

BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING COMMITTEE

3rd July 2024

SITE VISIT DECISIONS

Item No:	001	
Application No:	24/00360/FUL	
Site Location:	Staddle Stones , 5 Saltford Court, Saltford, Bath And North East Somerset	
Ward: Saltford	Parish: Saltford	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of two storey side extension, new front gable facade, first floor rear balcony and associated works.	
Constraints:	Colerne Airfield Buffer, Saltford Airfield 3km buffer, Agric Land Class 3b,4,5, Conservation Area, Policy CP3 Solar and Wind Landscape Pote, Policy CP8 Green Belt, Policy CP9 Affordable Housing, Housing Development Boundary, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set, SSSI - Impact Risk Zones,	
Applicant:	Mr/s Selwood	
Expiry Date:	4th July 2024	
Case Officer:	Ed Allsop	

DECISION REFUSE

1 Green Belt

The proposed extension represents a disproportionate addition to the original building and is therefore considered to be inappropriate development in the Green Belt. No very special circumstances exist to clearly outweigh the harm identified. The proposals are therefore contrary to the development plan, in particular policy CP8 of the Core Strategy and chapter 13 of the NPPF.

2 Design and Heritage

The proposed development, due to its scale and design, would be out of keeping with the character of the surrounding area and would result in less than substantial harm to the Saltford Conservation Area. Public benefits do not exist to outweigh this harm. The proposals are therefore contrary to the development plan, in particular policies D2, D5 and HE1 of the Local Plan Partial Update and chapter 16 of the NPPF.

PLANS LIST:

This decision relates to the following plans:

Site location plan- 001

Existing site plan- 002

Existing ground floor plan- 003
Existing first floor plan- 004
Existing roof plan- 005
Existing north and east elevations- 006
Existing south and west elevations- 007
Existing sections AA and BB-008

Proposed site plan- 012
Proposed ground floor plan- 013
Proposed first floor plan- 014
Proposed roof plan- 015
Proposed north and east elevations- 016
Proposed south and west elevations- 017
Proposed sections CC and DD- 018
Lighting assessment

Community Infrastructure Levy

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all relevant 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

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. In considering whether to prepare a further application the applicant's attention is drawn to the original discussion/negotiation.