

Bath & North East Somerset Council

MEETING: Development Control Committee

MEETING DATE: 29th August 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: 12/00491/FUL
Location: Springhill House White Ox Mead Lane Peasedown St. John Bath
Proposal: Removal of existing stable block and construction of new stable block
(Resubmission)
Decision: REFUSE
Decision Date: 23 May 2012
Decision Level: Delegated
Appeal Lodged: 9 July 2012

Enf. Ref: 12/00404/UNATH
Location: Fosseway Environment Park, Fosseway, Englishcombe, Bath, BA2 8PD
Breach: Without planning permission the change of use of the land from agricultural and general industrial use (B2) to the mixed use of the land including the following activities: the mixed use of the areas described below for general industrial use (within use class B2) storage and distribution use.
Notice Date: 30 May 2012
Appeal Lodged: 12 July 2012

Enf. Ref: 12/00404/UNAUTH
Location: Fosseway Environment Park, Fosseway, Englishcombe, Bath, BA2 8PD
Breach: Without planning permission the change of use of the land from agriculture to use for the storage, distribution and repair of scaffolding
Notice Date: 30 May 2012
Appeal Lodged: 12 July 2012

Enf. Ref: 12/00404/UNAUTH
Location: Fosseway Environment Park, Fosseway, Englishcombe, Bath, BA2 8PD
Breach: Without planning permission the change of use of the land from agriculture to use for stonemasonry including the preparation, cutting, forming and storage of stone.
Notice Date: 30 May 2012
Appeal Lodged: 12 July 2012

App. Ref: 11/03654/FUL
Location: Fubar 2 Grove Street Bathwick Bath BA2 6PJ
Proposal: Retention of patio, French window and fence
Decision: REFUSE
Decision Date: 27 January 2012
Decision Level: Delegated
Appeal Lodged: 19 July 2012

Enf. Ref: 11/00297/UNDEV
Location: Winsbury House, Bath Road, Marksbury, Bath
Breach: Without Planning Permission the erection of a steel framed building, clad in metal sheeting with a concrete base ("Building") and the construction of a hardstanding adjacent to the building ("Hardstanding").
Notice Date: 13 June 2012
Appeal Lodged: 19 July 2012

App. Ref: 11/05336/LBA
Location: 8 Cambridge Terrace Widcombe Bath BA2 6BE
Proposal: Internal and external alterations to include tanking to front vault and alterations to front lightwell and courtyard paving.
Decision: REFUSE
Decision Date: 28 February 2012
Decision Level: Delegated
Appeal Lodged: 19 July 2012

App. Ref: 11/05371/FUL
Location: Transport Depot Brougham Hayes Westmoreland Bath
Proposal: Erection of a 98 bed hotel and associated works following removal of existing Depot building
Decision: REFUSE
Decision Date: 17 April 2012
Decision Level: Chair Referral
Appeal Lodged: 20 July 2012

Enf. Ref: 11/00271/NONCOM
Location: The Old Orchard, 1 The Shrubbery, Lansdown, Bath, BA1 2RU

Breach: Condition 5 has not been complied with prior to the commencement of development, and condition 10 has not been complied with prior to the occupation or use of the approved dwelling
Notice Date: 30 May 2012
Appeal Lodged: 20 July 2012

App. Ref: 12/01605/FUL
Location: 12 Highfields Westfield Radstock BA3 3UH
Proposal: Erection of 3no. bed detached dwelling following the demolition of existing garage.
Decision: REFUSE
Decision Date: 22 June 2012
Decision Level: Delegated
Appeal Lodged: 23 July 2012

App. Ref: 11/04377/FUL
Location: 63 West Avenue Oldfield Park Bath BA2 3QD
Proposal: Erection of a two storey, three bedroom house with garden and car parking following demolition of existing redundant workshop at land at the rear of 63 West Avenue
Decision: REFUSE
Decision Date: 21 December 2011
Decision Level: Delegated
Appeal Lodged: 24 July 2012

Enf. Ref: 09/00640/UNDEV
Location: Parcel 8593, Woollard Lane, Publow, Bristol
Breach: Without Planning Permission, the erection of a wooden chalet on the Land.
Notice Date: 24 May 2012
Appeal Lodged: 24 July 2012

App. Ref: 12/01732/FUL
Location: 61 Warminster Road Bathampton Bath BA2 6RX
Proposal: Erection of side extension to the current bungalow to create ancillary accommodation for the property and erection of detached garage
Decision: REFUSE
Decision Date: 22 June 2012
Decision Level: Delegated
Appeal Lodged: 25 July 2012

App. Ref: 12/00850/FUL
Location: 19 Fairfield Road Fairfield Park Bath BA1 6JG
Proposal: Alteration of existing concrete steps to rear of property and the addition of a raised deck (retrospective)
Decision: REFUSE

Decision Date: 1 May 2012
Decision Level: Delegated
Appeal Lodged: 26 July 2012

App. Ref: 11/05509/FUL
Location: 6 High Street Midsomer Norton Radstock BA3 2LE
Proposal: Erection of first floor extension to existing building and change of use from storage (B8) to A2.
Decision: PERMIT
Decision Date: 26 April 2012
Decision Level: Delegated
Appeal Lodged: 7 August 2012

App. Ref: 11/04992/FUL
Location: King's Arms 36 Chilcompton Road Midsomer Norton Radstock
Proposal: Part rehabilitation and part redevelopment of Kings Arms Public House and residential unit above and erection of part side and rear extensions and internal alterations with a pitched roof to create 7no 1-bed residential units and 2no studio units
Decision: REFUSE
Decision Date: 12 April 2012
Decision Level: Delegated
Appeal Lodged: 9 August 2012

APPEAL DECISIONS

App. Ref: 12/00318/FUL
Location: 22 Durley Park, Oldfield Park, Bath, BA2 3NT
Proposal: Erection of a single storey front extension.
Decision: Refuse
Decision Date: 27/03/2012
Decision Level: Delegated
Appeal Decision: Appeal Dismissed

Summary:

The proposed development comprised the erection of a full width single storey extension to the front elevation of the property. The appeal scheme would fail to respect both the consistency of the streetscene and the context and character of the other similarly designed dwellings. The use of matching materials would not outweigh the proposed incongruous addition to the property's front elevation.

The inspector agreed with the council that the proposed extension would dominate the outlook from the ground floor of number 20 and contribute to a further reduction in the sunlight reaching number 20. This would amount to significant and unacceptable harm being caused to the living conditions of the occupiers of No. 20.

App. Ref: 12/01180/FUL
Location: Tree Tops, Horsecombe Grove, Combe Down, Bath, BA2 5QP
Proposal: Provision of a loft conversion to include side and rear dormers.
Decision: Refuse
Decision Date: 04/05/2012
Decision Level: Delegated
Appeal Decision: Dismissed

Summary:

The inspector has noted that there whilst there are similar developments on neighbouring dwellings these development are not considered to positively contribute to the streetscene, they do not have a balanced appearance and are not sited as prominently as the application property.

The inspector agreed with the council the combination of both the proposed side and rear dormers would significantly increase the bulk of the property and would not appear subservient additions to the roof. The proposed dormers in particular the side dormer would adversely affect the property's positive contribution to the streetscene. The proposed side dormer would be an incongruous addition to the property because it would materially alter the roof's form thereby unbalancing the appearance of this pair of semi-detached dwellings.

App. Ref: 12/01183/FUL
Location: 178 Bailbrook Lane, Lower Swainswick, Bath, BA1 7AA
Proposal: Conversion and extension of roof to create an additional storey and erection of a front sunroom and porch.
Decision: Refuse
Decision Date: 04/05/2012
Decision Level: Delegated
Appeal Decision: Dismiss

Summary:

The inspector stated that the existing dwelling is a prominent feature within the streetscene which did not contribute positively to the streetscene. The proposed development would not harm views from London Road West.

The inspector agreed with the council that the additional height and size of the proposed side and rear elevations would accentuate the massing of the walls which, in the absence of any large openings, would possess an unattractive appearance when viewed from the road thereby adversely harming the streetscene. The alterations to the roof would result in a property that would appear top heavy and conspicuous within the streetscene when viewed from the road. The proposed alterations to the roof would not complement the host building and this harm would be further accentuated by the bulkier gabled roof form.

The inspector agreed with the council that the proposed development would not harm the amenity of the dwellings to the north of the application site.
