

**BATH AND NORTH EAST SOMERSET COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**31st August 2011**

**DECISIONS**

<b>Item No:</b>	01		
<b>Application No:</b>	11/02459/FUL		
<b>Site Location:</b>	Barton House, The Barton, Corston, Bath		
<b>Ward:</b> Farmborough	<b>Parish:</b> Corston	<b>LB Grade:</b> N/A	
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Erection of a single storey front and side extensions and a rear orangery.		
<b>Constraints:</b>	Agric Land Class 1,2,3a, Conservation Area, Forest of Avon, Greenbelt, Housing Development Boundary,		
<b>Applicant:</b>	Mr B Houghton		
<b>Expiry Date:</b>	8th August 2011		
<b>Case Officer:</b>	Tessa Hampden		

**DECISION** REFUSE for the following reasons:

1 The proposed development, due to the design, size, scale and siting of the extension would result in a disproportionate addition over and above the size of the original dwelling. This represents inappropriate development within the Green Belt, which is, by definition, harmful. No very special circumstances have been demonstrated to outweigh the presumption against inappropriate development in the Green Belt. The proposal is contrary to Policies GB.1, GB.2 and HG.15 of the Bath and North East Somerset Local Plan including minerals and waste policies adopted 2007.

**PLANS LIST:** 001 to 006 date stamped 10th June 2011

Item No:	02		
Application No:	11/02635/FUL		
Site Location:	96 Entry Hill, Combe Down, Bath, Bath And North East Somerset		
Ward: Lyncombe	Parish: N/A	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Provision of loft conversion with rear dormer		
Constraints:	Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, Water Source Areas, World Heritage Site,		
Applicant:	Mr Daniel Richards		
Expiry Date:	19th August 2011		
Case Officer:	Jonathan Fletcher		

**DECISION** PERMIT with the following 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 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:** 1a received 23 June 2011.  
2a, 3, 4a, 5, 6a received 13 June 2011.

#### REASONS FOR GRANTING APPROVAL

1. The design of the proposed dormer window would preserve the character and appearance of the host building and the surrounding area. The proposal would maintain the residential amenity of adjoining occupiers.

2. The decision to grant approval has taken account of the Development Plan, relevant emerging Local Plans and approved Supplementary Planning Guidance. This is in accordance with the Policies set out below at A.

A

D.2, D.4 and BH.1 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007

<b>Item No:</b>	03
<b>Application No:</b>	11/02371/LBA
<b>Site Location:</b>	12 Bennett Street, City Centre, Bath, Bath And North East Somerset
<b>Ward:</b> Abbey	<b>Parish:</b> N/A <b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	Internal alterations to replace existing carpet with floating Bamboo flooring in galleries
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, World Heritage Site,
<b>Applicant:</b>	Mr Thomas Parkinson
<b>Expiry Date:</b>	29th July 2011
<b>Case Officer:</b>	Caroline Waldron

**DECISION** CONSENT with the following conditions

1 The works hereby approved shall be begun before the expiration of three years from the date of this consent

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 Full details of any required fixing of the materials to the building, particularly the fillet strips proposed to the skirting boards and chimney pieces, shall be submitted to and agreed in writing by the Local Planning Authority before works commence. The works shall then only be implemented in accordance with the agreed details.

Reason: In order to protect important architectural features in the long term.

3 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:** This decision notice relates to the submitted location plans, ground, first and second floor plans, drawing TWP/5, 2 no. photographs, and Design and Access Statement, all dated stamped 3 June 2011.

#### REASONS FOR GRANTING CONSENT

The decision to grant consent subject to conditions has been made in accordance with section 16 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation of the building. The reversibility of the works without long term damage to the structure was a key consideration. The decision is also generally consistent with Planning Policy Statement 5: Planning for the Historic Environment, and has taken into account the views of third parties. The Council considers the proposals will preserve or enhance the character of the Conservation Area and World Heritage Site.