

Bath & North East Somerset Council

MEETING: **Planning Committee**

MEETING DATE: **19th October 2022**

AGENDA
ITEM
NUMBER

--

RESPONSIBLE OFFICER: Simon de Beer – Head of Planning

TITLE: **APPLICATIONS FOR PLANNING PERMISSION**

WARDS: ALL

BACKGROUND PAPERS:

AN OPEN PUBLIC ITEM

BACKGROUND PAPERS

List of background papers relating to this report of the Head of Planning about applications/proposals for Planning Permission etc. The papers are available for inspection online at <http://planning.bathnes.gov.uk/PublicAccess/>.

- [1] Application forms, letters or other consultation documents, certificates, notices, correspondence and all drawings submitted by and/or on behalf of applicants, Government Departments, agencies or Bath and North East Somerset Council in connection with each application/proposal referred to in this Report.
- [2] Department work sheets relating to each application/proposal as above.
- [3] Responses on the application/proposals as above and any subsequent relevant correspondence from:
 - (i) Sections and officers of the Council, including:
 - Building Control
 - Environmental Services
 - Transport Development
 - Planning Policy, Environment and Projects, Urban Design (Sustainability)
 - (ii) The Environment Agency
 - (iii) Wessex Water
 - (iv) Bristol Water
 - (v) Health and Safety Executive
 - (vi) British Gas
 - (vii) Historic Buildings and Monuments Commission for England (English Heritage)
 - (viii) The Garden History Society
 - (ix) Royal Fine Arts Commission
 - (x) Department of Environment, Food and Rural Affairs
 - (xi) Nature Conservancy Council
 - (xii) Natural England
 - (xiii) National and local amenity societies
 - (xiv) Other interested organisations
 - (xv) Neighbours, residents and other interested persons
 - (xvi) Any other document or correspondence specifically identified with an application/proposal
- [4] The relevant provisions of Acts of Parliament, Statutory Instruments or Government Circulars, or documents produced by the Council or another statutory body such as the Bath and North East Somerset Local Plan (including waste and minerals policies) adopted October 2007

The following notes are for information only:-

- [1] "Background Papers" are defined in the Local Government (Access to Information) Act 1985 do not include those disclosing "Exempt" or "Confidential Information" within the meaning of that Act. There may be, therefore, other papers relevant to an application which will be relied on in preparing the report to the Committee or a related report, but which legally are not required to be open to public inspection.

- [2] The papers identified or referred to in this List of Background Papers will only include letters, plans and other documents relating to applications/proposals referred to in the report if they have been relied on to a material extent in producing the report.
- [3] Although not necessary for meeting the requirements of the above Act, other letters and documents of the above kinds received after the preparation of this report and reported to and taken into account by the Committee will also be available for inspection.
- [4] Copies of documents/plans etc. can be supplied for a reasonable fee if the copyright on the particular item is not thereby infringed or if the copyright is owned by Bath and North East Somerset Council or any other local authority.

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ITEM NO.	APPLICATION NO. & TARGET DATE:	APPLICANTS NAME/SITE ADDRESS and PROPOSAL	WARD:	OFFICER:	REC:
001	22/01753/FUL 19 July 2022	Tim And Keren Elson 24 The Tynning, Widcombe, Bath, Bath And North East Somerset, BA2 6AL Erection of a single-storey rear extension, a first floor extension over garage, loft conversion with pitched rear dormer, replacement of windows and doors, widening of existing driveway.	Widcombe And Lyncombe	Angus Harris	PERMIT

REPORT OF THE HEAD OF PLANNING ON APPLICATIONS FOR DEVELOPMENT

Item No: 001
Application No: 22/01753/FUL
Site Location: 24 The Tying Widcombe Bath Bath And North East Somerset BA2 6AL



Ward: Widcombe And Lyncombe **Parish:** N/A **LB Grade:** N/A
Ward Members: Councillor Alison Born Councillor Winston Duguid
Application Type: Full Application
Proposal: Erection of a single-storey rear extension, a first floor extension over garage, loft conversion with pitched rear dormer, replacement of windows and doors, widening of existing driveway.
Constraints: Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE3 SNCI, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
Applicant: Tim And Keren Elson
Expiry Date: 19th July 2022
Case Officer: Angus Harris
To view the case click on the link [here](#).

REPORT

The application refers to a semi-detached property at 24 The Tying, Widcombe, Bath, BA2 6AL.

Planning permission is sought for the erection of a single-storey rear extension, a first floor extension over garage, loft conversion with pitched rear dormer, replacement of windows and doors, widening of existing driveway.

Relevant Planning History:

There is no relevant planning history on this site.

SUMMARY OF CONSULTATIONS/REPRESENTATIONS

Consultation Responses :

Cllr Alison Born and Cllr Winston Duguid :

A number of residents have voiced concern about this application. Not about the principle of extending and modernising the house but about the detail of the proposed plans. The housing on this side of the Tynning comprises pairs of semi-detached 1930's houses which face onto the Edwardian properties across the road. While minor modifications have been made to the 1930's houses, there is a uniformity to their appearance and the garages between the properties provide wide gaps that allow light through to the similar homes behind in Tynning End. Residents are concerned that the current plans will:

- o Disrupt the homogeneity of the street and detract from the streetscape in the conservation area.
- o Set a precedent that could lead to significant changes in future.
- o Block light from the properties behind which will be a particular problem in the winter months.
- o The roof dormer will be out of keeping with all the other houses on that side of the road and will overlook the properties behind. A Velux window would be far more acceptable.
- o The first floor extension is felt to be particularly problematic and is an over development whereas a single story rear garage extension, as has been done to other properties in the row would be un-contentious.

Ecology:

Following my previous comments dated 15th June 2022, a Bat and Bird Building Assessment produced by Nicholas Pearson Associates dated August 2022 has been submitted and is welcomed.

Ecology Survey

The report provides the result of a building inspection and subsequent bat surveys undertaken by suitably qualified ecologists. The roof of the main dwelling was identified as being in poor condition, with numerous lifted, cracked and missing tiles on the east and west aspects and along the ridge, providing potential roosting features for crevice dwelling bat species. No evidence of roosting bats or nesting birds was found during the external inspection. However, based on the number and type of features present, the property was considered to have moderate potential to support roosting bats and some limited potential to support nesting birds. The garage roof was in poor condition but no features for roosting bats were identified so was considered to offer negligible potential for nesting birds and roosting bats.

Two emergence/re-entry survey were undertaken in accordance with best practice guidance. Surveys were spaced at least two weeks apart. No bats were recorded emerging or re-entering the building during either of the July surveys. These results are accepted. The precautionary measures to protect nesting birds, as per Section 5 of the report would be supported and can be secured by condition.

Lighting

The recommendation for a sensitive external lighting design would be supported and should be secured by condition.

Net Gain

The recommendation to include an integrated bat (box) & bird box, hedgehog connectivity measures and a green roof would be supported. If consent is granted, a scheme of ecological compensation and enhancement should be secured by condition.

Conclusion: Subject to the conditions below then I have no objection to the scheme.

Precautionary Working Methods (Compliance Condition)

Works must proceed only in accordance with the following measures for the protection of wildlife such as nesting birds:

- o a careful visual check for signs of active bird nests shall be made of the hedge (due for pruning) the interior and exterior of the building and its roof, and any crevices and concealed spaces, prior to any works affecting these areas; and
- o active nests shall be protected undisturbed until the young have fledged.

Reason: to avoid harm to wildlife and protected species.

Wildlife Enhancement (Pre-Occupation)

No occupation of the development hereby approved shall commence until:

(a) an integrated bird box, an integrated bat box and hedgehog access points (as per Section 5 of the approved Bat and Bird Building Assessment produced by Nicholas Pearson Associates dated August 2022) have been installed/created on site. In addition, provision of an additional feature to benefit wildlife, to include, for example, wildlife-friendly planting or a green roof shall be incorporated into the scheme.

(b) a brief statement confirming and demonstrating, using photographs, completion of the measures in part (a) of this condition, has been submitted to and approved in writing by the Local Planning Authority.

All such measures and features shall be retained and maintained thereafter for the purposes of providing wildlife habitat

Reason: to provide biodiversity gain in accordance with NPPF.

External Lighting (Bespoke Trigger)

No new external lighting shall be installed until full details of the proposed lighting design have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

1. Lamp models and manufacturer's specifications, positions, numbers and heights; and
2. Measures to limit use of lights when not required, to prevent upward light spill and to prevent light spill onto nearby vegetation and adjacent land.

The lighting shall be installed and operated thereafter in accordance with the approved details.

Reason: To avoid harm to bats and wildlife in accordance with Policies NE3 and D8 of the Bath and North East Somerset Local Plan.

Representations Received :

12no objections have been received, summarised into the following points:

- The extensions are out of keeping with the other properties,
- No precedent for 2-storey side extensions or rear dormers.
- The scale of the side extension and dormer are out of keeping with the conservation area,
- The scale of the works are out of keeping with adjacent properties
- The works set a dangerous precedent for future extensions
- The rear dormer will provide views toward rear gardens and rear properties of Tynning End,

- The local character has a pattern of single storey garages and open spacing between the properties and the first floor extension above the garage is out of keeping with this character, with potential for a terraced feeling,
- The erection of the dormer introduced a new feature not currently present in the local area,
- The first floor side extension will impact the symmetry and integrity of the semi-detached pair
- Loss of light for the neighbour at number 25,
- Garage foundations may be unsuitable to accommodate the first floor extension,
- The dormer window is not in keeping and a suggestion for velux windows would retain privacy whilst providing light,
- The single storey rear extension will be built up to the boundary, having a detrimental effect on the neighbouring property by loss of light.
- Loss of the front garden would impact the character of the conservation area and should be resisted during the climate crisis
- Addition of the side window is obtrusive and should be removed or obscure glazed.

POLICIES/LEGISLATION

The Core Strategy for Bath and North East Somerset was formally adopted by the Council on 10th July 2014. The Core Strategy now forms part of the statutory Development Plan and will be given full weight in the determination of planning applications. The Development Plan for Bath and North East Somerset comprises:

- o Bath & North East Somerset Core Strategy (July 2014)
- o Bath & North East Somerset Placemaking Plan (July 2017)
- o West of England Joint Waste Core Strategy (2011)
- o Bath & North East Somerset saved Local Plan policies (2007) not replaced by the Core Strategy or the Placemaking Plan:
 - Policy GDS.1 Site allocations and development requirements (policy framework)
 - Policy GDS.1/K2: South West Keynsham (site)

- Policy GDS.1/NR2: Radstock Railway Land (site)
- Policy GDS.1/V3: Paulton Printing Factory (site)
- Policy GDS.1/V8: Former Radford Retail System's Site, Chew Stoke (site)
- o Made Neighbourhood Plans

Core Strategy:

The Core Strategy for Bath and North East Somerset was formally adopted by the Council on 10th July 2014. The following policies of the Core Strategy are relevant to the determination of this application:

B1: Bath Spatial Strategy
 B4: The World Heritage Site and its Setting
 CP6: Environmental Quality
 DW1: District Wide Spatial Strategy
 SD1: Presumption in favour of sustainable development

Placemaking Plan:

The Placemaking Plan for Bath and North East Somerset was formally adopted by the Council on 13th July 2017. The following policies of the Placemaking Plan are relevant to the determination of this application:

D1: General urban design principles
 D2: Local character and distinctiveness
 D.3: Urban fabric
 D.5: Building design
 D.6: Amenity

 HE1: Historic environment
 ST7: Transport requirements for managing development

National Policy:

The National Planning Policy Framework (NPPF) was published in August 2021 and is a material consideration. Due consideration has been given to the provisions of the National Planning Practice Guidance (NPPG).

SPD's:

The City of Bath World Heritage Site Setting Supplementary Planning Document (August 2013) is also relevant in the determination of this planning application.

Conservation Areas:

In addition, there is a duty placed on the Council under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the surrounding Conservation Area.

LOW CARBON AND SUSTAINABLE CREDENTIALS

The policies contained within the development plan are aimed at ensuring development is sustainable and that the impacts on climate change are minimised and, where necessary, mitigated. A number of policies specifically relate to measures aimed at minimising carbon emissions and impacts on climate change. The application has been assessed against the policies as identified and these have been fully taken into account in the recommendation made.

OFFICER ASSESSMENT

The main issues to consider are:

- Character and Appearance
- Bath World Heritage Site
- Conservation Area
- Residential Amenity
- Ecology

CHARACTER AND APPEARANCE:

Policy D1, D2, D3 and D5 of the Placemaking Plan have regard to the character and appearance of a development and its impact on the character and appearance of the host building and wider area. Development proposals will be supported, if amongst other things they contribute positively to and do not harm local character and distinctiveness. Development will only be supported where, amongst other things, it responds to the local context in terms of appearance, materials, siting, spacing and layout and the appearance of extensions respect and complement their host building.

The proposal seeks the erection of a first floor side extension, a single storey rear extension, and a rear dormer to facilitate a loft conversion.

The first floor side extension will be situated above the existing garage. It will form a hipped roof to match that of the host dwelling. The ridge height will be set substantially below that of the main roof and the eaves will be set at the lower eaves height, retaining the overhanging flared eaves featured to the sides of this building. This side extension remains subservient to the host property. By remaining set back from the principle elevation, the extension provides a visual break between itself and the main dwelling. As such, the proposal is not considered to unbalance the semi-detached pair.

Objections have been received to the extension breaking the symmetry of the building and appearing out of character with the street.

24 The Tynning is a semi-detached property situated to the southern end of the street on the east side. The building has a differing design and character to its neighbours. It has a hipped roof and bay windows to the front at the ground and first floor. A notable feature are the overhanging flared eaves to the sides and the dwelling utilises Bath ashlar stone with stone window sills and clay roof tiles.

To the west side of the street, the dwellings are larger and have been defined within the Draft Widcombe and the Kennet and Avon Canal Character Appraisal as large Victorian

villas. These are 3-storeys in height with mansard roofs and small dormers to the front and rear. These also utilise bath stone but with slate roof tiles to the roof.

The adjacent properties on the east side of the street are bath stone, semi-detached properties with dual, front facing gables and rear, hipped projections which continue the roof to the rear. The sides of these properties' roofs have been designed to form a hip which are stepped back from the centre of the building. Some of these properties have been modified with single storey garages to the sides, with a variety of hipped, flat and gabled roofs.

"The 1930's housing in the Tynning is constructed from Bath Stone, and there are examples of small details on some of these buildings that make reference to the earlier Victorian buildings adjacent to them e.g. an interrupted stone string course between the ground and first floor windows" (Draft Widcombe and the Kennet and Avon Canal Character Appraisal)

The character of the building at 24 The Tynning differs to its neighbours. The proposed first-floor side extension remains subservient, utilises matching materials and shares similarities with the sides of the neighbouring properties which are stepped back from the front facing gables. The works are not considered to be out of character with the host building or the wider historic environment.

The works also propose a single storey rear extension. This extension will measure the full width of the dwelling, forming a flat roof with timber cladding to the sides. While more contemporary in nature, this extension is limited in height to a single storey and is restricted to the rear of the building. As such, it is not considered to result in harm to the character of the host building or the wider historic environment.

A dormer window is proposed to the rear roofslopes, facilitating a loft conversion. The dormer window will form a dual pitched roof with a rear facing gable. It has been set down from the main ridge and gable from the eaves. Objection has been received to the dormer being out of character. Small dormers are present within the mansard roof of the villa style dwellings on the west side of The Tynning, and the rest of the dwellings on the east side of the road form rear projecting hips at the roof level. The formation of a rear dormer is not considered to be harmful to the character of the host building or the wider historic environment.

The proposal by reason of its design, siting, scale, massing, layout and materials is acceptable and contributes and responds to the local context and maintains the character and appearance of the surrounding area. The proposal accords with policy CP6 of the adopted Core Strategy (2014) and policies D1, D2, D3, D4 and D5 of the Placemaking Plan for Bath and North East Somerset (2017) and part 12 of the NPPF.

The proposed development is within the World Heritage Site, therefore consideration must be given to the effect the proposal might have on the setting of the World Heritage Site. In this instance, due to the size, location and appearance of the proposed development it is not considered that it will result in harm to the outstanding universal values of the wider World Heritage Site. The proposal accords with policy B4 of the adopted Core Strategy (2014) and Policy HE1 of the Placemaking Plan for Bath and North East Somerset (2017) and Part 16 of the NPPF.

CONSERVATION AREA:

Policy HE1 requires development that has an impact upon a heritage asset, whether designated or non-designated, will be expected to enhance or better reveal its significance and setting.

There is a duty placed on the Council under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the surrounding Conservation Area.

In this case by virtue of the design, scale, massing, position and the external materials of the proposed development it is considered that the development would at least preserve the character and appearance of this part of the Conservation Area and its setting. The proposal accords with policy CP6 of the adopted Core Strategy (2014) and policy HE1 of the Placemaking Plan for Bath and North East Somerset (2017) and Part 16 of the NPPF.

RESIDENTIAL AMENITY:

Policy D.6 sets out to ensure developments provide an appropriate level of amenity space for new and future occupiers, relative to their use and avoiding harm to private amenity in terms of privacy, light and outlook/overlooking.

Objection is received to the loss of light resulting from the formation of the first floor side extension on the adjacent neighbour at number 27. The side extension will be situated above the existing garage and will sit adjacent to the side of the neighbouring dwelling and garage. The formation of the hipped roof with lowered eaves softens the overall impact of the extension. A daylight assessment has been submitted with the application demonstrating the negligible impact of the side extension in shadowing the side of the neighbouring property.

Objection has also been received to the loss of privacy as a result of the rear dormer on the rear gardens and windows of the properties on Tynning End. While the dormer will provide rear facing windows at an elevated position, the dwellings of The Tynning all have first floor windows which face the east, towards the rear of these properties on Tynning End. The dormer window is not considered to result in an unacceptable increase in overlooking or loss of privacy.

Given the design, scale, massing and siting of the proposed development the proposal would not cause significant harm to the amenities of any occupiers or adjacent occupiers through loss of light, overshadowing, overbearing impact, loss of privacy, noise, smell, traffic or other disturbance. The proposal accords with policy D6 of the Placemaking Plan for Bath and North East Somerset (2017) and part 12 of the NPPF.

HIGHWAYS SAFETY AND PARKING:

Policy ST7 states that development will only be permitted provided, amongst other things, the development avoids an increase in on street parking in the vicinity of the site which would detract from highway safety and/ or residential amenity.

The means of access and parking arrangements are acceptable and maintain highway safety standards. The proposal accords with policy ST7 of the Placemaking Plan for Bath and North East Somerset (2017) and part 9 of the NPPF.

ECOLOGY:

The application site is situated within a 300m buffer zone of the nearby Smallcombe Wood Site of Nature Conservation Interest (SNCI). Due to the works impacting the roofspace, a Protected Species survey has been undertaken and consultation has been sought with the Banes Ecology Team. The Bat and Birth Building Assessment dated August 2022 included emergence/re-entry surveys and the results found no recordings of roosting species or activity. As such, no objection was raised subject to the inclusion of conditions to secure sensitive external lighting and the provision of biodiversity net gain features.

OTHER MATTERS:

Objections have raised concerns regarding the suitability of the foundations of the garage to support a first floor extension. A building control application would be required for the works and the proposal would need to comply with building regulations in this regard.

CONCLUSION:

It is therefore considered that the proposal complies with the relevant planning policies as outlined above and the proposal is recommended for approval.

RECOMMENDATION

PERMIT

CONDITIONS

1 Standard Time Limit (Compliance)

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 permission.

2 Materials (Compliance)

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 in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

3 Precautionary Working Methods (Compliance Condition)

Works must proceed only in accordance with the following measures for the protection of wildlife such as nesting birds:

- o a careful visual check for signs of active bird nests shall be made of the hedge (due for pruning) the interior and exterior of the building and its roof, and any crevices and concealed spaces, prior to any works affecting these areas; and
- o active nests shall be protected undisturbed until the young have fledged.

Reason: to avoid harm to wildlife and protected species.

4 Wildlife Enhancement (Pre-Occupation)

No occupation of the development hereby approved shall commence until:

(a) an integrated bird box, an integrated bat box and hedgehog access points (as per Section 5 of the approved Bat and Bird Building Assessment produced by Nicholas Pearson Associates dated August 2022) have been installed/created on site. In addition, provision of an additional feature to benefit wildlife, to include, for example, wildlife-friendly planting or a green roof shall be incorporated into the scheme.

(b) a brief statement confirming and demonstrating, using photographs, completion of the measures in part (a) of this condition, has been submitted to and approved in writing by the Local Planning Authority.

All such measures and features shall be retained and maintained thereafter for the purposes of providing wildlife habitat

Reason: to provide biodiversity gain in accordance with NPPF.

5 External Lighting (Bespoke Trigger)

No new external lighting shall be installed until full details of the proposed lighting design have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

1. Lamp models and manufacturer's specifications, positions, numbers and heights; and
2. Measures to limit use of lights when not required, to prevent upward light spill and to prevent light spill onto nearby vegetation and adjacent land.

The lighting shall be installed and operated thereafter in accordance with the approved details.

Reason: To avoid harm to bats and wildlife in accordance with Policies NE3 and D8 of the Bath and North East Somerset Local Plan.

6 Obscure Glazing and Non-opening Window (Compliance)

The proposed first-floor side window shall be obscurely glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. Thereafter the window shall be permanently retained as such.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy in accordance with policy D6 of the Bath and North East Somerset Placemaking Plan.

7 Plans List (Compliance)

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:

1 This decision relates to the following plans:

Drawing - 28 Apr 2022 - 2204 - PL00 A - EXISTING AND PROPOSED LOCATION PLANS
Drawing - 28 Apr 2022 - 2204 - PL02 - EXISTING FLOOR PLANS
Drawing - 28 Apr 2022 - 2204 - PL03 - EXISTING ELEVATIONS
Drawing - 28 Apr 2022 - 2204 - PL04 A - PROPOSED FLOOR PLANS
Drawing - 23 May 2022 - 2204 - PL01 B - EXISTING AND PROPOSED SITE PLANS
Drawing - 23 May 2022 - 2204 - PL05 B - PROPOSED ELEVATIONS
Drawing - 23 May 2022 - 2204 - PL06 B - EXISTING AND PROPOSED SECTION AA
OS Extract - 18 May 2022 - SITE LOCATION PLAN

2 Permit/Consent Decision Making Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework.

3 Condition Categories

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit an application to Discharge Conditions and pay the relevant fee via the Planning Portal at www.planningportal.co.uk or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

4 Community Infrastructure Levy - General Note for all Development

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL may apply to new developments granted by way of planning permission as well as by general consent (permitted development) and may apply to change of use permissions and certain extensions. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council **before any development commences**.

Do not commence development until you have been notified in writing by the Council that you have complied with CIL; failure to comply with the regulations can result in surcharges, interest and additional payments being added and will result in the forfeiture of any instalment payment periods and other reliefs which may have been granted.

Community Infrastructure Levy - Exemptions and Reliefs Claims

The CIL regulations are non-discretionary in respect of exemption claims. If you are intending to claim a relief or exemption from CIL (such as a "self-build relief") it is important that you understand and follow the correct procedure **before** commencing **any** development on site. You must apply for any relief and have it approved in writing by the Council then notify the Council of the intended start date **before** you start work on site. Once development has commenced you will be unable to claim any reliefs retrospectively and CIL will become payable in full along with any surcharges and mandatory interest charges. If you commence development after making an exemption or relief claim but before the claim is approved, the claim will be forfeited and cannot be reinstated.

Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: www.bathnes.gov.uk/cil. If you have any queries about CIL please email cil@BATHNES.GOV.UK

5 Responding to Climate Change (Informative):

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.