

Bath & North East Somerset Council

MEETING: Development Control Committee

MEETING DATE: 6th June 2012

AGENDA
ITEM
NUMBER

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

APPEALS LODGED

App. Ref: 11/03396/COND
Location: 4 Northampton Street Lansdown Bath BA1 2SN
Proposal: Discharge of condition 5 of application 07/01852/LBA (Conversion of the vacant public house into a single family house retaining existing features and reconverting the bar and basement areas)
Decision: REFUSE
Decision Date: 19 October 2011
Decision Level: Delegated
Appeal Lodged: 14 May 2012

App. Ref: 11/05398/FUL
Location: 34 Rosslyn Road Newbridge Bath BA1 3LH
Proposal: Provision of a loft conversion to include 1no. side and 1no. rear dormer.
Decision: REFUSE
Decision Date: 30 January 2012
Decision Level: Delegated
Appeal Lodged: 10 May 2012

App. Ref: 12/00747/FUL
Location: 70 Bloomfield Drive Bloomfield Bath BA2 2BG
Proposal: Installation of a side dormer and a rear velux.
Decision: REFUSE
Decision Date: 25 April 2012

Decision Level: Delegated
Appeal Lodged: 17 May 2012

App. Ref: 12/00870/FUL
Location: Midsomer Pet Lodge Paulto' Hill Paulton Bristol BA3 2XS
Proposal: Erection of replacement cattery and isolation kennels
Decision: Non-determination
Decision Date: 4 May 2012
Decision Level: Delegated
Appeal Lodged: 4 May 2012

APPEAL DECISIONS

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: 12th January 2012
Decision Level: Delegated
Appeal Lodged: 9th February 2012

Appeal APP/F0114/D/12/2169492 for the erection of a detached garage and gym to replace existing detached garage has been dismissed.

The inspector disagreed with the council that the proposed building was a disproportionate addition to the host dwelling, stating that a large proportion of the garden would remain undeveloped.

The inspector agreed with the council that the building would harm the living conditions with the neighbouring dwelling. Given its height, length and proximity to the boundary the inspector consider that the roof would be a dominant feature in the outlook from the single storey dwelling. Therefore the appeal was dismissed.

App. Ref: 11/02780/FUL
Location: 87 Fairfield 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: 16th December 2011
Decision Level: Delegated
Appeal Lodged: 1st February 2012

Appeal APP/F0114/D/12/2169363 for the provision of a loft conversion to include a flat roof rear dormer window and new rooflights to the front elevation of the roof slope has been dismissed.

The inspector agreed with the council that the proposed dormer would be at odds with the more traditional form and scale of the host dwelling and its neighbours. Views of the proposed dormer would be clearly gained from the footway from where the dormer would be seen as a prominent and dominant feature on the roof of the host dwelling. Due to its size and scale relative to that of the dwelling the dormer would appear as an incongruous feature out of context with the form and appearance of the host dwelling in conflict with the aims of LP2 policy D.4 which advises that development which is inappropriate in its context should not be accepted. Therefore the appeal was dismissed.
