

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT CONTROL COMMITTEE

8th April 2015

DECISIONS

Item No:	001	
Application No:	14/04081/FUL	
Site Location:	2 Hermitage Road, Lansdown, Bath, Bath And North East Somerset	
Ward: Lansdown	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 1no five bedroom dwelling following demolition of existing bungalow.	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Nitor Investments Ltd	
Expiry Date:	19th November 2014	
Case Officer:	Tessa Hampden	

DECISION REFUSE

1 The proposed development, due to its inappropriate bulk and proximity to the neighbouring dwellings would result in an unacceptable loss of light to the windows of the adjacent neighbouring properties, and as such result in unacceptable harm to the residential amenity currently enjoyed by these neighbouring occupiers. The development is therefore contrary to saved policies D2 and D4 of the Bath and North East Somerset Local Plan 2007.

2 The development, due to the unacceptable design, mass and bulk of the development is considered to result in a built form that would have an unacceptable detrimental impact upon the character and appearance of the City of Bath Conservation Area. The development is therefore considered to be contrary to saved policies BH6, D2 and D4 of the Bath and North East Somerset Local Plan 2007 and CP6 of the Core Strategy 2014.

3 The proposed development, due to its proximity to the neighbouring dwellings and its overall massing and bulk, is considered to represent the overdevelopment of the site. The development is therefore contrary to saved policies BH6, D2 and D4 of the Bath and North East Somerset Local Plan 2007. and CP6 of the Core Strategy 2014.

PLANS LIST:

05 Sep 2014 P 02 EXISTING NORTH AND SOUTH ELEVATIONS
05 Sep 2014 P 03 EXISTING SITE SECTION AA
05 Sep 2014 P 04 EXISTING SITE SECTION BB
05 Sep 2014 P 06 PROPOSED LOWER GROUND AND GROUND FLOOR PLAN

05 Sep 2014 P 07 PROPOSED 1ST AND 2ND FLOOR PLANS
05 Mar 2015 P 08a PROPOSED NORTH ELEVATION
05 Mar 2015 P 09b PROPOSED SOUTH ELEVATION
05 Mar 2015 P 10b PROPOSED WEST ELEVATION
05 Mar 2015 P 11b PROPOSED EAST ELEVATION
05 Mar 2015 P 12b PROPOSED SITE SECTION AA
05 Mar 2015 P 13a PROPOSED SITE SECTION BB
05 Sep 2014 P 14 PROPOSED NORTH ELEVATION- RENDERED
05 Sep 2014 P 15 PROPOSED SITE PLAN- ANALYSIS
24 Sep 2014 140919-2HR-TTP-AM TREE PROTECTION PLAN
24 Sep 2014 WS51/01 LANDSCAPE LAYOUT PLAN

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. Whilst the Case Officer recommended approval, Members of the Development Control Committee took an adverse view and decided to refuse the application.