Dr And Mrs R Kneabone 36 Hilperton Road Trowbridge Wiltshire BA14 7JG	Philip Proctor Associates (Mr Simon Rutter) Grosvenor House Bleke Street Shaftesbury Dorset SP7 8AW

PLEASE NOTE:

IF YOU DO NOT COMPLY WITH THE APPROVED PLANS OR THE CONDITIONS SET OUT BELOW, THE COUNCIL MAY TAKE ENFORCEMENT ACTION AGAINST YOU

REASON(S) FOR PERMISSION:

The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.

The Council hereby grants **PERMISSION** for the above development to be carried out in accordance with the application and accompanying plans subject to the following condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C31A.

- 3 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.



Page 2 of 3, Decision

PEFULZ

- 4 No entrance gates shall be erected on the access.

REASON: In the interests of highway safety

- 5 A recessed entrance having a minimum width of 3.5 metres shall be constructed 4.5 metres back from the carriageway edge at the south westerly point of access and its sides shall be splayed outward at an angle of 45 degrees toward the carriageway edge. The area between the carriageway edge and the entrance shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall have been supplied to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety

- 6 Before the dwelling hereby permitted is first occupied the area between the nearside carriageway edge and lines drawn between a point 2.4 metres back from the carriageway edge along the centre line of the entrance and points on the carriageway edge 90 metres from the centre line of the access, on both sides, shall be cleared of obstruction to visibility at and above a height of 600mm above the nearside carriageway level and thereafter maintained free of obstruction at all times.

REASON: In the interests of highway safety

- 7 The south western access point shall be used for the purposes of 'entry only' and the north eastern access shall be used for the purpose of 'exit only'. Appropriate signs shall be erected within the site before the development hereby permitted commences, and thereafter maintained, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety

- 8 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.

REASON: To provide a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: To provide a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

- 10 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the appearance of the development is satisfactory.



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