

DEVELOPMENT CONTROL COMMITTEE B

16 September 2015

REPORT OF THE SERVICE DIRECTOR - PLANNING

LIST OF CURRENT APPEALS

Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Southmead	24 Ullswater Road Bristol BS10 6DH Proposed first floor extension over existing garage. Appeal against refusal Delegated decision	22/07/2015
2	Ashley	52 Richmond Road Montpelier Bristol BS6 5EW Loft conversion to include rear flat roof dormer and velux rooflight to front elevation roof slope. Appeal against refusal Delegated decision	06/08/2015
3	Bishopston	14 Monk Road Bristol BS7 8LE Roof extension to comprise a hip-to-gable conversion. Appeal against refusal Delegated decision	14/08/2015

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
4	Cabot	53 Colston Street Bristol BS1 5BA Application for variation of condition 3 and removal of condition 4 attached to planning permission number 12/05611/X- proposed extension to hours of operation removal of condition to allow consumption of food and drink on the entrance terrace. Appeal against refusal Committee	22/09/2015

Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
5	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	06/10/2015
6	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	06/10/2015
7	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	25/11/2015

Written representation

Item	Ward	Address, description and appeal type	Date lodged
8	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

9	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
10	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
11	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
12	Windmill Hill	20 Knowle Road Bristol BS4 2EE Enforcement notice appeal Appeal against an enforcement notice	26/01/2015
13	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
14	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
15	Clifton	Avon Gorge Hotel Princes Buildings Sion Hill Bristol BS8 4LD Retention of pergola used for weddings within the grounds. Appeal against refusal Delegated decision	22/04/2015

16	Redland	Basement Flat 5 Belvedere Road Bristol BS6 7JG Replacement of single glazed windows and doors. Installation of new access door to front well. Appeal against refusal Delegated decision	29/04/2015
17	Lawrence Hill	Flat 10 Temple Court Barton Road Bristol BS2 0LF Retention of handrail on the perimeter of the roof at third floor level to create an enlarged roof terrace. Appeal against refusal Delegated decision	06/05/2015
18	Filwood	70 Throgmorton Road Bristol BS4 1HJ Proposed 2 no. bedroom detached house on land adjacent to No 70 Throgmorton Road. Appeal against refusal Delegated decision	13/05/2015
19	Cabot	74 Queens Road Clifton Bristol BS8 1QU Use of the highway forecourt to place tables and chairs in association with adjacent restaurant. Appeal against refusal Delegated decision	11/06/2015
20	Horfield	116 Filton Road Bristol BS7 0PF Single storey side and rear extension to existing building to create self-contained 1-bedroom dwelling. Provision of off street parking, bike and bin store. Appeal against refusal Delegated decision	03/07/2015
21	Clifton East	24 Hurle Crescent Bristol BS8 2SZ Partial removal of low boundary wall, levelling grass area, laying permeable block paving, New metal railings, Resurfacing tarmac path and storage area for recycle waste bins. To allow off street car parking and enhancing the appearance of the property. Appeal against refusal Delegated decision	03/07/2015
22	Hillfields	Adjacent 75 Berkeley Road Speedwell Bristol BS16 3NA Erection of 1 No. attached dwelling with access and associated works. Appeal against refusal Delegated decision	07/07/2015
23	Bishopsworth	9 Highridge Green Bristol BS13 8BQ Proposed detached dwelling. Appeal against refusal Delegated decision	09/07/2015

24	Cabot	19 Lower Park Row Bristol BS1 5BN Proposed construction of additional floor to existing building. Appeal against refusal Delegated decision	13/07/2015
25	Clifton	1 Worcester Terrace Bristol BS8 3JW Upgrading of vaulted basement area including tanking works and alterations to fenestration to form additional accommodation. Appeal against refusal Delegated decision	24/07/2015
26	Clifton	1 Worcester Terrace Bristol BS8 3JW Upgrading of vaulted basement area including tanking works and alterations to fenestration to form additional accommodation. Appeal against refusal Delegated decision	24/07/2015
27	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
28	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	05/08/2015
29	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
30	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

31	Bishopsworth	Rear Of 161 & 163 Highridge Road Bishopsworth Bristol BS13 8HT Erection of two semi-detached houses. Appeal against refusal Delegated decision	17/08/2015
32	Stoke Bishop	3 Stoke Hill Bristol BS9 1JL Proposed dwelling with garage and associated driveway. Appeal against refusal Delegated decision	21/08/2015
33	Knowle	100 Redcatch Road Bristol BS4 2HQ Proposed new boundary wall and gate, including increased height of gate pillars and removal of railings to increase height of existing wall. Appeal against refusal Delegated decision	25/08/2015

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
34	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
35	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	Appeal allowed 21/05/2015 Costs awarded
36	Knowle	36 Somerdale Avenue Bristol BS4 2XN Construction of detached two storey dwellinghouse. Appeal against refusal Delegated decision	Appeal dismissed 15/06/2015
37	Lawrence Hill	Redcliffe Stores 5 Prewett Street Bristol BS1 6RE Retention of an Automated Teller Machine. Appeal against refusal Delegated decision	Appeal dismissed 28/07/2015

38	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	Appeal dismissed 26/06/2015
39	Bishopston	2 Highfield Grove Bristol BS7 8QH Demolition of existing garage and erection of a new dwelling. Appeal against refusal Delegated decision	Appeal dismissed 29/05/2015 Costs not awarded
40	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	Appeal dismissed 04/08/2015
41	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	Appeal dismissed 04/08/2015
42	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	Appeal dismissed 24/06/2015
43	Bedminster	52 Bower Road Bristol BS3 2LW Erection of 1 dwelling and associated ancillary works. Appeal against refusal Delegated decision	Appeal dismissed 26/06/2015
44	Hengrove	9 Fanshawe Road Bristol BS14 9RY Proposed two storey extension to side of the property and formation of 1.8m high front boundary wall. Appeal against refusal Delegated decision	Appeal dismissed 18/06/2015
45	Cabot	67 Cumberland Road Bristol BS1 6UF Proposed extended vehicular parking. Appeal against refusal Delegated decision	Appeal dismissed 19/06/2015

46	Brislington East	Land Adj To Beeses Bar & Tea Gardens And Conham Ferry Wyndham Crescent Bristol BS4 4SX Caravan for residential use and shipping container for ancillary residential storage. Appeal against refusal Delegated decision	Appeal dismissed 02/09/2015 Costs not awarded
47	St George East	235 Hillside Road Bristol BS5 7PX Erect 1 no. 2 bed house attached to No 235 Hillside Road. Appeal against refusal Delegated decision	Appeal allowed 03/08/2015
48	Brislington East	153 Wick Road Bristol BS4 4HH Retrospective application for proposed conversion of front office space into a cookery school for adults and children (Use Class D1) and retention of rear space for office use (B1 use). Appeal against conditions imposed Delegated decision	Appeal allowed 07/08/2015
49	Eastville	24 Shamrock Road Bristol BS5 6RL Demolition of garage to form new contemporary bungalow. Appeal against refusal Delegated decision	Appeal dismissed 03/08/2015
50	Cabot	Brew House Jacob Street Bristol Non-illuminated hanging sign, non-illuminated lettering on stone wall and non-illuminated lettering on steel gate. Appeal against refusal Delegated decision	Appeal allowed 30/07/2015 Costs awarded
51	Westbury-on-Trym	157 Stoke Lane Westbury Bristol BS9 3RR New single storey side extension, re-roofing of existing single storey rear extensions, loft conversion with extended roof ridge and new dormer window, installation of new Velux rooflights. Appeal against refusal Delegated decision	Appeal dismissed 13/08/2015
52	Cabot	Brewers Fayre And Premier Inn Lewins Mead Bristol BS1 2LL 3 no. halo illuminated fascia signs, 2 no. illuminated projecting signs, 1 no. externally illuminated menu display box, 7.no. non- illuminated awning signs. Appeal against refusal Delegated decision	Appeal dismissed 24/08/2015