

Bath & North East Somerset Council		
MEETING:	Development Control Committee	<div>AGENDA ITEM NUMBER</div> <div></div>
MEETING DATE:	14 th March 2012	
RESPONSIBLE OFFICER:	Lisa Bartlett, Development Control Manager, Planning and Transport Development (Telephone: 01225 477281)	
TITLE:	NEW PLANNING APPEALS, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES	
WARD:	ALL	
BACKGROUND PAPERS: None		
AN OPEN PUBLIC ITEM		

App. Ref:	11/02780/FUL
Location:	87 Fairfield Park Road Fairfield Park Bath BA1 6JR
Proposal:	Provision of loft conversion to include flat roof rear dormer and new rooflights to front elevation roof slope. (Resubmission)
Decision:	REFUSE
Decision Date:	23 December 2011
Decision Level:	Delegated
Appeal Lodged:	1 February 2012

App. Ref:	11/03778/FUL
Location:	Hillside View Pensford Hill Pensford Bristol BS39 4AA
Proposal:	Erection of part 3 storey, part 1 storey rear extension to provide additional living and bedroom accommodation and front side extension to provide a new garage and all associated works
Decision:	REFUSE
Decision Date:	27 October 2011
Decision Level:	Delegated
Appeal Lodged:	3 February 2012

App. Ref:	11/04119/FUL
Location:	Little Bonhill Bonhill Road Bishop Sutton Bristol
Proposal:	Erection of first floor extension over existing ground floor extension
Decision:	REFUSE
Decision Date:	29 November 2011
Decision Level:	Delegated
Appeal Lodged:	3 February 2012

App. Ref: 11/04813/FUL
Location: 1 Beckhampton Road Oldfield Park Bath BA2 3LL
Proposal: Conversion and extension of existing garage to create additional habitable space to No.1 Beckhampton Road
Decision: REFUSE
Decision Date: 23 December 2011
Decision Level: Delegated
Appeal Lodged: 3 February 2012

App. Ref: 11/00896/FUL
Location: School House Chapel Road Clandown Radstock
Proposal: Change of use of premises from Non-Residential Institution (formally Clandown Primary School) (Use Class D1) to Storage and Distribution (Sales/Wholesale Distribution Centre of Lilley's Cider Barn) (Use Class B8) (Retrospective)
Decision: REFUSE
Decision Date: 23 December 2011
Decision Level: Delegated
Appeal Lodged: 8 February 2012

App. Ref: 11/04299/FUL
Location: 7 Valley View Road Paulton Bristol BS39 7QB
Proposal: Erection of 2m high close board fence to south boundary.
Decision: REFUSE
Decision Date: 15 December 2011
Decision Level: Delegated
Appeal Lodged: 9 February 2012

App. Ref: 11/05170/FUL
Location: 59 Norman Road Saltford Bristol BS31 3BH
Proposal: Erection of a detached garage and gym to replace existing detached garage
Decision: REFUSE
Decision Date: 13 January 2012
Decision Level: Delegated
Appeal Lodged: 9 February 2012

App. Ref: 11/04572/FUL
Location: Staddle Stones High Street Priston Bath
Proposal: Erection of detached double garage
Decision: REFUSE
Decision Date: 19 December 2011
Decision Level: Delegated
Appeal Lodged: 10 February 2012

App. Ref: 10/05372/FUL
Location: Midsomer Pet Lodge Paulto' Hill Paulton Bristol BA3 2XS
Proposal: Use of store/office/cattery building as a 2 bedroomed dwelling and office with alterations to existing external appearance
Decision: REFUSE
Decision Date: 4 August 2011
Decision Level: Planning Committee
Appeal Lodged: 15 February 2012

App. Ref: 10/05121/FUL
Location: Gladys House 2 South Road Midsomer Norton BA3 2EZ
Proposal: Change of use of ground floor from offices to 2no flats
Decision: REFUSE
Decision Date: 20 October 2011
Decision Level: Delegated
Appeal Lodged: 23 February 2012

APPEAL DECISIONS

App. Ref: 11/02498/LBA
Location: 4 Brookleaze Buildings, Bath
Proposal: Raise height of existing rear lean-to, fit new glazed extension to side. Form openings in kitchen wall. Fit new bathroom to first floor. Fit new windows into existing or enlarged openings. Clean front elevation to property
Decision: **Refused**
Decision Date: **17 August 2011**
Decision Level: **Delegated**
Appeal Decision: **Dismiss**

Summary: The new opening formed in the original rear ground floor wall alongside the existing doorway would lead to a significant loss of original fabric and the kitchen/dining space created would have an open plan appearance totally discordant with the cellular form of the protected historic building.

The alterations to the original staircase would be harmful and would increase its projection into the room and would increase the prominence of the modest and traditional winder staircase. The proposed first floor level bathroom would be harmful to the proportions of the room and the simple plan form of the original house would be eroded. These combined works together would have a significant detrimental impact on the simple cellular plan form of the building and would detract from its architectural and historic interest, contrary to PPS5.

The proposed new double glazed windows would detract from the appearance of the listed building. Double glazing can lead to double imaging and in this case the windows are a major element of the building and therefore the proposals are regarded as harmful. The guidance to PPS5 indicates that secondary glazing is usually more appropriate than double glazing where the window itself is of significance and therefore this approach is regarded as more appropriate.

There is a lack of information relating to the proposed stone cleaning.

App. Ref: 10/04848/LBA
Location: 3 The Old House The Hill Freshford
Proposal: Sub division of the staircase
Decision: Refusal
Decision Date: 8th December 2010
Decision Level: Delegated
Appeal Decision: Dismiss

Summary:

The Old House is a grade II listed building in Freshford which has been converted into flats. The main range of the building comprises two flats, one on the ground floor and one on the second floor.

The appeal relates to the proposal to horizontally sub divide the Edwardian staircase in the main building.

The decision letter states that much of the staircase and its balustrades can currently be appreciated from what is likely to have been an impressive ground floor entrance hall, more or less as was intended when the staircase was built. The grand staircase and the plan form are features of the listed building which it is important to preserve.

The Inspector concluded that sub division would harm the plan form of the building. From the ground floor the staircase would have an irrational appearance, disappearing into a ceiling. As a consequence the proposal would harm the special architectural interest of the listed building and the appeal is accordingly dismissed.

App. Ref: 11/02077/LBA and 11/02075/FUL
Location: 5 Church Square Midsomer Norton
Proposal: Proposed extension, porch and replace render
Decision: Refusal
Decision Date: 26th April 2012
Decision Level: Delegated
Appeal Decision: Dismiss

Summary:

5 Church Square is a grade II listed building with group value in addition. It comprises two parallel ranges. The earliest part of the building dates from the 18th century which was extended north in the 19th century. The cottage is characterised by its modest scale, simple form and traditional detailing.

The appeal relates to proposals for a small utility extension, a porch and other alterations including removal of the modern cement render.

The decision letter states that the flat roofed utility extension would contrast starkly with the double gable ended form of the listed building. The balustrade would draw attention to its atypical form and character. The design would erode the significance of the heritage asset.

The ornate design of the porch and the complicated and multi pane design of the french doors would fail to harmonize with the simple vernacular character of the listed building, causing a harmful loss of significance.

The Inspector concluded that the proposed works would harm the special interest of the listed building as well as failing to preserve or enhance the character of the conservation area. The appeal is accordingly dismissed.

App. Ref:	10/04017/LBA
Location:	13 Grosvenor Place Bath
Proposal:	Waterproofing and conversion of vault
Decision:	Refusal
Decision Date:	30th November 2010
Decision Level:	Delegated
Appeal Decision:	Dismiss

Summary:

Grosvenor Place comprises an elegant grade I listed terrace circa 1790 by John Eveleigh. The basement at No 13 forms a self-contained flat with the use of three vaults accessed from the lightwell.

Listed building consented was previously granted to convert vault 2 and a third of vault 3 to accommodation.

The appeal relates to the refusal of listed building consent to carry out similar work to the remainder of vault 3.

The decision letter draws attention to Planning Policy Statement 5 (Planning for the Historic Environment) and the English Heritage companion guide which advises that the introduction of new floors into a building or the removal of historic floors may have a considerable impact on an assets significance.

Work to the existing vaults has obscured the former utilitarian appearance and function of the spaces which is important to understanding the interest of the listed building. The original rough dressed stone block finish and cobble like floor surface have gone.

The Inspector noted that little evidence had been provided that comprehensive lining of vault 3 is the only way to prevent the spread of damp to the rest of the house.

The Inspector concluded that the proposed work would harm the special architectural and historic of the listed building and the appeal was accordingly dismissed.

App. Ref: 11/01182/LBA
Location: The Clock House Bathford Hill Bathford
Proposal: Closure of opening in wall
Decision: Refusal
Decision Date: 28th February 2011
Decision Level: Delegated
Appeal Decision: Allowed

Summary:

The grade II listed Clock House forms part of a group of former service buildings attached to the grade II listed Titan barrow House. The Inspector agreed with the Council that retention of a single and unified estate character is essential to preservation of the special interest of the listed buildings.

The appeal relates to infilling gateway linking two areas of the estate.

The decision letter stated that the wall is low enough to allow clear views from the garden to the land beyond and an evident sense of connection would remain.

The Inspector concluded that the proposed works would preserve the interest of the listed building and the setting of Titan Barrow House. The appeal was accordingly allowed.

App. Ref: 10/00564/LBA
Location: Stall 36 Guildhall Market bath
Proposal: Alterations to market stall
Decision: Refusal
Decision Date: 20th February 2010
Decision Level: Delegated
Appeal Decision: Dismiss

Summary:

The appeal related to alterations to a stall in the grade II listed Guildhall Market in Bath.

The decision letter stated that much of the character and vibrancy of the market derives from the variety of goods on sale and the way in which they are displayed. Most of the stalls are open style counters under a canopy supported on timber posts and this design stands out as the significant and distinctive feature of the market.

The new structure would be too solid and formal for the market and its setting. The proposed roller shutter door would underline this change in emphasis.

The Inspector concluded that the works would be at odds with the overall character of the market and therefore not make a positive contribution to the listed building. The appeal was accordingly dismissed.

App. Ref: 10/04219/FUL
Location: Avon Prior, Durley Lane, Keynsham
Proposal: Conversion of double garage into two storey two bedroomed dwelling
Decision: Refused
Decision Date: 06.12.2010
Decision Level: Delegated
Appeal Decision: Dismiss

Summary:

Appeal APP/F0114/A/11/2153978 regarding the refusal for the conversion of double garage into two storey two bedroomed dwelling has been dismissed.

The council refused the application as the proposed development would result in a new dwelling within the Green Belt which would have materially greater impact than the original garage and dormer window on the rear elevation was an incongruous addition to the host dwelling.

The inspector agreed with the council that the alterations added substantially to the bulk of the existing dwelling to the detriment of the openness of the Green Belt. This was contrary to policy ET.9 of the local plan.

The inspector agreed with the council that whilst the dormer window was not visible from the public realm it was an incongruous addition to the roof slope to the detriment of the appearance of the dwelling and the openness of the Green Belt.
