

Bath & North East Somerset Council

MEETING:	Development Control Committee	AGENDA ITEM NUMBER	
MEETING DATE:	8th April 2015		
RESPONSIBLE OFFICER:	Mark Reynolds – Group Manager (Development Management) (Telephone: 01225 477079)		
TITLE:	APPLICATIONS FOR PLANNING PERMISSION – SITE VISIT AGENDA		
WARDS:	ALL		
BACKGROUND PAPERS:			
AN OPEN PUBLIC ITEM			

BACKGROUND PAPERS

List of background papers relating to this report of the Group Manager, Development Management about applications/proposals for Planning Permission etc. The papers are available for inspection online at <http://planning.bathnes.gov.uk/PublicAccess/>.

- [1] Application forms, letters or other consultation documents, certificates, notices, correspondence and all drawings submitted by and/or on behalf of applicants, Government Departments, agencies or Bath and North East Somerset Council in connection with each application/proposal referred to in this Report.
- [2] Department work sheets relating to each application/proposal as above.
- [3] Responses on the application/proposals as above and any subsequent relevant correspondence from:
 - (i) Sections and officers of the Council, including:
 - Building Control
 - Environmental Services
 - Transport Development
 - Planning Policy, Environment and Projects, Urban Design (Sustainability)
 - (ii) The Environment Agency
 - (iii) Wessex Water
 - (iv) Bristol Water
 - (v) Health and Safety Executive
 - (vi) British Gas
 - (vii) Historic Buildings and Monuments Commission for England (English Heritage)
 - (viii) The Garden History Society
 - (ix) Royal Fine Arts Commission
 - (x) Department of Environment, Food and Rural Affairs
 - (xi) Nature Conservancy Council
 - (xii) Natural England
 - (xiii) National and local amenity societies
 - (xiv) Other interested organisations
 - (xv) Neighbours, residents and other interested persons
 - (xvi) Any other document or correspondence specifically identified with an application/proposal
- [4] The relevant provisions of Acts of Parliament, Statutory Instruments or Government Circulars, or documents produced by the Council or another statutory body such as the Bath and North East Somerset Local Plan (including waste and minerals policies) adopted October 2007

The following notes are for information only:-

- [1] "Background Papers" are defined in the Local Government (Access to Information) Act 1985 do not include those disclosing "Exempt" or "Confidential Information" within the meaning of that Act. There may be, therefore, other papers relevant to an application which will be relied on in preparing the report to the Committee or a related report, but which legally are not required to be open to public inspection.

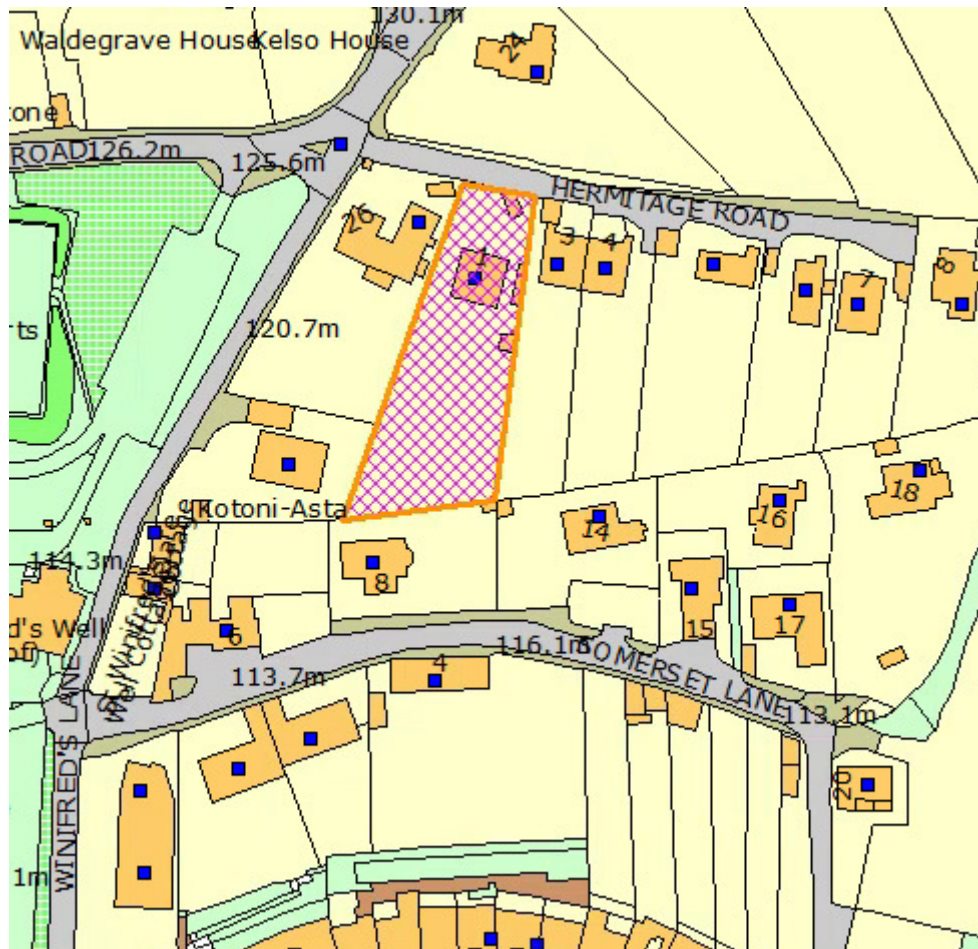
- [2] The papers identified or referred to in this List of Background Papers will only include letters, plans and other documents relating to applications/proposals referred to in the report if they have been relied on to a material extent in producing the report.
- [3] Although not necessary for meeting the requirements of the above Act, other letters and documents of the above kinds received after the preparation of this report and reported to and taken into account by the Committee will also be available for inspection.
- [4] Copies of documents/plans etc. can be supplied for a reasonable fee if the copyright on the particular item is not thereby infringed or if the copyright is owned by Bath and North East Somerset Council or any other local authority.

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ITEM NO.	APPLICATION NO. & TARGET DATE:	APPLICANTS NAME/SITE ADDRESS and PROPOSAL	WARD:	OFFICER:	REC:
001	14/04081/FUL 19 November 2014	Nitor Investments Ltd 2 Hermitage Road, Lansdown, Bath, Bath And North East Somerset, BA1 5SN Erection of 1 no five bedroom dwelling following demolition of existing bungalow.	Lansdown	Tessa Hampden	PERMIT

**REPORT OF THE GROUP MANAGER, DEVELOPMENT MANAGEMENT ON
APPLICATIONS FOR DEVELOPMENT**

Item No: 001
Application No: 14/04081/FUL
Site Location: 2 Hermitage Road Lansdown Bath Bath And North East Somerset
BA1 5SN



Ward: Lansdown **Parish:** N/A **LB Grade:** N/A
Ward Members: Councillor Patrick Anketell-Jones Councillor Anthony Clarke
Application Type: Full Application
Proposal: Erection of 1no five bedroom dwelling following demolition of existing bungalow.
Constraints: Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
Applicant: Nitor Investments Ltd
Expiry Date: 19th November 2014
Case Officer: Tessa Hampden

REPORT

REASON FOR REFERRING THIS APPLICATION TO COMMITTEE

Cllr Anketell-Jones requested that if the application were to be recommended for approval that the application should be referred to the Planning Committee due to the character and appearance of the development

Cllr Clarke requested that the application be referred to Planning Committee if refusal were recommended, due to the long standing problems relating to the site and the pre-application undertaken.

Consideration of the application was deferred at the last meeting of Committee to allow Members to visit the site and view it from adjoining properties.

SITE DESCRIPTION AND PROPOSAL

The application relates to a modest sized bungalow located off Hermitage Road in Bath, which is a single track road leading off Sion Road, in the Lansdown area of Bath. The site is set within the City of Bath Conservation Area and the wider World Heritage Site. The application seeks planning permission for the erection of a house following the demolition of the existing bungalow. There is a history of refusals of planning applications for a replacement dwelling on this site, as well as subsequent dismissed appeals. This application has been submitted in an attempt to overcome the previous reasons for refusal.

The previous application for a dwelling was refused for the following reasons:

1 The proposed development, due to the inappropriate scale, siting and design of the proposal is considered to have an unacceptable appearance and will result in a cramped form of development and the overdevelopment of the application site. There is considered to be a resultant detrimental impact upon the character and appearance of this part of the City of Bath Conservation Area. The development is therefore contrary to policies BH6, D2 and D4 of the Bath and North East Somerset Local Plan (including minerals and waste) adopted October 2007.

2 Due to the inappropriate siting, design, scale and bulk of the proposed dwelling, the development is considered to result in a loss of light and have an overbearing impact upon the occupiers of 3 Hermitage Road, to the detriment of the residential amenity currently enjoyed. The development is therefore considered to be contrary to Policy D2 of the Bath and North East Somerset Local Plan (including minerals and waste) adopted October 2007.

RELEVANT PLANNING HISTORY

DC - 10/05344/FUL - Withdrawn - 9 March 2011 - Erection of house following demolition of existing bungalow.

DC - 11/04382/FUL - Refused - 11 May 2012 - Erection of house following demolition of existing bungalow (Resubmission) - appeal dismissed

DC - 11/04625/CA - Consent - 11 May 2012 - Demolition of existing bungalow and erection of house

DC - 12/04551/FUL - Refused - 12 December 2012 - Erection of dwelling following demolition of existing bungalow - appeal dismissed

It should be noted that the Inspector dealing with this appeal also noted that the previous development would result in harm to the residential amenity of the occupiers of 26 Sion Road. The previous decisions are material considerations in the assessment of the current planning application and will be given significant weight.

DC - 12/04552/CA - Consent - 12 December 2012 - Demolition of existing bungalow

SUMMARY OF CONSULTATIONS/REPRESENTATIONS

Highway Development - no objection subject to a condition

Contaminated land Officer - no comments

Environment Health - no objections subject to informative of any permission

Archaeological Officer - no objection subject to condition

Aboriginal Officer - no objection subject to condition

Cllr Anketell-Jones requested that if the application were to be recommended for approval that the application should be referred to the Planning Committee due to the character and appearance.

Cllr Clarke requested that the application be referred to Planning Committee if refusal were recommended, due to the long standing problems relating to the site and the pre-application undertaken.

There have been 11 letters of objection to the proposal and 3 letters of support. The key issues raised are considered below:

Objection

- The application should not have been allowed under Section 70A as a repeat application
- The proposals represent overdevelopment
- The square footage is much larger than other properties in the area
- The building is taller and wider than previously rejected by the Planning Inspectorate
- Concerns regarding appearance and impact of solar panels
- The flat roof could be used as a roof terrace
- Queries over accurate nature of sunlight diagrams
- The building would not preserve or enhance the Conservation Area
- Concerns regarding the appearance of the 'car dok' and the noise levels

- Impact on amenity of 26 Sion Road including overshadowing and loss of light
- Objections to rear extension and terrace
- Overlooking to Somerset Cottage and light pollution
- Impact on 3 Hermitage Road, loss of light and overbearing impact

Support

- The design fits in with the area and is sympathetic
- The proposed house has been designed to be 'green'

POLICIES/LEGISLATION

The Core Strategy for Bath and North East Somerset was formally adopted by the Council on 10th July 2014. The Core Strategy now forms part of the statutory Development Plan and will be given full weight in the determination of planning applications. The Council's Development Plan now comprises:

- Core Strategy
- Saved Policies in the B&NES Local Plan (2007)*
- Joint Waste Core Strategy
- Core Strategy

B1 - Bath Spatial Strategy

B4 - The World Heritage Site and its Setting

CP6 - Environmental Quality

Saved policies from the Bath and North East Somerset Local Plan - 2007

BH6 - Conservation Areas

BH7 Demolition in Conservation Areas

BH12 Important archaeological remains

D2 - General Design and Public Realm Considerations

D4 - Townscape Considerations

NE4 Trees and woodland Conservation

NE5 Forest of Avon

NE10 Nationally important species and habitats

NE13A Bath Hot Springs

HG4 Residential development in the urban areas

T24 - Highway Development Control Criteria

The National Planning Policy Framework - published in March 2012

National Planning Practice Guidance

There is a duty placed on the Council under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation or enhancement of the character of the surrounding conservation area.

OFFICER ASSESSMENT

PRINCIPLE OF DEVELOPMENT

The application site is located within the built up area of Bath where new residential development is considered to be acceptable providing it complies with the relevant Development Plan policies. A replacement dwelling can therefore be supported in principle.

CHARACTER AND APPEARANCE

There is no objection to the loss of the existing 1920's bungalow and this part of the development has previously been deemed to be acceptable. However, although the existing bungalow is not considered to be of particular architectural merit, its scale respects its plot and due to the topography of the land and the siting of the bungalow, it has a modest impact upon the street scene. Any future development also needs to be compatible with the surrounding development to ensure that the character and appearance of this part of the City of Bath Conservation Area is preserved.

It is noted that the proposed scale of the dwelling is significantly greater than the building to which it is to replace. However, this does not mean that the development is necessarily unacceptable. When assessing the replacement dwelling from the main street scene at Hermitage Road, the dwelling is considered to respect the overall building forms of the surrounding development. The eaves and ridge height of the proposed dwelling have been designed to sit in line with that of 3 Hermitage Road, which aids in ensuring that the building does not appear out of scale in its context. It is noted that the proposed building is set above that of 26 Sion Road which also adjoins the site. However, in visual terms the application site relates a greater amount to the dwellings in Hermitage Road, and therefore can be seen to reflect the prevailing character of the area in terms of buildings heights. It is recognised that the height of the dwelling proposed is greater than the previously refused applications. However, it was the cumulative impact of the height, design, siting and bulk of the previous submissions which led to the conclusion that the proposal was unacceptable. The increase in height alone, does not necessarily lead to the conclusion that the scheme would be harmful to the overall character and appearance of the area.

From the rear, the proposed dwelling is again clearly of a much greater scale than that of the existing bungalow. However, the proposed development takes advantage of the topography of the site, building the lower ground floor into the slope. The rear elevation is broken up by the staggered nature of the design, with the single storey element to the rear aiding in visually breaking up the bulk of the rear elevation. The dormer to the rear roof slope is of an appropriate size to ensure that this appears as dormer rather than having the appearance of an additional story. Again, the dwelling will be seen in context with the properties in Hermitage Road, and will not appear out of context in the immediate or wider area. On balance therefore, this view is considered to be acceptable.

A significant concern with the previous application related to the excessive elongated side elevations, and the flat roof running through the scheme, which cumulatively contributed to the conclusion that the proposal had an unacceptable bulk in its setting. This has been revised within the current proposal, with the side elevations now reflecting those of nearby properties, appearing proportionate to the front and rear elevations of the dwelling. The

roof form has also been altered to a more traditional and less contrived hipped form. It is noted that this increases the overall height of the proposal, but as stated above, this is not alone considered inappropriate. As stated above, it was the contribution of a number of factors that resulted in the conclusion that the development was not previously deemed acceptable, rather than a single factor such as height or width. The overall scale of the dwelling in this submission is considered to be appropriate and the concern with regards to the overall bulk raised within the previous submissions has been overcome in this latest design.

Third parties have correctly identified that the Inspector recognised that the openness of the site would be harmed by the previous proposal. The Inspector noted that the existing bungalow, set back from the road and with its lower height creates a sense of openness in this part of Hermitage Road. It has been highlighted by the third parties that when compared to the refused applications, the increase in height and siting further towards the road of the current submission, the openness of the site would be harmed more than the previously refused proposals.

It is accepted that the openness of the site will be reduced as result of this development, but this is not considered to result in significant harm to the character and appearance of this part of the Conservation Area. Clearly any replacement dwelling of a greater scale than the existing, has the potential to result in a loss of openness, but this does not mean that the development is not acceptable in this built up area of the city. The site is already occupied by a building and as such the site is not completely free from development. The significant length of the previous scheme resulted in a loss of openness and the bulk of the roof added to this harm, limiting views though the site. These have both been altered within the current scheme, reducing the overall bulk of development. Although the openness of the site will be reduced as part of this development, it is not considered that the loss of openness would be now at a level to justify a reason for refusal. For clarity, the loss of openness is not considered to result in overall harm to the character and appearance of the Conservation Area.

It is now considered that the proposed dwelling would be accommodated on the site without appearing cramped. The overall footprint is not considered to represent the overdevelopment of the site and adequate space will be retained around the dwelling to ensure that it sits comfortably within its plot

The overall design is considered to be acceptable, and the material used will ensure that the local vernacular of the local area is respected. The submission proposes acceptable materials which will ensure that the development integrates successfully with the surrounding area. Concern has been raised with regards to the appearance of the solar panels on the rear single storey element of the dwelling. The agent has confirmed that these will not project above the ridge of the roof and will appear as illustrated on the plans. For clarity, a condition can be added to any planning permission requesting sections on this detail. It is not considered that they will result in an unacceptable finish to this part of the building.

There is a duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the preservation or enhancement of the character of the surrounding conservation area. Here it is considered that overall, the proposed siting, scale, and design of the proposed dwelling is considered to be

acceptable and will ensure that the character and appearance of this part of the City of Bath Conservation Area is preserved. Further, there will be no harm to the setting of the wider World Heritage Site.

As identified above, the development is not considered to result in harm to a designated heritage asset. Therefore, for clarification as the scheme is not considered to result in 'less than substantial harm' to a designated heritage asset, the requirement of paragraph 134 of the NPPF, to balance the harm against the benefits of the development, is not necessary as this harm is not considered to exist.

RESIDENTIAL AMENITY

The increase in overall scale of the built form on this site has the potential to harm to residential amenity of the neighbouring occupiers, particularly in terms of loss of light and the impact upon the outlook of these neighbouring occupiers. The previous scheme was considered to be unacceptable on these grounds, but again, this resulted from a combination of the inappropriate scale, height, siting and design. The application has attempted to overcome these concerns primarily by reducing the bulk of the dwelling. The agent has also undertaken a number of assessments to demonstrate that the harm to the neighbouring occupiers would not be significant. Modelling has been carried out from windows at 26 Sion Road, and from the veranda area at 3 Hermitage Road.

With regards to 3 Hermitage Road, the main part of the building has now been sited in line with this dwelling. The single storey element will be built into the slope so that it is set below the existing screening. This will ensure that the impact upon the veranda and rear garden is minimal. 3 Hermitage Road benefits from two windows and their entrance on the west elevation which will face onto the proposed dwelling. It is acknowledged that this outlook will change and the light entering these spaces will be reduced. However, the window at first floor serves a hallway area, and whilst it is recognised that this serves an important area for the occupiers of this dwelling, the loss of light to this area would not justify a reason for refusal on its own right. Further, the loss of light, outlook from the entrance porch, and dormer window to the roof, is not considered to be harmed to a significant degree.

The agent has again within the submission provided a technical assessment of the impact upon the residential amenity of the occupiers of no 26 Sion Road. This looks at both the impact upon the kitchen area and the first floor study/bedroom. This has previously raised concern, but it is now considered that the reduced bulk, and more appropriately scaled side elevations, reduces the harm previously identified. The submission demonstrates that whilst the outlook from the upper side dormer window will alter, the outlook from this window will not be unacceptable and there will still be a degree of openness from this outlook. The amount of light to the kitchen window will also reduce as a result of this proposal, although it should be noted that this is already affected by the existing boundary treatment. The reduction in length of the proposal is considered to reduce this harm and as such, whilst it is accepted that there will be an impact, it is not considered that any harm to this property would be at a level to substantiate a refusal of this planning application.

Concern has been raised with regards to the loss of privacy for the neighbouring occupiers. However, the development is not considered to result in any significant

overlooking issues. The distance from the proposed dwelling to the properties to the rear of the site is at acceptable distance which will ensure that any overlooking issues are minimal.

Further information has been submitted by the agent with regards to the cardok and this has confirmed that this will produce minimal noise and as such it is not considered that this will cause any undue noise and disturbance to the neighbouring occupiers.

The comments of the third parties and those of the Inspector dealing with the previous application have been considered. However, with the revised scheme, and the additional information put forward, whilst it is noted that the proposed dwelling will result in some harm to the residential amenity of the neighbouring occupiers, it is not considered that this would be at a level to justify a refusal of this planning application. On balance therefore, on these grounds, the development is considered to be acceptable.

HIGHWAY SAFETY

Hermitage Road, is a narrow unadopted cul de sac with a 20mph speed limit. The visibility splays will remain as existing and are considered to be acceptable. A five bedroom dwelling will generally require three parking spaces to meet the needs of the development. The application proposes two conventional parking spaces which achieve a 6.0m manoeuvring area to the rear which is essential on this narrow lane. The third parking space is provided below the conventional spaces and is operated by a car lift which will also be acceptable given the constraints of the location. The parking bays will need to be surfaced in a bound material to prevent loose material being trafficked onto Hermitage Road and the further highway network at Sion Road. The details and implementation of this can be secured through of a condition on any planning application.

ARBORICULTURAL ISSUES

A mature Atlas Cedar tree is located within the rear garden on the existing property. The submissions include a comprehensive arboricultural report which includes an arboricultural method statement (AMS) and tree protection plan to protect this tree. This has been assessed by the Council's Arboricultural officer who is satisfied that subject to full compliance with the AMS, the tree will not be harmed. Further clarification may be required, for example if alterations are proposed during the design of soakaways etc. and supervision may be necessary during works. However, this can be secured through the attachment of a condition.

ARCHAEOLOGY

The application site lies in close proximity to a Roman burial found in 1808 during construction of houses in Hermitage Road and within the Sion Hill Roman cemetery area. It is therefore recommended that a watching brief condition is attached to any planning consent.

ECOLOGY

Satisfactory bat surveys have been completed for this proposal and no roosts have been identified in the building to be demolished. An updated survey is recommended if the building is not demolished prior to the next active bat season.

CONCLUSION

It is recognised that this site has a relatively protracted history in terms of planning applications and appeals, and this and the third party comments have been duly considered as part of this planning application. However, it is now considered that the scheme put forward is acceptable, and the scale, siting and design of the dwelling are appropriate in this context. The planning application is therefore recommended for approval subject to a number of planning conditions.

RECOMMENDATION

PERMIT

CONDITIONS

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 The parking areas shall be properly bound and compacted (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety

3 No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during ground works on the site, with provision for excavation of any significant deposits or features encountered.

Reason: The site is within an area of significant archaeological interest and the Council will wish to examine and record items of interest discovered.

4 Infiltration test results and soakaway design calculations to BRE Digest 365 standard should be submitted to and approved by the Local Planning Authority prior to construction. The development shall thereafter be carried out in accordance with these approved details.

Reason: In the interests of flood risk management.

5 No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological

work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during ground works on the site, with provision for excavation of any significant deposits or features encountered.

Reason: The site is within an area of significant archaeological interest and the Council will wish to examine and record items of interest discovered.

6 No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement unless agreed in writing by the local planning authority. A signed certificate of compliance shall be provided by the appointed arboriculturalist to the local planning authority on completion.

Reason: To ensure that the approved method statement is complied with for the duration of the development.

7 No development shall take place until a Detailed Arboricultural Method Statement with Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority and details within the approved document implemented as appropriate. The final method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion with particular regard to position and erection of protective fencing; demolition of the existing dwelling; installation of ground protection, removal of existing concrete paths and excavations for services including soakaways. The documents should include the control of potentially harmful operations such as the storage, handling and mixing of materials on site, burning and movement of people and machinery.

Reason: To ensure that the trees to be retained are not adversely affected by the development proposals

8 No development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

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

9 All hard and/or soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no extension, external alteration or enlargement of the dwelling(s) or other buildings hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: Any further extensions require detailed consideration by the Local Planning Authority to safeguard the amenities of the surrounding area.

11 Prior to the installation of the solar panels, sectional details of these shall be submitted to the Local Planning Authority and approved in writing. The development shall thereafter be carried out in accordance with these approved details.

Reason: In the interests of the appearance of the development

13 The roof area of the development hereby approved shall not be used as a balcony, roof garden or similar amenity area.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy.

14 The proposed windows on the west and east elevations of the development hereby approved, illustrated on the revised plans as being obscurely glazed, shall be non-opening and glazed with obscure glass and permanently retained as such.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy.

15 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:

- Further bat surveys are recommended if the building is not demolished by May 2015

05 Sep 2014	P 02	EXISTING NORTH AND SOUTH ELEVATIONS
05 Sep 2014	P 03	EXISTING SITE SECTION AA
05 Sep 2014	P 04	EXISTING SITE SECTION BB
05 Sep 2014	P 05	SUPERSEDED - PROPOSED SITE PLAN
05 Sep 2014	P 06	PROPOSED LOWER GROUND AND GROUND FLOOR PLAN
05 Sep 2014	P 07	PROPOSED 1ST AND 2ND FLOOR PLANS
05 Sep 2014	P 08	PROPOSED NORTH ELEVATION
05 Sep 2014	P 09	SUPERSEDED - PROPOSED SOUTH ELEVATION
05 Sep 2014	P 10	SUPERSEDED - PROPOSED WEST ELEVATION
05 Sep 2014	P 11	SUPERSEDED - PROPOSED EAST ELEVATION
05 Sep 2014	P 12	SUPERSEDED - PROPOSED SITE SECTION AA
05 Sep 2014	P 13	PROPOSED SITE SECTION BB

05 Sep 2014 P 14 PROPOSED NORTH ELEVATION- RENDERED
05 Sep 2014 P 15 PROPOSED SITE PLAN- ANALYSIS
24 Sep 2014 140919-2HR-TPP-AM TREE PROTECTION PLAN
24 Sep 2014 WS51/01 LANDSCAPE LAYOUT PLAN

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 submitted proposals was taken and planning permission was granted.

ADVICE NOTE:

Where a request is made to a Local Planning Authority for written confirmation of compliance with a condition or conditions attached to a planning permission or where a request to discharge conditions is submitted a fee shall be paid to that authority. Details of the fee can be found on the "what happens after permission" pages of the Council's Website. Please send your requests to the Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG. Requests can be made using the 1APP standard form which is available from the Planning Portal at www.planningportal.gov.uk.

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of the development. This should include not working outside regular day time hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Protection Team at Bath and North East Somerset Council.