

Bath & North East Somerset Council		
MEETING:	Planning Committee	
MEETING DATE:	21 <sup>st</sup> January 2026	AGENDA ITEM NUMBER
RESPONSIBLE OFFICER:	Louise Morris - Head of Planning & Building Control	
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:** 25/03113/FUL  
**Location:** 28 Catherine Way Batheaston Bath Bath And North East Somerset BA1 7NY  
**Proposal:** Formation of a single parking bay with EV charging point to the front garden area.  
**Decision:** REFUSE  
**Decision Date:** 27 November 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 16 December 2025

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## APPEALS DECIDED

**App. Ref:** 23/03629/OUT  
**Location:** Garage Block Bennett's Lane Walcot Bath Bath And North East Somerset  
**Proposal:** Erection of single dwelling to replace existing garages (Outline Application with All Matters Reserved).  
**Decision:** REFUSE  
**Decision Date:** 16 May 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 9 July 2025  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 9 December 2025

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**App. Ref:** 25/00204/FUL  
**Location:** Larkspur Rise House 22 Innox Grove Englishcombe Bath Bath And North East Somerset  
**Proposal:** Loft conversion with addition of rear dormer  
**Decision:** REFUSE  
**Decision Date:** 30 April 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 30 May 2025  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 9 December 2025

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**App. Ref:** 25/01695/FUL  
**Location:** 6 Southdown Avenue Southdown Bath Bath And North East Somerset BA2 1HY  
**Proposal:** Change of use from 3 bedroom dwelling (Class C3) to 6-Bedroom HMO (C4)  
**Decision:** REFUSE  
**Decision Date:** 31 July 2025  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 10 September 2025  
**Appeal Decision:** Appeal Allowed  
**Appeal Decided Date:** 17 December 2025

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**App. Ref:** 24/03253/FUL  
**Location:** Somerset Cottage 14 Somerset Lane Lansdown Bath Bath And North East Somerset  
**Proposal:** Installation of rear dormer to detached garage and pv panels to front. Installation of timber driveway gates. Repairs to existing front boundary wall with new gated entrance relocated. Installation of dormers to front of dwelling, porch canopy, pv panels to front elevation, enlargement of rear dormer and pv panels to dormer roof. Proposed side extension. Alterations to front elevation of existing outbuilding.  
**Decision:** REFUSE  
**Decision Date:** 14 March 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 4 June 2025  
**Appeal Decision:** Appeal Allowed/Dismissed in Part  
**Appeal Decided Date:** 23 December 2025

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**App. Ref:** 25/00991/LBA  
**Location:** Flat 1 Maisonette 20 New King Street Kingsmead Bath Bath And North East Somerset  
**Proposal:** Internal and external alterations to replace the rear lounge window with French Doors and re-open the wall dividing the kitchen and lounge.  
**Decision:** REFUSE  
**Decision Date:** 22 July 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 29 July 2025  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 30 December 2025

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