

**BATH AND NORTH EAST SOMERSET COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**8th May 2013**

**SITE VISIT DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	13/00376/FUL	
<b>Site Location:</b>	The Chase, Rectory Lane, Compton Martin, Bristol	
<b>Ward:</b> Chew Valley South	<b>Parish:</b> Compton Martin	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of extensions including a first floor extension to create a 1.5 storey dwelling (Revised proposal)	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Housing Development Boundary, Water Source Areas,	
<b>Applicant:</b>	Mr And Mrs C & J Linegar	
<b>Expiry Date:</b>	26th March 2013	
<b>Case Officer:</b>	Heather Faulkner	

**DECISION PERMIT**

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

2 All external walling and roofing materials to be used shall match those of the existing building in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

Reason: In the interests of the appearance of the development and the surrounding area.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no windows, roof lights or openings, other than those shown on the plans hereby approved, shall be formed in the side elevations (north east or south west) at any time unless a further planning permission has been granted.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy.

4 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

### **PLANS LIST:**

This decision is taken on the basis of the following drawing numbers:

Received 29th January 2013

Design and Access Statement

2012/Chase01B Location Plan

2013/Chase/03B Existing Elevations

2012/Chase04B Existing Elevations

2013/Chase06B Proposed Ground Floor Plan

2013/Chase07B Proposed First Floor Plan

2013/Chase08B Proposed Elevations

2013/Chase/09B Proposed elevations

Received 1st March 2013

2012/Chase05B Existing Floor Plan

Received 6th March 2013

2013/Chase02D Existing/Proposed Block |Plan

Received 15th March 2013

Site Plan with dimensions

### **REASONS FOR GRANTING APPROVAL**

1 The development is considered to be of an acceptable scale, design and siting , which would preserve the character and appearance of this building and the surrounding Area of Outstanding Natural Beauty. There will be no harm to highway safety or residential amenity as a result of this development.

2 The decision to grant approval has taken account of the Development Plan, relevant emerging Local Plans and approved Supplementary Planning Guidance. This is in accordance with the Policies set out below at A.

A.

D.2 - General design and public Realm Considerations

D.4 - Townscape considerations

NE.2 - Areas of Outstanding Natural Beauty

NE.4 - Trees and Woodland conservation

Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007

Bath and North East Somerset Submission Core Strategy (May 2011)

The National Planning Policy Framework published in March 2012

## DECISION TAKING STATEMENT

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. The applicant sought pre-application advice prior to this application being submitted. For the reasons given above the application was recommended for approval.