

DEVELOPMENT CONTROL COMMITTEE B

29 APRIL 2015

REPORT OF THE SERVICE DIRECTOR - PLANNING

LIST OF CURRENT APPEALS

Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Cotham	2 Elm Lane Bristol BS6 6UE Proposed 2-storey extension. Appeal against refusal Delegated decision	04/12/2014
2	Avonmouth	24 Clifford Gardens Bristol BS11 0EE New off-road parking space on raised platform at front of house. Appeal against refusal Delegated decision	17/03/2015
3	Henleaze	22 Eastfield Bristol BS9 4BE Proposed two storey and one storey side extensions with a new front porch extension. Installation of an electric sliding gate to the front (2.2m at its highest point). Appeal against refusal Delegated decision	24/03/2015
4	Southville	The Old Stables Kennel Lodge Road Bristol BS3 2JT Addition of first floor storey to existing house. Appeal against refusal Delegated decision	09/04/2015

Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
5	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	TBA

Written representation

Item	Ward	Address, description and appeal type	Date lodged
6	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
7	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
8	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
9	Redland	18 Gloucester Road Bishopston Bristol BS7 8AE Enforcement notice appeal for the installation of a new shopfront, the erection of a canopy structure and the installation of patio heaters at ground floor level to the front elevation. Appeal against an enforcement notice	29/09/2014
10	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	28/10/2014

11	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	28/10/2014
12	Clifton East	Flat 1 13 Royal Park Bristol BS8 3AL Enforcement notice appeal for the material change of use of the garden for parking of a vehicle by the demolition of part of the boundary wall and the creation of a hardstanding. Appeal against an enforcement notice	11/11/2014
13	Cabot	70 Kingsdown Parade Bristol BS6 5UQ Enforcement notice appeal for works to a listed building of removal of metal windows to the rear of the property on the ground and second floor and their replacement with UPVC windows. Appeal against an enforcement notice	25/11/2014
14	Avonmouth	Land Eastern Side Of Chittingen Trading Estate Greensplott Road Avonmouth Bristol Erection of circa 11MWe bioenergy facility with ancillary office building and associated structures, landscaping and perimeter fencing and new access onto the A403 Chittingen Road. Appeal against refusal Committee	28/11/2014
15	Westbury-on-Trym	8 Canford Lane Bristol BS9 3DH Variation of condition application to vary condition 8 attached to planning permission 12/03326/F - Change of use from Use Class A1 (Retail) to Use Class A3 (Cafe/Restaurant), including shopfront alterations - Proposed roof terrace (external trading area) not to be open to customers outside the hours of 09.00 to 22.00 on all days. Appeal against refusal Delegated decision	16/12/2014
16	St George East	10 New Brunswick Avenue Bristol BS5 8PW Enforcement notice appeal for the erection of a double storey side and single storey rear extension, rear dormer and front porch. Appeal against an enforcement notice	22/12/2014

17	Bishopston	200 Gloucester Road Bishopston Bristol BS7 8NU Retention of a freestanding automated teller machine and bollards. Appeal against an enforcement notice	07/01/2015
18	Kingsweston	Land Adjoining 3 Westbury Lane Bristol BS9 2PD Proposed detached house designed on land adjoining 3 Westbury Lane. Appeal against refusal Delegated decision	12/01/2015
19	Hengrove	11 Allerton Gardens Bristol BS14 9NH Removal of existing side extension and erection of a 4 No. bedroomed dwelling. Appeal against refusal Delegated decision	14/01/2015
20	Clifton	6 Northcote Road Clifton Bristol BS8 3HB Provision of new enclosure to staircase and terrace to roof area. Appeal against refusal Delegated decision	14/01/2015
21	Cotham	105 Hampton Lane Redland Bristol BS6 6LE Appeal against a Discontinuance Notice issued by the city council on 13 November 2014 for the display of an advertisement on the wall of 105 Hampton Lane.	15/01/2015
22	Cabot	Perretts Court Cumberland Road Bristol BS1 6UF Fell 4 lime (T1-T4) on the frontage of the property protected by tree preservation order no. 158. Appeal against refusal Delegated decision	26/01/2015
23	Windmill Hill	20 Knowle Road Bristol BS4 2EE Enforcement notice appeal Appeal against an enforcement notice	26/01/2015
24	Clifton	Ground Floor Flat 24 West Mall Bristol BS8 4BQ Proposed entrance lobby to existing ground floor flat; reinstate rear elevation sash windows; and thermal insulation. Appeal against refusal Delegated decision	28/01/2015

25	Cabot	Kiosk 1, 2 , 3 Lime Kiln Road Bristol BS1 5AU Proposed use of the external area outside existing Kiosks 1, 2 and 3 as a seating area for cafe/ restaurant use (Use Class A3) in association with the use of the kiosks. Appeal against conditions imposed Delegated decision	09/02/2015
26	Henleaze	11 Hill View Henleaze Bristol BS9 4QD Demolition of existing garage to rear garden and formation of new 2 bed dwelling house. Appeal against refusal Delegated decision	10/02/2015
27	Lawrence Hill	33 - 49 Victoria Street Bristol BS1 6AS Application for variation of condition no. 7 attached to planning permission 14/01424/F (external alterations) - to remove the requirement for non-opening and fixed shut windows at first floor level of the Victoria Street elevation and all windows on the St Thomas Street elevation (i.e. only the windows at ground floor level of the Victoria Street elevation should be fixed shut and non-opening). Appeal against conditions imposed Committee	12/02/2015
28	Knowle	36 Somerdale Avenue Bristol BS4 2XN Construction of detached two storey dwellinghouse. Appeal against refusal Delegated decision	16/02/2015
29	Lawrence Hill	Redcliffe Stores 5 Prewett Street Bristol BS1 6RE Retention of an Automated Teller Machine. Appeal against refusal Delegated decision	17/02/2015
30	Frome Vale	1 Eaton Close Fishponds Bristol BS16 3XL Demolish single storey extension to side of townhouse and build a 3-storey extension to accommodate a self-contained maisonette over ground & first floors and a self-contained studio flat at 2nd floor level,. Appeal against refusal Delegated decision	18/02/2015
31	Bishopston	2 Highfield Grove Bristol BS7 8QH Demolition of existing garage and erection of a new dwelling. Appeal against refusal Delegated decision	20/02/2015

32	Henleaze	Land Adj 73 Hill View Henleaze Bristol BS9 4QF Erection of one dwelling with associated ancillary works. Appeal against refusal Delegated decision	25/02/2015
33	Kingsweston	Land To Side Of 16 Dingle Road Bristol BS9 2LW Outline application for the erection of 1 new residential unit. Appeal against refusal Delegated decision	16/03/2015
34	Henleaze	155 Wellington Hill West Bristol BS9 4QS Application for Outline Planning permission for partial demolition of existing property and erection of two storey dwelling, with 'access', 'layout' and 'scale' to be considered. Appeal against refusal Delegated decision	16/03/2015
35	Cabot	Advertising Site Junction Of Jamaica Street And Stokes Croft Bristol Replacement of the 18 sq. m (48-sheet), internally illuminated light-box display with an 18 sq. m (48-sheet), internally illuminated LED screen with the provision of a 'Percy Design' supporting structure. Appeal against refusal Delegated decision	16/03/2015
36	Ashley	56 St Werburghs Park Bristol BS2 9YU Demolish existing annexe and erect 1 no. two bedroom dwelling. Appeal against refusal Delegated decision	19/03/2015
37	Clifton	Litfield House Medical Centre 1 Litfield Place Bristol BS8 3LS Removal of existing under-croft and planting area above to create new vehicle access to site from Camp Hill Road for new staff car parking. Appeal against non-determination	25/03/2015
38	Clifton	Litfield House Medical Centre 1 Litfield Place Bristol BS8 3LS Removal of existing under-croft and planting area above to create new vehicle access to site from Camp Hill Road for new staff car parking. Appeal against non-determination	25/03/2015

39	Lawrence Hill	The Paragon Counterslip Bristol BS1 6BX Internally suspended illuminated EY logo, on south west elevation facing out of building behind glazing. Appeal against refusal Delegated decision	31/03/2015
40	Bedminster	21A Winterstoke Road Ashton Bristol BS3 2NN Appeal against an Enforcement Notice issued by the City Council on 12.02.2015 for an alleged breach of planning: Without the benefit of planning permission the change of use of the site from a commercial sales yard to a car wash facility Appeal against an enforcement notice	01/04/2015
41	Avonmouth	5 High Street Shirehampton Bristol BS11 0DT Proposed rear extension and creation of self-contained flat on first floor. Appeal against refusal Delegated decision	08/04/2015
42	St George West	426C Whitehall Road Bristol BS5 7BU Application for retention of no. 1 bed, single storey detached dwelling house, with associated amenity space. Appeal against refusal Delegated decision	13/04/2015
43	Bedminster	52 Bower Road Bristol BS3 2LW Erection of 1 dwelling and associated ancillary works. Appeal against refusal Delegated decision	14/04/2015
44	Horfield	Land Adj. To 2 Cherington Road Bristol BS10 5BH Construction of a detached two-storey, two-bed, single dwelling house. Appeal against refusal Delegated decision	17/04/2015
45	Cotham	9 Ashgrove Road Redland Bristol Proposed conversion of existing maisonette to form 2 no. self-contained flats. Appeal against refusal Delegated decision	17/04/2015

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
46	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	Appeal allowed 20/03/2015
47	Horfield	114A Wellington Hill West Bristol BS9 4QY Raise and rebuild roof to allow for new habitable accommodation in roof space and raise garage flat roof approximately 400 mm. Appeal against refusal Delegated decision	Appeal dismissed 17/03/2015
48	Stoke Bishop	Front Of 12 Cavendish Gardens Bristol BS9 1RQ T4 - Sweet chestnut - fell as recommended in arboricultural report. T5 - Oak - reduce to 6m, pollard to match Sweet chestnuts further along row of trees.TPO 058. Appeal against refusal Delegated decision	Appeal allowed 17/03/2015
49	Clifton East	85 Queens Road Clifton Bristol BS8 1QS Application for variation/deletion of condition number 10 to extend the opening hours to 2am Saturday and 2am Sunday - following a grant of planning permission 13/02228/F - Change of use of basement and ground floor levels from A1 (retail) to A3 (restaurant/cafe), with no proposed internal or external works. Appeal against refusal Committee	Appeal dismissed 26/02/2015
50	Easton	18 Leonard Road Bristol BS5 9NS Proposed loft conversion with flat roof dormer window. Appeal against refusal Delegated decision	Appeal dismissed 21/03/2015
51	Redland	24 Kellaway Avenue Bristol BS6 7XR Application for removal or variation of condition 6 (Hours open to customers Monday - Sunday) of permission number 07/03144/F Change of use of ground floor from a Shop (A1 use) to a cafe (A3) and erection of single storey side extension - condition to read ' the premises shall not be open outside the hours of 07.30 hours to 23.00 hours Monday to Saturday and 08:00 to 23.00 hours on Sundays. Appeal against refusal Delegated decision	Appeal allowed 13/03/2015 Costs not awarded

52	Redland	14 Glentworth Road Redland Bristol BS6 7EG Removal of section of garden wall to increase access to the driveway and change materials of parking area. Appeal against refusal Delegated decision	Appeal allowed 31/03/2015
53	Redland	165 Redland Road Bristol BS6 6YQ Removal of existing front boundary wall for vehicular access to proposed off-street car parking. Appeal against refusal Delegated decision	Appeal dismissed 21/03/2015
54	Cotham	Top Floor Flat 4 Kenilworth Road Bristol BS6 6ER Change of use from Use Class C3 (dwellinghouse) to Use Class C4 (House in Multiple Occupation). Appeal against refusal Delegated decision	Appeal allowed 16/04/2015
55	Clifton East	18 St Johns Road Clifton Bristol BS8 2EX Proposed dormer roof extension to provide additional bathroom to second floor. Appeal against refusal Delegated decision	Appeal allowed 14/04/2015