

DEVELOPMENT CONTROL COMMITTEE A

13 January 2016

REPORT OF THE SERVICE DIRECTOR - PLANNING

LIST OF CURRENT APPEALS

Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Clifton East	57 Alma Road Bristol BS8 2DE Alterations to front boundary wall to facilitate the conversion of the front garden to off street parking. Appeal against refusal Delegated decision	05/11/2015
2	Ashley	7B Walsingham Road Bristol BS6 5BU Removal of existing porch, addition of a two storey side extension and a single storey rear extension. Appeal against refusal Delegated decision	06/11/2015
3	Clifton East	70 Pembroke Road Clifton Bristol BS8 3ED Construction of means of access - widening of gateway with dropped kerb and parking for two cars. Appeal against refusal Delegated decision	09/11/2015
4	Brislington East	20 Burgess Green Close Bristol BS4 4DG Proposed first floor terrace to the rear elevation. Appeal against refusal Delegated decision	10/11/2015
5	Redland	21 Greendale Road Westbury Park Bristol BS6 7LQ Demolish existing garage and construct a new single storey extension to rear with ground restructuring works. Appeal against refusal Delegated decision	24/11/2015
6	Redland	94 Berkeley Road Bishopston Bristol BS7 8HG Raise roof and side roof extensions. Appeal against refusal Delegated decision	02/12/2015

7	Bishopston	35 York Avenue Bristol BS7 9LH Retention of timber bike shelter located to front of the property. Appeal against refusal Delegated decision	14/12/2015
8	Westbury-on-Trym	105 Passage Road Henbury Bristol BS9 3LF Variation of condition No. 3 for planning permission 14/05559/H - Proposed single storey rear and side elevations - amended drawings showing the revised roof heights. Appeal against refusal Delegated decision	15/12/2015
9	Bishopston	9 Tortworth Road Bristol BS7 9PA Roof extension. Appeal against refusal Delegated decision	16/12/2015

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
10	Ashley	39 Ashley Hill Bristol BS6 5JA Copper Beech (T1) - crown reduce by 25% and crown raise to 8m over highway and 6m over property. (Tree protected by Tree Preservation Order 1267). Appeal against refusal Delegated decision	TBA

Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
11	Eastville	541-551 Fishponds Road Fishponds Bristol BS16 3AF Demolition of existing warehouse and erection of a freestanding two storey restaurant with associated basement, drive-thru, car parking and landscaping. Installation of 2 no. customer order display and canopy. Appeal against refusal Committee	TBA

Written representation

Item	Ward	Address, description and appeal type	Date lodged
12	Frome Vale	Treetops Caravan Site Oaklands Drive Bristol BS16 1JW Refurbishment of mobile home park and addition of 5 new park homes on the site. Appeal against refusal Delegated decision	27/07/2015
13	Cotham	15 Ashgrove Road Redland Bristol BS6 6NA Application for variation of condition 14 (list of approved plans and drawings) following the grant of planning permission 14/02040/F - Demolition of existing private garage and construction of 2-storey building for single dwelling house. Works may involve the part demolition and rebuilding of the stone boundary wall but to match existing - to alter roof pitch and external materials/appearance. Appeal against refusal Delegated decision	11/08/2015
14	Clifton	22 The Mall Bristol BS8 4DS Internal alterations to facilitate the conversion of part of second floor to four self contained bedrooms. Appeal against refusal Delegated decision	11/08/2015
15	Frome Vale	Whitelodge Care Home 101 Downend Road Fishponds Bristol BS16 5BD Single storey extension to north/east elevation, to provide additional bedrooms & communal area & associated works. Appeal against refusal Delegated decision	03/09/2015
16	Stoke Bishop	Land Located Between Nos. 5 & 11 Bramble Drive Sneyd Park Bristol BS9 1RE Construction of 5 no. detached houses with integral garages and private gardens. Appeal against refusal Committee	09/09/2015
17	Brislington West	25 Hungerford Gardens Bristol BS4 5HA Proposed dwellinghouse attached to No. 25 Hungerford Gardens. Appeal against refusal Delegated decision	28/09/2015

18	Hillfields	25 Elton Road Speedwell Bristol BS15 1NQ Erect attached 2 bed dormer bungalow and proposed single storey rear extension to existing property (25 Elton Road). Appeal against refusal Delegated decision	28/09/2015
19	Cotham	20 Southfield Road Cotham Bristol BS6 6AY Proposed enlargement of existing vehicular access. Appeal against refusal Delegated decision	30/09/2015
20	Clifton	Clifton Bank Clifton Down Bristol BS8 3HT Construction of a new ground floor terrace at the rear. Appeal against refusal Delegated decision	13/10/2015
21	Cabot	Illuminated Billboard Old Market Street Roundabout Bristol Upgrade of Existing 48-sheet Advertising Hoarding to 48-sheet LED Advertising Display. Appeal against refusal Delegated decision	16/10/2015
22	Cabot	BPP House Grove Avenue City Centre Bristol BS1 4QY Installation of new entrance door to provide disabled access. Appeal against refusal Delegated decision	19/10/2015
23	Hartcliffe	32 Grange Road Bishopsworth Bristol BS13 8LD Proposed erection of 2 No dwellings and related ancillary development. Appeal against refusal Delegated decision	21/10/2015
24	Lawrence Hill	Island Site Temple Way/ Victoria Street Bristol Upgrade of 2no. existing Advertising Hoardings to LED Advertising Displays. Appeal against refusal Delegated decision	21/10/2015
25	Westbury-on-Trym	Verge Opposite 29 Canford Lane Bristol Erection of two storey building to accommodate 2 no. one bedroom flats. Appeal against non-determination Delegated decision	22/10/2015

26	Brislington East	Land Adj To 18 Alderney Avenue Bristol BS4 4SF Erection of 2 No. self-contained dwelling houses with off street parking and private amenity space. Appeal against refusal Delegated decision	29/10/2015
27	Henbury	Land Adj To 31 Machin Road Bristol BS10 7HQ Proposed erection of a detached 2-bed house with off street parking. Appeal against refusal Delegated decision	04/11/2015
28	Clifton	23-27 Princess Victoria Street Bristol BS8 4BX Installation of Proposed Signage: Sign 1) Additional vinyl opening hours text (Opening Hours) to added to fascia sign; Sign 2) Wall mounted Aluminium panel sign with applied vinyl text and image; and Sign 3) non-illuminated aluminium panel heritage projection sign. Appeal against refusal Delegated decision	05/11/2015
29	Cabot	Opposite Subway Broad Quay Broad Quay Bristol Replacement and upgrade of existing public telephone kiosk with kiosk combining public telephone service and ATM service Appeal against refusal Delegated decision	09/11/2015
30	Knowle	11 Norton Road Bristol BS4 2EZ Application for a Certificate of Existing Use or Operation for the conversion of the roof space including installation of a dormer roof extension within the rear roof slope and rooflights to the front. Appeal against refusal Delegated decision	21/11/2015
31	Frome Vale	The Old Post Office Fishponds Road Fishponds Bristol BS16 3TT Externally illuminated signage. Appeal against refusal Delegated decision	25/11/2015
32	St George West	4 Brockhurst Road Bristol BS15 1BT Proposed attached dwelling house and creation of new hard standing for vehicles in the front garden of existing dwelling. Appeal against refusal Delegated decision	26/11/2015

33	Cotham	39 Hampton Park Bristol BS6 6LQ Alterations to front wall in order to widen the vehicular access, including re-location of pillar. Appeal against refusal Delegated decision	04/12/2015
34	Bishopston	Fenton Court 1-3 Fenton Road Bristol BS7 8ND Retrospective change of use from Offices (Use Class B1) to cafe/restaurant (Use Class A3). Appeal against refusal Delegated decision	04/12/2015
35	Cabot	2 Philadelphia Street Bristol BS1 3BZ Proposed Hugo Boss Brand/Logos and Lifestyle Graphics. Appeal against refusal Delegated decision	08/12/2015
36	Avonmouth	130 Nibley Road Bristol BS11 9XN Application to vary conditions 1 and 2 attached to planning permission 12/04833/X - to allow opening times from 17.00 to 23.00 Monday to Sunday and Bank Holidays. Appeal against refusal Delegated decision	08/12/2015
37	Clifton East	First Floor Flat 1 Bellevue Bristol BS8 1DA Internal works to reconfigure the flat. Appeal against refusal Delegated decision	09/12/2015
38	Clifton	Hotwells Post Office 267 Hotwell Road Bristol BS8 4SF Rear extension over existing conservatory at first floor level. Appeal against refusal Delegated decision	09/12/2015
39	Clifton	Hotwells Post Office 267 Hotwell Road Bristol BS8 4SF Rear extension over existing conservatory at first floor level. Appeal against refusal Delegated decision	09/12/2015
40	Lawrence Hill	2 Walton Street Bristol BS5 0JG Construction of new 3 bed two storey house. Appeal against refusal Delegated decision	10/12/2015

41	Bishopston	67 Filton Avenue Bristol BS7 0AQ Outline planning application for proposed creation of 1 No single storey 1-bedroom dwelling with parking, bike and bin storage and garden, with access from Muller Road. Appeal against refusal Delegated decision	11/12/2015
42	Henleaze	1 Cheriton Place Bristol BS9 4AW Demolition of existing garage and erection of a two bed dwellinghouse. Appeal against refusal Delegated decision	11/12/2015
43	Stoke Bishop	5C Julian Road Bristol BS9 1NQ Proposed replacement of existing timber sash windows with period style UPVC sash windows. Appeal against refusal Delegated decision	11/12/2015
44	Cabot	Unit 4 (previously Thai Edge) Broad Quay/Marsh Street Bristol BS1 4DA Proposed signage including 2x internally illuminated projecting signs, 2x internally illuminated fascia signs, 1x non illuminated fascia sign and 2x internally illuminated vertical signs. Appeal against refusal Delegated decision	14/12/2015
45	Cabot	87 Park Street City Centre Bristol Proposed change of use of ground and lower-ground floors from retail (Class A1) to restaurant (Class A3). Associated internal and external alterations to the building to provide ventilation and extraction. Appeal against refusal Delegated decision	15/12/2015
46	Cabot	87 Park Street City Centre Bristol Internal and external alterations to the building to provide ventilation and extraction in association with A3 use. Appeal against refusal Delegated decision	15/12/2015
47	Cabot	Land To The West Of Castlemead Lower Castle Street Bristol BS1 3AG Erection of a single sided free standing digital advertisement display unit measuring 3 metres by 6 metres. Appeal against refusal Delegated decision	16/12/2015

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
48	Knowle	100 Redcatch Road Bristol BS4 2HQ Change of use of the building from a mixed C3/Sui Generis use comprising a self-contained flat to second floor and 9 bedroom House in Multiple Occupation to a mixed C3/Sui Generis use comprising a self-contained flat to second floor and Holiday Accommodation. Appeal against refusal Committee	Appeal allowed 16/11/2015 Costs awarded
49	Knowle	100 Redcatch Road Bedminster Bristol BS4 2HQ Appeal against an Enforcement Notice issued by the City Council on 09/10/2014 for an alleged breach of planning: Without the benefit of planning permission the change of use of the building from a mixed C3/Sui Generis use comprising a self-contained flat to second floor and 9 bedroom House in Multiple Occupation to a mixed C3/Sui Generis use comprising a self-contained flat to the second floor and Holiday Accommodation. Appeal against an enforcement notice	Appeal allowed 16/11/2015
50	Cabot	27 Broad Street Bristol BS1 2HL Application for a Certificate of Existing Use - to establish that the premises has been on operation as a nightclub for a period in excess of 10 years. Appeal against refusal Delegated decision	Appeal dismissed 22/12/2015
51	Bishopsworth	9 Highridge Green Bristol BS13 8BQ Proposed detached dwelling. Appeal against refusal Delegated decision	Appeal dismissed 13/11/2015
52	Southmead	467 Southmead Road Bristol BS10 5LZ Proposed two storey rear extension to form a new store and living accommodation above. Appeal against refusal Delegated decision	Appeal dismissed 08/12/2015
53	Bishopsworth	Rear Of 161 & 163 Highridge Road Bishopsworth Bristol BS13 8HT Erection of two semi-detached houses. Appeal against refusal Delegated decision	Appeal allowed 25/11/2015

54	Stoke Bishop	3 Stoke Hill Bristol BS9 1JL Proposed dwelling with garage and associated driveway. Appeal against refusal Delegated decision	Appeal dismissed 26/11/2015
55	Redland	55 Claremont Road Bristol BS7 8DW Off street parking and provision of underground garage. Appeal against refusal Delegated decision	Appeal allowed 08/12/2015
56	Stockwood	70 Warman Close Bristol BS14 8LZ First floor roof extension. Appeal against refusal Delegated decision	Appeal allowed 18/11/2015
57	Clifton	46 Pooles Wharf Court Bristol BS8 4PB Proposed installation of first floor balcony French doors and side windows to closely resemble the former arrangement (prior to the installation of the current sliding patio) doors. Appeal against refusal Delegated decision	Appeal allowed 22/12/2015