

Bath & North East Somerset Council

MEETING: Development Control Committee

MEETING DATE: 23 October 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: 12/04076/FUL
Location: Gibbs Mews Walcot Street Bath
Proposal: Erection of 4no. dwellings (retrospective amendments to application 08/00591/FUL amended by 11/03532/NMA).
Decision: REFUSE
Decision Date: 11 April 2013
Decision Level: Planning Committee
Appeal Lodged: 6 September 2013

App. Ref: 13/01028/FUL
Location: Appletree Farm Ham Lane Bishop Sutton Bristol
Proposal: Erection of new dwelling following demolition of existing detached garage
Decision: Application Withdrawn
Decision Date: 15 May 2013
Decision Level: Delegated
Appeal Lodged: 16 September 2013

App. Ref: 13/02484/FUL
Location: Appletree Farm Ham Lane Bishop Sutton Bristol
Proposal: Erection of new dwelling following demolition of existing detached garage (Resubmission of 13/01028/FUL)
Decision: REFUSE
Decision Date: 2 August 2013
Decision Level: Delegated
Appeal Lodged: 16 September 2013

App. Ref: 13/01496/FUL
Location: 69 Bay Tree Road Fairfield Park Bath BA1 6NE
Proposal: Provision of rear dormer (resubmission)
Decision: REFUSE
Decision Date: 28 May 2013
Decision Level: Delegated
Appeal Lodged: 17 September 2013

App. Ref: 13/01056/OUT
Location: Bedruthan Frome Old Road Radstock BA3 3QE
Proposal: Erection of attached dormer style bungalow (resubmission)
Decision: REFUSE
Decision Date: 7 May 2013
Decision Level: Delegated
Appeal Lodged: 18 September 2013

App. Ref: 13/02281/FUL
Location: The Barn Chew Road Chew Magna Bristol
Proposal: Demolition of existing buildings and erection of eight workshops with associated parking.
Decision: REFUSE
Decision Date: 8 August 2013
Decision Level: Chair Referral
Appeal Lodged: 23 September 2013

App. Ref: 13/02506/FUL
Location: 4 Cleveland Walk Bathwick Bath BA2 6JX
Proposal: Erection of two-storey, plus lower ground extension providing study, dining room and master bedroom, single storey side extension including playroom and external works including new parking arrangement, external terrace, entrance gates and boundary fencing
Decision: REFUSE
Decision Date: 30 August 2013
Decision Level: Delegated
Appeal Lodged: 23 September 2013

App. Ref: 13/01767/FUL
Location: 1 Midford Road Odd Down Bath BA2 5RW
Proposal: Re-modelling of the front garden to create two new parking spaces.
Decision: REFUSE
Decision Date: 27 June 2013
Decision Level: Delegated
Appeal Lodged: 25 September 2013

APPEAL DECISIONS

Application no: 13/00245/FUL
Address: 35 Maple Gardens, Bath, BA2 3AG
Details: Loft conversion with rear dormer
Date of Refusal: 27/03/2013
Decision Level: Delegated
Appeal Decision: Appeal allowed 13/09/2013

Summary

The application for erection of an rear dormer window was refused as it was considered that by reason of its size and siting, it would result in an incongruous and prominent addition to the rear roof slope of the dwelling which would have a significant and unacceptable impact on the character and appearance of the dwelling itself and the wider locality.

The Inspector's judgement was that the proposed dormer, due to its siting below ridge and size of less than half width of the roof, would not appear as an intrusive or unsympathetic alteration to No 35. While the proposed dormer window may be discernable from Walnut Drive, the Inspector did not consider in this instance that such glimpsed views justify the refusal of planning permission and, therefore, I consider that the effect of the proposal on the wider area is acceptable.
