

Bath & North East Somerset Council

MEETING: Development Control Committee

MEETING DATE: 13th February 2013

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: 12/03052/FUL
Location: Downside 1 Copse Road Saltford BS31 3TH
Proposal: Erection of a two storey side extension following partial demolition of existing dwelling and demolition of existing outbuildings, garage and garden shed and change of use of adjoining field to domestic garden including a landscape proposal to the boundary.
Decision: REFUSE
Decision Date: 13 September 2012
Decision Level: Delegated
Appeal Lodged: 7 January 2013

App. Ref: 12/03517/FUL
Location: 15 Rosslyn Road Newbridge Bath BA1 3LQ
Proposal: Erection of a two storey side and single storey rear extension and provision of a loft conversion with rear dormer.
Decision: REFUSE
Decision Date: 10 October 2012
Decision Level: Delegated
Appeal Lodged: 14 January 2013

App. Ref: 12/03994/LBA
Location: 2 Johnstone Street Bathwick Bath BA2 4DH
Proposal: External alterations for the installation of 930 mm high timber fence to existing low stone south-east side garden wall (regularisation).
Decision: REFUSE

Decision Date: 24 December 2012
Decision Level: Delegated
Appeal Lodged: 14 January 2013

App. Ref: 12/04122/FUL
Location: Bannerdown Cottage Steway Lane Batheaston Bath
Proposal: Erection of a single storey extension with terrace above to west elevation and a garage extension to east elevation (revised resubmission).
Decision: REFUSE
Decision Date: 12 November 2012
Decision Level: Delegated
Appeal Lodged: 14 January 2013

App. Ref: 12/02973/LBA
Location: 4 Kensington Place Walcot Bath BA1 6AW
Proposal: Internal and external alterations for the conversion of existing vaults to provide bathroom and dry storage space
Decision: REFUSE
Decision Date: 14 September 2012
Decision Level: Delegated
Appeal Lodged: 22 January 2013

App. Ref: 12/02074/LBA
Location: 16 St Mark's Road Widcombe Bath BA2 4PA
Proposal: Internal alterations to form new opening at ground floor.
Decision: REFUSE
Decision Date: 12 July 2012
Decision Level: Delegated
Appeal Lodged: 23 January 2013

App. Ref: 12/03778/FUL
Location: 14 Argyle Street Bathwick Bath BA2 4BQ
Proposal: Retention of awning over external seating area on land to rear of 14/15 Argyle Street
Decision: REFUSE
Decision Date: 31 October 2012
Decision Level: Delegated
Appeal Lodged: 24 January 2013

App. Ref: 12/03779/AR
Location: Ivy Bath 15 Argyle Street Bathwick Bath BA2 4BQ
Proposal: Display of external menu board and retractable door blind to restaurant entrance (Retrospective)
Decision: REFUSE
Decision Date: 9 November 2012
Decision Level: Delegated

Appeal Lodged: 24 January 2013

App. Ref: 12/03780/LBA
Location: Ivy Bath 15 Argyle Street Bathwick Bath BA2 4BQ
Proposal: External alterations for the provision of external menu board and retractable door blind to restaurant entrance (Regularisation)
Decision: REFUSE
Decision Date: 12 November 2012
Decision Level: Delegated
Appeal Lodged: 24 January 2013

App. Ref: 12/01872/FUL
Location: 36 Dafford Street Larkhall Bath BA1 6SW
Proposal: Change of use from C3 dwellinghouse to a sui generis use (10 bed HMO). (Retrospective)
Decision: REFUSE
Decision Date: 5 July 2012
Decision Level: Delegated
Appeal Lodged: 25 January 2013

App. Ref: 12/03159/FUL
Location: 143 The Hollow Southdown Bath BA2 1NJ
Proposal: Erection of two storey extension following removal of existing conservatory and garage
Decision: REFUSE
Decision Date: 7 September 2012
Decision Level: Delegated
Appeal Lodged: 25 January 2013

App. Ref: 12/04396/FUL
Location: Upper Fosse Cottage Fosse Lane Batheaston Bath
Proposal: Erection of a second storey front extension.
Decision: REFUSE
Decision Date: 5 December 2012
Decision Level: Delegated
Appeal Lodged: 25 January 2013

App. Ref: 12/04644/FUL
Location: 11 Ayr Street Twerton Bath BA2 3RJ
Proposal: Provision of a loft conversion with rear flat roof dormer.
Decision: REFUSE
Decision Date: 11 December 2012
Decision Level: Delegated
Appeal Lodged: 28 January 2013

App. Ref: 12/03792/FUL
Location: Sainsbury's Supermarket Limited 170 Frome Road Odd Down Bath BA2 5RF
Proposal: Use of land as a temporary car park until 31 December 2015 and associated engineering works (Aggregate Macadam Surface) (Retrospective)
Decision: REFUSE
Decision Date: 12 November 2012
Decision Level: Delegated
Appeal Lodged: 29 January 2013

APPEAL DECISIONS

APP REF: 12/03041/FUL and 12/03040/FUL
LOCATION: 34 and 36 Rotcombe Lane
PROPOSAL: Erection of a single storey front extension following demolition of existing porch.
DECISION: Refuse
DECISION DATE: 14.09.2012
DECISION LEVEL: Delegated
APPEAL DECISION: Both appeals dismissed.

Summary

Two applications were submitted at the same time for front extensions to neighbouring properties which formed part of a longer terrace.

The single storey extensions would run the full width of both the front of the properties and the applications were refused as these extensions would be out of keeping with the character of the cottages.

The main issue was the appearance of the flat roof rear extension and its impact on the character of the dwelling.

The Inspector considered that the whilst the frontages of the properties within the terrace were not entirely uniform each had a clearly defined doorway and a balance in the proportion of glazing and stone. The Inspector felt that the proposed extension would change this arrangement by appearing as a continuous line of glazing. There would be no visually distinct entrance and the glazing would not be broken by any natural stone. It would therefore be out of keeping with the general character of other properties within the terrace. Considered alongside the proposed extension to the neighbouring property it would allow little visual separation between the front of the two houses as the front entrances would be incorporated within the line of glazing. The proposals was therefore considered by virtue of its design to harm the character of the terrace having an unacceptable impact and being contrary to policies D.2 and D.4 of the *Bath and North East Somerset Local Plan Adopted October 2007* which require that development is of high quality design and responds to local context. It would also be in conflict with the overarching principle of the National Planning Policy Framework to secure high quality design.

APP REF: 12/03447/FUL
LOCATION: Pump Cottage, Ashley Road, Bathford, Bath, BA1 7TS
PROPOSAL: Erection of a side extension.
DECISION: Refuse
DECISION DATE: 27.09.12
DECISION LEVEL: Delegated
APPEAL DECISION: Appeal Dismissed

Summary:

The inspector considered the size of the proposed extension in the context of the dwelling and not the whole buildings. In doing so the Inspector agreed that the proposed extension would represent a disproportionate addition to the original dwelling and would, therefore, be inappropriate and harmful to the Green Belt.

Additionally the inspector agreed that the closing of the gap between the cottage and the farm house would result in a loss of openness which would add to the harm to the Green Belt.

The inspector had no objection to the detailed design and considered there to be no impact upon the AONB, stating that these did not add to the harm.

Little weight was afforded to the proposed fall-back position and the Inspector concluded that the harm by reason of inappropriateness and loss of openness was not clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the proposal.
