

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**29th July 2015**

**DECISIONS**

<b>Item No:</b>	001	
<b>Application No:</b>	14/05899/OUT	
<b>Site Location:</b>	Leacroft House, Bristol Road, West Harptree, Bristol	
<b>Ward:</b> Mendip	<b>Parish:</b> West Harptree	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application	
<b>Proposal:</b>	Erection of new dwellings, access, landscaping and attenuation pond and refurbishment of Leacroft House, following demolition of Leacroft Bungalow and outbuildings associated with former builders yard.	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Housing Development Boundary, Public Right of Way, SSSI - Impact Risk Zones, Water Source Areas,	
<b>Applicant:</b>	Mr & Mrs Payne	
<b>Expiry Date:</b>	31st July 2015	
<b>Case Officer:</b>	Rachel Tadman	

**DECISION**

Delegate to Permit - Pending Legal Agreement

<b>Item No:</b>	002	
<b>Application No:</b>	15/01336/FUL	
<b>Site Location:</b>	Shortwood Common Cottage, Hook Lane, Hinton Blewett, Radstock	
<b>Ward:</b> Mendip	<b>Parish:</b> Hinton Blewett	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of two storey side and rear extension following demolition of existing kitchen area and detached garages	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 3b,4,5, Area of Outstanding Natural Beauty, Coal - Standing Advice Area, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr & Mrs J Hill	
<b>Expiry Date:</b>	7th August 2015	
<b>Case Officer:</b>	Martin Almond	

**DECISION REFUSE**

1 The proposed two storey side extension will result in a incongruous and prominent addition to the existing dwelling which is not subservient to the existing building and does not complement or respect the host building, the proposal would therefore have a significant and unacceptable impact on the character and appearance of the dwelling itself and the character and appearance of the surrounding area and as such the proposal is contrary to Saved Policies D.2 and D.4 of the Bath and North East Somerset Local Plan (including minerals & waste policies) adopted 2007.

2 The proposed two storey rear extensions will result in incongruous additions to the existing dwelling which will increase the bulk of the property and will result in the loss of character to the existing dwelling and as such the proposal is contrary to Saved Policy D.4 of the Bath and North East Somerset Local Plan (including minerals & waste policies) adopted 2007.

3 The proposed extensions by reason of their size, position and prominence will have an adverse impact upon the natural beauty of the landscape of this part of the designated AONB and as such is contrary to Saved Policy NE.2 of the Bath and North East Somerset Local Plan (including minerals & waste policies) adopted 2007 and Paragraph 115 of the National Planning Policy Framework 2012.

#### **PLANS LIST:**

This decision relates to drawings 1732-02 P1, 1732-03 P1, 1732-04 P1, 1732-06 P1 dated as received 20th March 2015 and drawings 1732 - 01 P2, 1732 - 05 P2, 1732 - 07 P2 and 1732 - 08 P2 dated as received 1st May 2015.

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. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the reasons outlined above and the applicant was advised that the application was to be recommended for refusal.