

DEVELOPMENT CONTROL COMMITTEE B

9 July 2014

REPORT OF THE SERVICE DIRECTOR - PLANNING

LIST OF CURRENT APPEALS

Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Clifton East	3 Park Place Clifton Bristol BS8 1JW Extension of an existing building for continued use as a dwelling. Existing first floor accommodation enlarged, front gable height raised. Construction of new first floor terrace. Alteration to existing vehicle entrance to accommodate modern car. New window openings at ground and first floor levels. Repair and reconstruction of parts of the existing fabric where required. Appeal against refusal Delegated decision	23/04/2014
2	Henbury	15 Wyck Beck Road Bristol BS10 7JD Retrospective planning application for the construction of a two storey side extension to north and south, new gable end to front elevation and conservatory to rear incorporating modifications to approved application 10/04487/H Appeal against refusal Delegated decision	04/06/2014
3	Bishopston	104 Downend Road Horfield Bristol BS7 9PN Erection of single story extension to rear, with roof lantern and bi-folding doors. Appeal against refusal Delegated decision	09/06/2014
4	Clifton East	The Clarendon Gorse Lane Bristol BS8 1DH Proposed second floor extension. Appeal against refusal Delegated decision	09/06/2014

5	Henleaze	14 Cheriton Place Bristol BS9 4AP Prior approval for the erection of a single storey rear extension that would extend beyond the rear wall of the original house by 3.9 metres, have a maximum height of 3.6 metres and have eaves that are 2.55 metres high. Appeal against refusal Delegated decision	26/06/2014
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Written representation

Item	Ward	Address, description and appeal type	Date lodged
6	Easton	108 Gordon Road Speedwell Bristol BS5 7DP Appeal against an Enforcement Notice issued by the City Council on 19/02/13 for an alleged breach of planning: Without the grant of planning permission the erection of a first floor balcony at the rear of 108 Gordon Road, Whitehall, Bristol BS5 7DP Appeal against an enforcement notice	04/06/2013
7	Clifton	10 Sion Hill Bristol BS8 4BA Construction of new roof terrace. Appeal against refusal Delegated decision	12/02/2014
8	Clifton	10 Sion Hill Bristol BS8 4BA Construction of new roof terrace. Appeal against refusal Delegated decision	12/02/2014
9	Southville	Ashton Park School Blackmoors Lane Bristol BS3 2JL Erection of a timber log cabin for teaching, including welfare facilities and landscaping works. Appeal against refusal Committee	26/02/2014
10	Whitchurch Park	33 Court Farm Road Bristol BS14 0EF Proposal to extend and convert existing garage into a detached two bed dwelling. Appeal against refusal Delegated decision	13/03/2014
11	Redland	Ground Floor Maisonette 13 Carnarvon Road Bristol Proposed ground and first floor extension to provide an en-suite bathroom and dining space and the creation of two basement rooms. Appeal against refusal Delegated decision	13/03/2014

12	Westbury-on-Trym	Land To The East Of Wesley College College Park Drive Bristol Erection of 11 no. four bedroom, two storey, detached dwellings with associated access off Ridgeway Court following the demolition of the existing domestic garage, with associated landscaping (including the retention and management of woodland and trees) and associated infrastructure (major application). Appeal against refusal Committee	26/03/2014
13	Stoke Bishop	3 Stoke Hill Bristol BS9 1JL Proposed two bedroom cottage with garage and associated driveway, with access from Stoke Park Road South. Appeal against refusal Delegated decision	23/04/2014
14	Horfield	1 Beaufort Road Horfield Bristol BS7 0AH Proposed, attached house, and single storey rear extension to existing house. Appeal against refusal Delegated decision	23/04/2014
15	Cabot	6 Berkeley Square Bristol BS8 1HG Form new internal doorway, and replace existing windows to front and rear elevations. Appeal against refusal Delegated decision	28/04/2014
16	Cotham	Flat 3 76 Hampton Park Bristol BS6 6LJ To install replacement uPVC windows to the back of flat (to 2 bedrooms and the bathroom, all at the rear of the property) to replace single glazed wooden windows. Proposal to replace just the windows, leaving the oak frames and the shutters in situ as they are period features.. Appeal against refusal Delegated decision	30/04/2014
17	Easton	12 Robertson Road Bristol BS5 6JY Change of use and alteration to existing garage to create 1 no. one bed a self-contained flat, amenity area to the rear. Appeal against refusal Delegated decision	07/05/2014
18	Cabot	86-88 Broadmead Bristol BS1 3DW Installation of 1 no. illuminated fascia sign; 1 no. internally illuminated projecting sign; 1 no. non-illuminated poster sign; and 1 no. non-illuminated ATM surround sign. Appeal against refusal Delegated decision	13/05/2014

19	Lawrence Hill	40 Glendare Street Bristol BS5 9SG Proposed two storey detached dwelling house. Appeal against refusal Delegated decision	14/05/2014
20	Cabot	Sainsbury's Local 9 Broad Quay Bristol BS1 4DA Installation of illuminated and non-illuminated signage. Appeal against refusal Delegated decision	14/05/2014
21	Cabot	Sainsburys Store 1 - 3 Broadmead Bristol BS1 3HF Installation of illuminated and non-illuminated signage on the corner, Broadmead and Penn Street elevations. Appeal against refusal Delegated decision	14/05/2014
22	Cabot	23 Wine Street Bristol BS1 2BD 1no internally illuminated fascia sign 1no internally illuminated projecting sign Appeal against refusal Delegated decision	15/05/2014
23	Stoke Bishop	2D Ivywell Road Bristol BS9 1NX Replacement of the two existing wood framed arched windows at the front elevation of top floor flat, with double glazed uPVC frames . Appeal against refusal Delegated decision	16/05/2014
24	Cabot	H H Wills Physics Laboratory Tyndall Avenue Bristol BS8 1TL Installation of new access ramp, steps and railings to ground floor level. Appeal against refusal Delegated decision	21/05/2014
25	Cabot	H H Wills Physics Laboratory Tyndall Avenue Bristol BS8 1TL Installation of new access ramp, steps and railings to ground floor level. Appeal against refusal Delegated decision	21/05/2014
26	Clifton	6 Glentworth Road Clifton Bristol BS8 4TB Appeal against an Enforcement Notice issued by the City Council on 11/03/2014 for an alleged breach of planning: Without the grant of planning permission the removal of the front boundary wall exceeding 1 metre in height. Appeal against an enforcement notice	27/05/2014

27	Hengrove	1 Ashwicke Bristol BS14 0AW Proposed erection of dwelling attached to the existing property, including porch to both new and existing properties. Appeal against refusal Delegated decision	30/05/2014
28	Ashley	30 Stokes Croft Bristol BS1 3QD Change of use from amusement arcade to cafe/bar. Appeal against conditions imposed Delegated decision	06/06/2014
29	Cabot	60 Park Row City Centre Bristol BS1 5LE Appeal against a Discontinuance Notice issued by the City Council on the 12 May 2014 for the display of an advertisement on the wall of 60 Park Row.	16/06/2014

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
30	Southville	58 Coronation Road Bristol BS3 1AR Proposed mews, self-contained dwellinghouse to rear, to be accessed via Lucky Lane. Appeal against refusal Delegated decision	Appeal dismissed 21/05/2014
31	Frome Vale	1 Brockworth Crescent Bristol BS16 1HQ Outline planning application with access and layout for consideration - Proposed detached dwelling in the rear garden . Appeal against refusal Delegated decision	Appeal dismissed 11/04/2014
32	St George East	1 Burchells Avenue Bristol BS15 1DN Proposed new dwelling on land to the rear of 1 Burchells Avenue and fronting Burchells Green Road. Appeal against refusal Delegated decision	Appeal dismissed 10/06/2014
33	Clifton East	Basement Flat 36 Apsley Road Bristol BS8 2SS Retention of 3no. replacement upvc windows to the front elevation of the basement flat. Appeal against refusal Committee	Appeal dismissed 03/06/2014

34	Clifton East	8 Oakfield Road Bristol BS8 2AL Create car parking space in front garden. Appeal against refusal Delegated decision	Appeal dismissed 24/04/2014
35	Henleaze	6 Russell Grove Bristol BS6 7UE Proposed detached, 2-bed bungalow with associated on-site parking on land to the rear (to be accessed from Kellaway Avenue). Appeal against refusal Committee	Appeal allowed 02/04/2014
36	Kingsweston	124 Sylvan Way Bristol BS9 2LU Retrospective application for side extension, consisting of a timber built utility. Appeal against refusal Delegated decision	Appeal dismissed 30/05/2014
37	Ashley	The Full Moon Backpacker Hotel And Attic Bar North Street City Centre Bristol BS1 3PR Appeal against an Enforcement Notice issued by the City Council on 27 November 2013 for an alleged breach of planning permission the erection of 3 structures (one enclosure located centrally, one raised platform located adjacent to the front boundary/entrance onto North Street and one timber shed located to the front of the site to the side of the entrance alongside the front elevation of the main building) within the curtilage of the listed courtyard of the Grade II listed building "The Full Moon Backpacker Hotel and Attic Bar" Appeal against an enforcement notice	Appeal dismissed 03/06/2014
38	Westbury-on-Trym	123 Lake Road Southmead Bristol BS10 5JG Appeal against an Enforcement Notice issued by the City Council on 09 December 2013 for an alleged breach of planning: without the grant of planning permission the change of use of the property from a residential property (Use Class C3) to a day nursery (Use Class D1) Appeal against an enforcement notice	Appeal dismissed 20/05/2014

39	Cabot	<p>St Marys Hospital Upper Byron Place Bristol BS8 1JU</p> <p>Demolition of the hospital building with retention of the North and West facades and the Lodge; demolition of the Boiler House and other ancillary buildings; re-development to provide 223 rooms of student residential accommodation (Use Class Sui generis) in three new buildings; and conversion of the Lodge; closure of the southern access point; provision of 2 on-site disabled parking spaces, 54 cycle parking spaces, plant room and communal facilities; landscaping; and a service turning area (Major Application).</p> <p>Appeal against refusal Committee</p>	<p>Appeal dismissed 13/06/2014</p>
40	Cabot	<p>St Marys Hospital Upper Byron Place Bristol BS8 1JU</p> <p>Demolition of the hospital building with retention of the North and West facades and the Lodge; demolition of the Boiler House and other ancillary buildings; re-development to provide 240 rooms of student residential accommodation (Use Class Sui generis) in three new buildings; and conversion of the Lodge; closure of the southern access point; provision of 2 on-site disabled parking spaces, 54 cycle parking spaces, plant room and communal facilities; landscaping; and a service turning area (Major Application).</p> <p>Appeal against refusal Committee</p>	<p>Appeal dismissed 13/06/2014</p>
41	Cabot	<p>St Marys Hospital Upper Byron Place Bristol BS8 1JU</p> <p>Retention of the principal hospital building, with demolition of the rear and side extensions, retention of the lodge, demolition of the boiler house and other ancillary buildings, re-development to provide 200 rooms of student residential accommodation (use class sui generis) in retained buildings and two new buildings. Closure of the southern access point. Provision of 2 on site disabled car parking spaces, 54 cycle parking spaces, plantrooms and communal facilities, landscaping and a service and turning area.</p> <p>Appeal against refusal Committee</p>	<p>Appeal dismissed 13/06/2014</p>
42	Cabot	<p>St Marys Hospital Upper Byron Place Bristol BS8 1JU</p> <p>Retention of the principal hospital building, with demolition of the rear and side extensions, retention of the lodge, demolition of the boiler house and other ancillary buildings, re-development to provide 200 rooms of student residential accommodation (use class sui generis) in retained buildings and two new buildings. Closure of the southern access point. Provision of 2 on site disabled car parking spaces, 54 cycle parking spaces, plantrooms and communal facilities, landscaping and a service and turning area.</p> <p>Appeal against refusal Committee</p>	<p>Appeal dismissed 13/06/2014</p>

43	Hengrove	11 Allerton Gardens Bristol BS14 9NH Removal of existing side extension and erection of a 4 bedroomed dwelling house. Appeal against refusal Delegated decision	Appeal dismissed 23/04/2014
44	Avonmouth	Land To Rear Of 130 - 132 Nibley Road Bristol BS11 9XN Partial demolition and proposed conversion of the existing store/garages to form 1 no. residential annexe in association with the business at 130 Nibley Road. Appeal against refusal Delegated decision	Appeal dismissed 01/05/2014
45	Horfield	Manx Mews 10 Manx Road Bristol BS7 0JH Proposed single storey rear extension to ground floor flats and new dormers to first floor flat. Appeal against refusal Delegated decision	Appeal dismissed 22/04/2014
46	Cabot	5 Waring House Redcliff Hill Bristol BS1 6TB Change of use from hairdressers (Use Class A1) to dental laboratory (Use Class B1). Appeal against refusal Delegated decision	Appeal allowed 06/05/2014
47	Ashley	1 Magdalene Place Bristol BS2 9RJ Conversion of existing dwelling into two one bedroom self-contained flats and single storey rear extension. Appeal against refusal Delegated decision	Appeal dismissed 27/05/2014
48	Henleaze	47 Wellington Hill West Bristol BS9 4SP Retention of change of use from a single dwellinghouse into a house in multiple occupation for 8 people and alterations to bedroom window at 2nd floor. Appeal against refusal Committee	Appeal dismissed 28/05/2014 Costs not awarded
49	Cabot	62 Queens Road Clifton Bristol BS8 1RE Change of use of basement, ground floor and mezzanine levels from Use Class A1 to Use Class A3 restaurant, new air extract duct to rear elevation, condenser units to rear elevation courtyard, internal alterations including new staircase to basement, enlarged structural opening, fixed seating and kitchen. Appeal against refusal Committee	Appeal allowed 03/06/2014 Costs not awarded

50	Bedminster	54 Swiss Road Bristol BS3 2RT Proposed construction of two no 1 bed dwellings on land to the rear of 54 Swiss Road with access from South Liberty Lane. Appeal against refusal Delegated decision	Appeal dismissed 04/06/2014
51	Cotham	Block Of Garages Rear Of 108 Cotham Brow Adjoining 1 Sydenham Hill Bristol BS6 5SN Demolition of existing garages and erection of a new 2-bed detached mews-style house. Appeal against refusal Delegated decision	Appeal allowed 04/06/2014
52	Cotham	Block Of Garages Rear Of 108 Cotham Brow Adjoining 1 Sydenham Hill Bristol BS6 5SN Demolition of existing garages. Appeal against refusal Delegated decision	Appeal allowed 04/06/2014
53	Bishopston	36 Cricklade Road Bristol BS7 9EN New raised roof to facilitate a loft conversion and the installation of rooflights to the front and rear. Appeal against refusal Delegated decision	Appeal dismissed 02/04/2014
54	Clifton East	The First House Kensington Place Clifton Bristol BS8 3AH Appeal against a Conservation Area Enforcement Notice issued by the city council on 06/02/2014 for the removal of the front boundary wall Appeal against an enforcement notice Delegated decision	Appeal withdrawn 12/05/2014
55	Clifton	3 & 4 Princes Buildings Bristol BS8 4LB Retention of i) detached garden cabin with attached deck located to the rear of the property for mixed for purposes ancillary to the main residential use and for holiday rental use and ii) a raised deck towards the end of the garden. Appeal against refusal Delegated decision	Appeal dismissed 24/06/2014 Costs not awarded
56	Henleaze	92 Howard Road Westbury Park Bristol BS6 7UY Prior approval for the erection of a single storey rear extension that would extend beyond the rear wall of the original house by 5.12 metres, have a maximum height of 3.65 metres and have eaves that are 2.6 metres high. Appeal against refusal Delegated decision	Appeal dismissed 27/05/2014

57	St George East	14 - 16 Duncombe Road Bristol BS15 1EL Erection of 13 self-contained flats (Major Application). Appeal against refusal Delegated decision	Appeal dismissed 20/06/2014
58	Frome Vale	34 Forest Road Bristol BS16 3XJ Erection of two new dwellings with associated parking, bicycle and refuse storage Appeal against refusal Delegated decision	Appeal dismissed 20/06/2014
59	Lockleaze	151 Muller Road Bristol BS7 9RB Application for a Lawful Development Certificate for proposed side and rear dormer roof extensions to facilitate a loft conversion. Appeal against refusal Delegated decision	Appeal withdrawn 13/05/2014
60	Redland	202 Cranbrook Road Bristol BS6 7QT To pave front garden with permeable block paving to create parking space for one car. Drop kerb to enable vehicle access to the parking area. Appeal against refusal Delegated decision	Appeal dismissed 17/06/2014