

Bath & North East Somerset Council

MEETING: Development Control Committee

MEETING DATE: 26th September 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: 11/04992/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

App. Ref: 12/00889/FUL
Location: 227 Bloomfield Road Bloomfield Bath BA2 2AY
Proposal: Erection of 1no 4-bedroom dwelling and garaging for vehicles (Revised proposal)
Decision: REFUSE
Decision Date: 11 May 2012
Decision Level: Delegated
Appeal Lodged: 20 August 2012

App. Ref: 12/01717/VAR
Location: Hinton Organics Ltd Charlton Field Lane Queen Charlton Bristol
Proposal: Variation of condition 3 of application 10/00981/FUL (Phased completion of restoration of former Queen Charlton Concrete Works on Charlton Field Lane, Keynsham using imported excavated materials and

Decision: topsoil/compost)
REFUSE
Decision Date: 28 June 2012
Decision Level: Delegated
Appeal Lodged: 20 August 2012

App. Ref: 12/00707/FUL
Location: Castle Farm Barn Midford Road Midford Bath
Proposal: Erection of a temporary agricultural dwelling and an extension to cattle shed.
Decision: REFUSE
Decision Date: 3 May 2012
Decision Level: Delegated
Appeal Lodged: 11 September 2012

App. Ref: 12/00909/FUL
Location: 270 High Street Batheaston Bath BA1 7RA
Proposal: Extensions and alterations to existing annex.
Decision: REFUSE
Decision Date: 26 July 2012
Decision Level: Delegated
Appeal Lodged: 13 September 2012

App. Ref: 12/02383/FUL
Location: Highfield Redlynch Lane Chewton Keynsham Keynsham Bristol
Proposal: Erection of a two storey side extension and relocate the main front entrance to a central position with an open form porch
Decision: REFUSE
Decision Date: 31 July 2012
Decision Level: Delegated
Appeal Lodged: 13 September 2012

App. Ref: 12/00926/FUL
Location: High Gables The Barton Corston Bath
Proposal: Erection of a dwelling with triple garage following demolition of existing dwelling, garages and outbuildings.
Decision: REFUSE
Decision Date: 20 April 2012
Decision Level: Delegated
Appeal Lodged: 14 September 2012

APPEAL DECISIONS

App. Ref: 11/05297/FUL
Location: 6 Fosse Lane, Batheaston
Proposal: Provision of parking pull-in at front of property.

Decision: Refuse
Decision Date: 23.01.12
Decision Level: Delegated
Appeal Decision: Dismissed

Summary:

The appeal property is a two storey end of terrace house which sits above the level of this part of Fosse Lane. The proposal relates to the excavation of the front garden and the removal of a front boundary wall to create a vehicle hard standing. The Planning Inspector noted that the proposal would result in the frontage of the appeal property being dominated by a large recessed area with a severely depleted front garden. This with the consequent loss of the front boundary wall would be harmful to the appearance of the lane and the overall form of the terrace. The Inspector also considered that the proposal would increase the number of vehicle movements along this part of the narrow lane.

App. Ref: 12/00331/FUL
Location: 19 Ivy Gove, Bath
Proposal: Installation of a rear dormer window and erection of first floor rear extension.
Decision: Refuse
Decision Date: 14.03.12
Decision Level: Delegated
Appeal Decision: Allowed

Summary:

This application was refused planning permission as it was considered that the proposed extension would have a dominant and overbearing impact on the adjoining residents at No. 20 Ivy Grove and the extension and the proposed dormer window would be an incongruous addition to the house.

The proposed extension would project three metres from the rear of the house at first floor level over an existing extension and the dormer window would have a flat roof and be built off the party wall with No. 20 Ivy Grove. Whilst acknowledging that the first floor extension would have some adverse effect on light to the adjoining property the Planning Inspector did not consider that the effect was such as to warrant the refusal of the application. The Planning Inspector also considered that the extension would appear as ancillary in form to the main house and as the dormer window would be set down below the ridge of the roof there would be no harm to the appearance of the property or the wider area.
