

Bath & North East Somerset Council

MEETING: Development Control Committee

MEETING DATE: 31st August 2011

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: 10/04816/FUL
Location: Church Farm Barn Washing Pound Lane Whitchurch Bristol
Proposal: Repair of existing dilapidated agricultural outbuilding.
Decision: REFUSE
Decision Date: 28 January 2011
Decision Level: Delegated
Appeal Lodged: 7 July 2011

App. Ref: 11/01534/FUL
Location: Old Playground Church Road Combe Down Bath BA2 5JN
Proposal: Erection of a two storey terrace of two dwellings (Resubmission)
Decision: REFUSE
Decision Date: 15 June 2011
Decision Level: Delegated
Appeal Lodged: 20 July 2011

App. Ref: 11/01289/FUL
Location: 46 Calton Gardens Lyncombe Bath BA2 4QG
Proposal: Provision of an extension to existing balcony.
Decision: REFUSE
Decision Date: 9 May 2011
Decision Level: Delegated
Appeal Lodged: 25 July 2011

App. Ref: 11/00559/FUL
Location: 20 Walden Road Keynsham Bristol BS31 1QW
Proposal: Erection of a single storey front extension (resubmission).
Decision: REFUSE
Decision Date: 10 June 2011
Decision Level: Planning Committee
Appeal Lodged: 28 July 2011

App. Ref: 11/01182/LBA
Location: The Clock House Bathford Hill Bathford Bath BA1 7SW
Proposal: External alterations for the closure of an opening in garden wall.
Decision: REFUSE
Decision Date: 8 July 2011
Decision Level: Delegated
Appeal Lodged: 2 August 2011

App. Ref: 11/02034/FUL
Location: 34 Rosslyn Road Newbridge Bath BA1 3LH
Proposal: Erection of two storey side extension following demolition of existing garage
Decision: REFUSE
Decision Date: 15 July 2011
Decision Level: Delegated
Appeal Lodged: 2 August 2011

App. Ref: 10/04848/LBA
Location: 3 The Old House The Hill Freshford Bath
Proposal: Internal alterations for the installation of a temporary fire and acoustic partition between the first and ground floor.
Decision: REFUSE
Decision Date: 18 February 2011
Decision Level: Delegated
Appeal Lodged: 3 August 2011

App. Ref: 10/05319/FUL
Location: 87 High Street Bathford Bath BA1 7TF
Proposal: Extension and alterations reconfiguring existing accommodation and providing new garage/ workshop and living spaces.
Decision: REFUSE
Decision Date: 28 March 2011
Decision Level: Delegated
Appeal Lodged: 11 August 2011

App. Ref: 11/02146/FUL

Location: 7 Uplands Road Saltford Bristol BS31 3JQ
Proposal: Extensions to the front and roof of property to provide a study and two bedrooms
Decision: REFUSE
Decision Date: 14 July 2011
Decision Level: Delegated
Appeal Lodged: 16 August 2011

APPEAL DECISIONS

App. Ref: 10/05084/FUL
Location: Stonewold, 78 Ashgrove, Peasedown St John, Bath, BA2 8EG
Proposal: Erection of a detached dwelling and double garage and erection of a double garage for the existing property
Decision: REFUSE
Decision Date: 22nd November 2010
Decision Level: Delegated
Appeal Decision: **DISMISSED**

Summary:

The appellant applied for the erection of a detached dwelling and double garage to the rear of Stonewold and a detached garage for the existing property (10/05084/FUL). The application was refused as the siting of the detached dwelling to the rear of Stonewold would result in the properties having a discordant relationship and would be harmful to the character and appearance of the area, the detached dwelling would have an overbearing impact on the private amenity space of the existing dwelling, and the proposed access would have a detrimental impact on the living conditions of the existing property and the neighbouring property at Woolacombe. The proposed detached garage would fail to respect the open character of the frontages of this part of Ashgrove.

The Inspector concluded that the siting of a detached dwelling to the rear would result in a tandem style layout with the host dwelling and, none of the surrounding dwellings have evidence of tandem-style residential development within them. In respect of this, the proposed dwelling would be out of context with its surroundings and not accord with PPS3 or Local Plan Policy D.4 (a).

He was of the opinion that the dwelling was attractively designed and would allow both the proposed and existing dwellings with a reasonable amount of useable amenity space and the difference in floor level would be acceptable to limit mutual overlooking between the dwellings. Furthermore, he concluded that, due to the land in front of Stonewold being lower than street level, this would limit its visual prominence in the street scene.

He noted that the introduction of the access to the proposed dwelling would result in increased vehicular activity in the rear area, which would intrude on an area that is currently quiet. He considered this disturbance would reduce the enjoyment of the gardens of Stonewold and Woolacombe and is in conflict with Local Plan Policy D.2. He stated that this on its own would not lead him to dismiss the appeal but reinforces the view that the scheme as a whole is unacceptable.