

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**3rd May 2017**

**SITE VISIT DECISIONS**

|                          |  |                      |
|--------------------------|--|----------------------|
| <b>Item No:</b>          | 001  |                      |
| <b>Application No:</b>   | 16/05772/FUL   |                      |
| <b>Site Location:</b>    | 40 Bloomfield Park, Bloomfield, Bath, Bath And North East Somerset   |                      |
| <b>Ward:</b> Lyncombe    | <b>Parish:</b> N/A   | <b>LB Grade:</b> N/A |
| <b>Application Type:</b> | Full Application   |                      |
| <b>Proposal:</b>         | Erection of eight apartments with associated parking and landscaping following demolition of existing detached house and garage (Resubmission)   |                      |
| <b>Constraints:</b>      | Affordable Housing, Agric Land Class 1,2,3a, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site, |                      |
| <b>Applicant:</b>        | Juniper Homes (South West) Limited   |                      |
| <b>Expiry Date:</b>      | 20th January 2017  |                      |
| <b>Case Officer:</b>     | Chris Griggs-Trevarthen  |                      |

**DECISION REFUSE**

1 The proposed development, due to its siting, scale, massing and bulk, would have a detrimental impact upon the amenities of the adjoining occupiers, 41 Bloomfield Park and 39 Bloomfield Park contrary to policy D.2 of the Bath and North East Somerset Local Plan and policy D6 of the draft Bath and North East Somerset Placemaking Plan.

2 The proposed development would not provide an appropriate level of on-site parking spaces and would generate additional traffic which would exacerbate highways safety issues associated with on-street parking on Bloomfield Park contrary to policy ST7 of the draft Bath and North East Somerset Placemaking Plan.

3 The proposed development, due to its siting, scale, massing and bulk, would result in overdevelopment of the site and extend significantly beyond the rear building line to the detriment of the character and appearance of the Conservation area. The proposal is therefore contrary to policies D.2, D.4 and BH.6 of the Bath and North East Somerset Local Plan, policy CP6 of the Bath and North East Somerset Core Strategy and policies D2, D3 and HE1 of the draft Bath and North East Somerset Placemaking Plan.

**PLANS LIST:**

- 020 Existing Site Location Plan
- 021 Existing SE and SW Elevation Sheet 1
- 022 Existing NE and NW Elevations Sheet 2
- 023 Existing Streetscene

030A Proposed Site Plan  
031A Proposed Floor Plans  
032 Proposed SE and SW Elevations  
033A Proposed NE and NW Sheet 2  
034A Proposed Streetscene

#### DECISION MAKING 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 has worked positively and proactively with the applicant in an effort to overcome the previous reasons for refusal by allowing the submission of amendments and agreeing to extend the target date for determination. However, for the reasons given by the planning committee, the application still did not comply with the development plan and was refused.

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule comes into effect. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)