

**BATH AND NORTH EAST SOMERSET COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**24<sup>th</sup> October 2012**

**SITE INSPECTION DECISION**

<b>Item No:</b>	01	
<b>Application No:</b>	12/02970/FUL	
<b>Site Location:</b>	41 Elliston Drive, Southdown, Bath, Bath And North East Somerset	
<b>Ward:</b> Southdown	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of dormer window	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, World Heritage Site,	
<b>Applicant:</b>	Mr Graham Bradley	
<b>Expiry Date:</b>	3rd September 2012	
<b>Case Officer:</b>	Andy Pegler	

**DECISION PERMIT**

1 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 permissions.

2 The dormer shall not be brought into use until the window to the dormer shown on the approved drawing has been glazed with obscure glass and fixed shut, and thereafter permanently retained as such.

REASON: In the interest of safeguarding the privacy of nearby residents.

**PLANS LIST:**

Reasons For Granting Approval

1. The proposed development would maintain the character and appearance of the dwelling and the surrounding area and, with appropriate conditions, would maintain the amenity of nearby residents.

2. The decision to grant permission has taken account of the Development Plan, relevant emerging Local Plans and approved supplementary Planning Guidance. This is in accordance with the Policies set out below:-

A. Policies D2 and D4 of the Bath and North East Somerset Local Plan (including minerals and waste policies) adopted October 2007

The National Planning Policy Framework, March 2012

Draft Core Strategy, May 2011

Plans List:

This decision relates to drawings no. 003 and 005, received 9th July 2012.