

**BATH AND NORTH EAST SOMERSET COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**12th December 2012**

**DECISIONS – SITE VISITS**

<b>Item No:</b>	01	
<b>Application No:</b>	12/04102/FUL	
<b>Site Location:</b>	Maylou, 118A Rush Hill, Southdown, Bath	
<b>Ward:</b> Odd Down	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a two storey extension and a single storey garage extension (revised resubmission).	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Forest of Avon, Hotspring Protection, World Heritage Site,	
<b>Applicant:</b>	Mrs Rai	
<b>Expiry Date:</b>	22nd November 2012	
<b>Case Officer:</b>	Sasha Coombs	

**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 All external walling and roofing materials to be used shall match those of the existing building in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

Reason: In the interests of the appearance of the development and the surrounding area.

3 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

**PLANS LIST:**

Site Location Plan 1:1250 received 27 September 2012  
Existing Site and Block Plan rhill5/A, Existing Elevations rhill2/A, Existing Plans rhill1/A, Proposed Elevations rhill4pb/C, Proposed Elevations rhill7p/C, Proposed Site and Block Plan rhill6p/C, Proposed Plans rhill3p/C, Proposed Plans rhill8p/c received 18 September 2012.

Reason For Granting Permission

The development is considered to be acceptable in scale and design, commensurate with the host dwelling and its plot. It will not be detrimental to the character and appearance of the locality or the World Heritage Site. The proposal will not result in unacceptable overlooking of neighbouring property considering the orientation of fenestration, and would have a limited impact in terms of overshadowing, and as such is not detrimental to residential amenity. Therefore the proposal is consistent with the requirements of Policies BH.1, D.2 and D.4 of the Bath and North East Somerset Local Plan (including minerals and waste policies) Adopted October 2007.

#### Decision Taking Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. For the reasons given, and expanded upon in a related case officer's report, a positive view of the revised proposals was taken and consent was granted.