

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

21st September 2016

SITE VISIT DECISIONS

Item No:	001	
Application No:	16/02530/FUL	
Site Location:	23 Lymore Avenue, Twerton, Bath, Bath And North East Somerset	
Ward: Westmoreland	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Demolition of existing single storey rear extension and erection of side and rear, single storey extension	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Forest of Avon, HMO Stage 2 test required, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Mr & Mrs Chris and Josephine Vercoe	
Expiry Date:	16th July 2016	
Case Officer:	Jessica Robinson	

DECISION REFUSE

1 The proposed development fails to display the high quality of design that is required to both complement the existing dwelling and to maintain or enhance the character and appearance of the surrounding Area. Furthermore the proposed development would cause harm to the residential amenities of the neighbouring dwellings. The proposal is therefore contrary to saved Policies D.2 and D.4 of the Bath and North East Somerset Local Plan including minerals and waste policies (2007), and the guidance within the NPPF.

PLANS LIST:

- 01 EXISTING GROUND FLOOR PLAN, ELEVATIONS
- 02A COMBINED PLANS

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 application was unacceptable for the reason outlined. Having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.