

## BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee Date: 23<sup>rd</sup> August 2023

### OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN AGENDA

ITEMS FOR PLANNING PERMISSION Item no. 2	Reference no.	Site Address
	23/01759/FUL	8 Rennie Close Bathwick Bath

Within the section of headed 'CONSERVATION AREAS' the amendments shown in bold are made to the text:

*In addition, 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 **desirability of the** preservation or enhancement of the character **or appearance** of the surrounding Conservation Area.*

Within the section headed 'The Design and Impact on the Conservation Area and the Bath World Heritage Site' the amendments shown in bold are made to the text:

*Policy HE1 requires development that has an impact upon a heritage asset, whether designated or non-designated, will be expected to enhance or better reveal its significance and setting. 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 **desirability of preserving and** enhancing the character and appearance of the surrounding conservation area. The rear extension and roof light by virtue of their design, scale, massing, position and external materials are considered to at least preserve the character and appearance of this part of the Conservation Area and its setting. The extension and roof light accord with Policy CP6 of the Core Strategy and policy HE1 of the Placemaking Plan and Part 16 of the NPPF.*

*The proposed development is within two World Heritage Sites and therefore consideration must be given to the effect the proposal might have **on these World Heritage Sites**. In this instance, due to the size, location and appearance of the proposed rear extension and roof light, it is not considered that it will result in harm to the outstanding universal values of the wider World Heritage Site. The proposal accords with Policy B4 of the Core Strategy and policy HE1 of the Placemaking Plan and Part 16 of the NPPF.*

The following paragraph is added to the end of the report:

#### CONCLUSION

*In reaching its decision on a planning application the Council is required to have regard to the duties contained in section 149 of the Equality Act 2010, known collectively as the public sector equality duty.*

*Section 149 provides that the Council must have due regard to the need to—*

*(a) eliminate discrimination, harassment, victimisation*

*(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and*

*(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*

*Officers have had due regard to these matters when assessing this application and have concluded that neither the grant nor the refusal of this application would be likely to have an impact on protected groups and, therefore, that these considerations would not weigh in favour of or against this application.*

*Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the decision of whether or not to grant planning permission must be made in accordance with the development plan unless material considerations indicate otherwise.*

*The proposed extension complies with the development plan as a whole for the reasons outlined in the report and therefore the proposal is recommended for permission.*