

## Bath & North East Somerset Council

**MEETING:** Development Control Committee

**MEETING DATE:** 8<sup>th</sup> May 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:** 12/05071/AR  
**Location:** Norton Hill Garage Fosseway Westfield Midsomer Norton  
**Proposal:** Display of 1no. non-illuminated totem sign.  
**Decision:** REFUSE  
**Decision Date:** 9 January 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 7 March 2013

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**App. Ref:** 12/01999/EFUL  
**Location:** Former Bath Press Premises Lower Bristol Road Westmoreland Bath BA2  
3BL  
**Proposal:** Mixed-use redevelopment comprising 6,300sqm of retail (Class A1),  
4,580sqm of creative work space (Class B1), 2,610sqm of offices (Class  
B1), 220sqm of community space (class D1/D2), 10 residential houses,  
basement car park, landscape and access (including realignment of Brook  
Road)  
**Decision:** REFUSE  
**Decision Date:** 17 January 2013  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 8 March 2013

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**App. Ref:** 12/01801/LBA  
**Location:** The Bath Bun 2 Abbey Green City Centre Bath BA1 1NW  
**Proposal:** Internal and external alterations for the remodelling of the existing Bath  
Bun Tea shoppe comprising an extension linking the tea shop to no.7

North Parade Passage at ground floor level via a new staircase, a further new staircase at first floor will allow customers to use the external terrace over no.7

**Decision:** REFUSE  
**Decision Date:** 28 August 2012  
**Decision Level:** Delegated  
**Appeal Lodged:** 13 March 2013

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**App. Ref:** 12/05430/FUL  
**Location:** 1 Lincombe Road Westfield Radstock BA3 3YJ  
**Proposal:** Erection of new second floor extension and loft conversion to include 2no dormers  
**Decision:** REFUSE  
**Decision Date:** 15 February 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 18 March 2013

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**App. Ref:** 12/05022/FUL  
**Location:** Home Cottage 103 Park Road Keynsham Bristol  
**Proposal:** Provision of dormers to front and rear elevations (Resubmission)  
**Decision:** REFUSE  
**Decision Date:** 2 January 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 21 March 2013

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**App. Ref:** 12/04645/FUL  
**Location:** 25 Daniel Street Bathwick Bath BA2 6ND  
**Proposal:** Erection of a single storey rear extension  
**Decision:** REFUSE  
**Decision Date:** 9 January 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 27 March 2013

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**App. Ref:** 12/04646/LBA  
**Location:** 25 Daniel Street Bathwick Bath BA2 6ND  
**Proposal:** External alterations for the erection of a single storey rear extension  
**Decision:** REFUSE  
**Decision Date:** 4 February 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 27 March 2013

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**App. Ref:** 12/04437/FUL  
**Location:** 1 Chew Vale Chewton Road Chewton Keynsham Keynsham Bristol  
**Proposal:** Erection of a single storey extension (to form granny annexe) at the back of the present house and garage (revised resubmission).  
**Decision:** REFUSE

**Decision Date:** 11 January 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 2 April 2013

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**App. Ref:** 12/05118/FUL  
**Location:** Willow Bank Bristol Road Paulton Bristol  
**Proposal:** Erection of double garage/garden store, following demolition of existing garage and erection of porch to east elevation (resubmission).  
**Decision:** REFUSE  
**Decision Date:** 11 January 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 3 April 2013

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**App. Ref:** 12/05315/OUT  
**Location:** Parcel 8966 Manor Road Saltford  
**Proposal:** Erection of up to 99no. dwellings and associated parking on Parcel 8966 and Parcel 0064, 1 no vehicular access from Manor Road and separate pedestrian access to Manor Road, associated engineering works and the construction of 2no. car parking lay-bys on Manor Road.  
**Decision:** Non-determination  
**Decision Date:** 4 April 2013  
**Decision Level:** Non-Determination  
**Appeal Lodged:** 4 April 2013

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**App. Ref:** 12/03211/FUL  
**Location:** 12 Dowding Road Larkhall Bath BA1 6QJ  
**Proposal:** Erection of bungalow.  
**Decision:** REFUSE  
**Decision Date:** 10 October 2012  
**Decision Level:** Chair Referral  
**Appeal Lodged:** 9 April 2013

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**App. Ref:** 12/03978/FUL  
**Location:** 14 Richmond Place Beacon Hill Bath BA1 5PZ  
**Proposal:** Conversion of garage/workshop to self contained living unit.  
**Decision:** REFUSE  
**Decision Date:** 12 November 2012  
**Decision Level:** Delegated  
**Appeal Lodged:** 10 April 2013

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**App. Ref:** 12/01800/FUL  
**Location:** The Bath Bun 2 Abbey Green City Centre Bath BA1 1NW  
**Proposal:** Remodelling of the existing Bath Bun Tea shoppe comprising an extension linking the tea shop to no.7 North Parade Passage at ground floor level via a new staircase, a further new staircase at first floor will allow customers to use the external terrace over no.7

**Decision:** REFUSE  
**Decision Date:** 22 October 2012  
**Decision Level:** Delegated  
**Appeal Lodged:** 17 April 2013

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**App. Ref:** 12/05238/FUL  
**Location:** St Matthew's Church Widcombe Hill Widcombe Bath  
**Proposal:** Provision of vehicular access for off road parking and delivery vehicles  
**Decision:** REFUSE  
**Decision Date:** 5 March 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 17 April 2013

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## APPEAL DECISIONS

**App Ref:** 12/03159/FUL  
**Location:** 143 The Hollow, Bath  
**Proposal:** Erection of two storey side extension  
**Decision:** Refuse  
**Decision Date:** 07 September 2012  
**Decision Level:** Delegated  
**Appeal Decision:** Appeal dismissed

### Summary

There were two reasons for refusal of this application which were the impact of the extension on the character of the surrounding area and the impact on the living conditions of neighbouring properties.

In terms of the character and appearance the Inspector found that whilst the property is does not have a conspicuous presence within the street scene it would be visible from the adjacent car park. The Inspector found that whilst the rear projection would be acceptable the forward projection would result in an unattractive length of roof front to back and would produce a substantial increase in the bulk of the building. This would cause harm to the host building and the character of the surrounding area.

The Inspector did not agree that the proposal would result in harmful overlooking of the garden of the neighbouring property.

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**App Ref:** 12/04644/FUL  
**Location:** 11 Ayr Street, Bath BA2 3RJ  
**Proposal:** Loft conversion with rear flat roof dormer  
**Decision:** Refuse  
**Decision Date:** 12 December 2012  
**Decision Level:** Delegated  
**Appeal Decision:** Appeal dismissed

## Summary

The application related to a short terrace of houses with unaltered roofs. The reason for refusal and the main issue in this application was the effect of the proposal on the existing building and the character and appearance of the surrounding area of Oldfield Park. The area has various dormers, in particularly Brook Road, which demonstrate the harm of unsympathetic and bulky roof extensions.

The Inspector agreed with the council's assessment that the unaltered nature of the roof slopes is an important aspect of the character, which would be significantly affected by the proposal. He also noted that, whilst the public views are limited, the private outlooks of a significant number of occupiers at the back would be adversely affected.

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<b>App Ref:</b>	12/02433/FUL
<b>Location:</b>	31 Richmond Place, Bath, BA15QA
<b>Proposal:</b>	Rear 2nd floor bedroom extension plus rear ground floor kitchen extension and alterations including partial demolition of an existing twentieth century extension and installation of a conservation style roof-light at top of stairs
<b>Decision:</b>	Refuse
<b>Decision Date:</b>	17 August 2012
<b>Decision Level:</b>	Delegated
<b>Appeal Decision:</b>	Appeal allowed 05 March 2013

## Summary

The application sought planning permission for a number of external alterations to the building, including the addition of a second floor to the existing rear extension and a rooflight, as well as widening of the single storey rear kitchen extension. The planning application was refused as having an adverse effect on the special historic and architectural features of this listed cottage, and that no compelling evidence was provided to justify this harm. The parallel listed building application 12/02434/LBA was also refused on the same grounds and subsequently allowed on appeal.

The Inspector found that the extension at second floor level would represent very modest changes to the form and appearance of the building and would not, more widely, harm the rhythm of the rear elevation of the terrace. He asserted that the proposals would conceal a small part of the rear stone wall and leave very considerable part visible and unaltered. Neither had he thought that the obscuring of the original window would be harmful.

On the whole the Inspector concluded that the proposal would enhance the conservation area and preserve the special interest of the listed building and would thus not harm its value as a designated heritage asset.

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