

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

4th September 2013

SITE VISIT DECISIONS

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| Item No: | 001 | |
| Application No: | 13/02112/FUL | |
| Site Location: | 4 Lime Grove, Bathwick, Bath, Bath And North East Somerset | |
| Ward: Bathwick | Parish: N/A | LB Grade: N/A |
| Application Type: | Full Application | |
| Proposal: | Conversion of student lets into 2no maisonettes and 1no self contained apartment with first floor extension at the rear (Resubmission of 12/01925/FUL). | |
| Constraints: | Agric Land Class 3b,4,5, Article 4, British Waterways Minor and Householders, Conservation Area, Forest of Avon, Hotspring Protection, World Heritage Site, | |
| Applicant: | Mr Lionel Tonizzo | |
| Expiry Date: | 15th July 2013 | |
| Case Officer: | Rebecca Roberts | |

DECISION REFUSE

1 The siting and design of the proposed first floor extension would represent an inappropriate addition to the terrace that would result in a built composition of an asymmetrical appearance which would diminish the existing rhythm between the properties that would adversely affect the character and appearance of the Conservation Area, contrary to policies D.2, D.4 and BH.6 of the Bath and North East Somerset Local Plan (including minerals and waste policies) 2007

2 The proposed development by reason of the over intensification of use and lack of amenity space is considered to represent overdevelopment of the site that is not considered compatible with existing uses within this locality and is therefore contrary to policies D.2 and HG.12 of the Bath & North East Somerset Local Plan (including minerals and waste policies) 2007.

3 The proposed first floor rear extension as a result of its scale, siting and design would result in an overbearing presence resulting in loss of light to the detriment of the residential amenity of the occupiers of No. 3 Lime Grove. This would be contrary to policy D.2 of the Bath and North East Somerset Local Plan (including minerals and waste policies) 2007

PLANS LIST:

This decision relates to drawing no's LG.1.A date stamped 20th May 2013 and LG.3C and LG.4C date stamped 9th August 2013.

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. The Local Planning Authority acknowledges the approach outlined in paragraphs 188-192 in favour of front loading and operates a pre-application advice service. Notwithstanding active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given and the agent was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application, and having regard to this the Local Planning Authority moved forward and issued its decision.