

# DEVELOPMENT CONTROL COMMITTEE A

## 04 September 2024

### REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE

#### LIST OF CURRENT APPEALS

##### Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Redland	12 Queens Drive Bristol BS7 8JR Notification of Prior Approval for the erection of a single storey rear extension that would exceed beyond the rear wall of the original house by 6 metres, have a maximum height of 2.70 metres, and have eaves that are 2.70 metres high. Appeal against refusal Delegated decision	09/04/2024
2	Brislington West	40 Runswick Road Bristol BS4 3HY Construction of dormer window to front elevation to Runswick Road (retrospective). Appeal against refusal Delegated decision	05/07/2024
3	Hotwells & Harbourside	17 Sandford Road Bristol BS8 4QG Installation of replacement double glazed windows in the front of the house. Appeal against refusal Delegated decision	08/07/2024
4	Ashley	38 Shaftesbury Avenue Bristol BS6 5LX Single storey rear extension and loft conversion. Appeal against refusal Delegated decision	16/08/2024
5	Frome Vale	18 The Chippings Bristol BS16 1DX Formation of a new car parking space together with drop kerb and pedestrian access all to allow the provision of an electric car charging point. Appeal against refusal Delegated decision	20/08/2024

6	Brislington West	105 Queensdown Gardens Bristol BS4 3JE Single storey side extension of garage to meet the front line of the porch. New pitched roof on porch and garage to allow for garage conversion to create home office / playroom and utility. Appeal against refusal Delegated decision	22/08/2024
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### Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
7	Avonmouth & Lawrence Weston	2 Ely Grove Bristol BS9 2LD Beech - Reduce crown by 40%, thin by 30% and lift to 5m TPO 1343. Appeal against refusal Delegated decision	TBA
8	Brislington West	515 - 517 Stockwood Road Brislington Bristol BS4 5LR Application for Outline Planning Permission With Some Matters Reserved - For the erection of 58no. residential apartments with associated works. Approval sought for the matters of Access, Layout, Scale, and Appearance. Appeal against non-determination Delegated decision	05/09/2024
9	Brislington West	Keynsham Garden Centre Bath Road Brislington Bristol BS31 2AD Application for Outline Planning Permission with some matters reserved - for the demolition of existing buildings, removal of surface parking, and erection of buildings to accommodate 4,765 sq.m of commercial buildings (flexible Use Class E/B2/B8) with associated bins and bike stores. Associated hard and soft landscaping. Vehicular access from the A4 Bath Road. Approval sought for the matters of Access. Appeal against non-determination	29/10/2024
10	Avonmouth & Lawrence Weston	8 - 10 Station Road Shirehampton Bristol BS11 9TT Redevelopment of the site to include care home with associated facilities, works to include access, parking and landscaping. Appeal against refusal Delegated decision	03/09/2024
11	Henbury & Brentry	Humphry Repton House Thornfield Road Bristol BS10 6NA Demolition of buildings and the erection of 26no. dwelling houses (Use Class C3) with associated parking and landscaping. Appeal against non-determination Delegated decision	TBA

12	Stoke Bishop	8 Stoke Park Road Bristol BS9 1LF Magnolia - Crown reduction by approx 3m. (TPO 1484) Appeal against refusal Delegated decision	TBA
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## Written representation

Item	Ward	Address, description and appeal type	Date lodged
13	Frome Vale	7 Hedgemoad Close Bristol BS16 1ER Appeal against High Hedge comprising cypress leylandii trees affecting 8 Stokecliffe House, 114 Park Road. Appeal against high hedge	23/10/2023
14	St George Central	361 Two Mile Hill Road Bristol BS15 1AF Application for a Certificate of Proposed Development - change of use of the rear area of the shop into a 1 bedroom flat. Appeal against non-determination	20/12/2023
15	Southville	76 East Street Bedminster Bristol BS3 4EY Change of use of part of ground floor retail space, and first floor ancillary office space, to a small house in multiple occupation for up to 6 people (Use Class C4), including the erection of front and rear roof extensions to create second-floor accommodation. Alterations to shopfront to create new access. Appeal against non-determination Delegated decision	03/01/2024
16	Eastville	59 Grove Park Terrace Bristol BS16 2BL Application for a Certificate of Proposed Development - Conversion of an existing detached garage into a home office and storeroom. Appeal against non-determination	15/01/2024
17	Ashley	171 - 175 Gloucester Road Bishopston Bristol BS7 8BE Application for Outline Planning Permission with some matters reserved - Erection of 9no. self-contained flats (Use Class C3) with access, and associated cycle parking and bin storage. Approval sought for Access, Appearance, Layout and Scale. With all other matters reserved. Appeal against non-determination	13/02/2024

18	Southville	Claro Homes 11 - 16 Philip Street Bedminster Bristol BS3 4EA Proposed replacement of external escape staircase, to replace existing (located in a different location on the building) Appeal against non-determination	27/02/2024
19	Redland	102 Gloucester Road Bishopston Bristol BS7 8BN Demolition of western part of former chapel and single storey extension and construction of a three-storey extension comprising 9 dwellings (5 small houses in multiple occupation (use class C4) and 4 large houses in multiple occupation (sui generis)), retention of 225sqm of Commercial, Business and Service floorspace (use class E), external alterations, associated access and landscaping works. Appeal against non-determination	07/03/2024
20	Horfield	5 Jocelyn Road Bristol BS7 0HW Change of use from a dwellinghouse (C3a) to a small dwellinghouse in multiple occupation (C4) for 3-6 people. Appeal against non-determination	13/03/2024
21	Easton	14 Milton Park Bristol BS5 9HQ Proposed 1no. two bedroom dwelling and associated works, and conversion of an existing dwelling to seven units of private sector emergency accommodation. Appeal against refusal Delegated decision	03/04/2024
22	Redland	1A Linden Road Westbury Park Bristol BS6 7RJ T1 - Beech - Reduce height and width of crown by 50%. Appeal against refusal Delegated decision	09/04/2024
23	Redland	6 Redland Hill Redland Bristol BS6 6UY Application for a Lawful Development Certificate for an Existing Use or Operation or Activity - Use as 4 flats - Flat 1 Ground Floor Flat, Flat 2 1st Floor Flat, Flat 3 First Floor Flat, Flat 4 2nd Floor Flat. Appeal against non-determination	11/04/2024
24	Westbury-on-Trym & Henleaze	203 Wellington Hill West Bristol BS9 4QL Enforcement notice appeal for the erection of a single storey extension to the front of the building used in association with the commercial ground floor unit. Appeal against an enforcement notice	23/04/2024

25	Lawrence Hill	90 West Street St Philips Bristol BS2 0BW Application to approve details in relation to condition 2, 4 and 5 of permission 18/06186/F Resubmission of application 17/04953/F - construction of 12no. flats, 2 retail units and addition of one storey to 90 West Street. Appeal against refusal Delegated decision	08/05/2024
26	Ashley	Wadham Mansions Balmoral Road Bristol BS7 9AU New building alongside Wadham Mansions containing 1 no. 2 bedroom maisonette and 2 no. studio flats. Appeal against refusal Delegated decision	13/05/2024
27	Redland	87A Redland Road Bristol BS6 6RD Conversion of existing maisonettes into 2no. Houses in Multiple Occupation (HMO) containing 6no. bedrooms (Use Class C4) and 7no. bedrooms (sui generis) respectively, with associated bin and bike storage. Appeal against refusal Delegated decision	20/05/2024
28	Bedminster	Unit D South Bristol Retail Park Winterstoke Road Bristol BS3 2LQ Enforcement notice appeal for installation of telecoms mast. Appeal against an enforcement notice	30/05/2024
29	Southville	138 East Street Bedminster Bristol BS3 4ET Change of use of first floor offices, associated with amusement arcade (use Class Sui Generis) to 1 No self contained flat together with the construction of a second self-contained flat over the first floor (all Use Class C3). Appeal against refusal Delegated decision	03/06/2024
30	Cotham	11 Collingwood Road Redland Bristol BS6 6PB Erect a new steel stair with a privacy screen to replace the previous rotten wooden stair that had no privacy screen. Appeal against refusal Delegated decision	13/06/2024
31	Clifton Down	56B Hampton Park Bristol BS6 6LJ Erection of freestanding electric roller type double garage door and fence with associated pedestrian access gate to secure the rear of the property and private parking. Appeal against refusal Delegated decision	14/06/2024

32	Lawrence Hill	Land At Rear Of 4 Warwick Avenue Bristol BS5 0YD New single storey dwelling (C3) to replace previously existing garage. Appeal against refusal Delegated decision	14/06/2024
33	Horfield	16 Filton Avenue Bristol BS7 0AG Change of use from 7 bedroom HMO to a 8 Bedroom sui generis HMO. Appeal against refusal Delegated decision	01/07/2024
34	Westbury-on-Trym & Henleaze	Rear Of 168 Henleaze Road Bristol BS9 4NE Change of use from office to residential. Appeal against refusal Delegated decision	01/07/2024
35	Westbury-on-Trym & Henleaze	334 Canford Lane Bristol BS9 3PW Proposed 2no. detached dwelling houses, including storage for refuse, recycling and bicycles. Appeal against refusal Delegated decision	09/07/2024
36	Brislington West	1 - 3 Yelverton Road Bristol BS4 5HP Change of use from Auction House (Use Class Sui Generis) to Commercial (Use Class E (G. ii, iii), and/or Storage and Distribution (Use Class B8) with ancillary retail and office floorspace. Appeal against conditions imposed Delegated decision	13/07/2024
37	Hengrove & Whitchurch Park	14 Barbour Gardens Bristol BS13 0PN 1 no. 3 bedroom dwelling & garage. Appeal against refusal Delegated decision	16/07/2024
38	Ashley	112 - 114 Grosvenor Road Bristol BS2 8YA Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA - Change of use of first floor to 2no. self-contained flats. Appeal against refusal Delegated decision	16/07/2024

39	Central	6 St Michaels Hill Bristol BS2 8DT Change from a commercial property (restaurant/take away) to a 5 bed residential property (use class C4) Rooms to be all self contained with their own bathrooms and mini Kitchenettes also a communal space for all. Appeal against refusal Delegated decision	16/07/2024
40	Central	6 St Michaels Hill Bristol BS2 8DT Change from a commercial property (restaurant/take away) to a 5 bed residential property (Use Class C4). Rooms to be all self contained with there own bathrooms and mini kitchenettes also a communal space for all. Bike storage and bin storage facilities. Appeal against refusal Delegated decision	16/07/2024
41	Hillfields	Cranford Lodge Hill Speedwell Bristol BS15 1LW Change of use from Annexe to separate dwelling. Appeal against refusal Delegated decision	17/07/2024
42	Hengrove & Whitchurch Park	13 Widcombe Bristol BS14 0AS New dwelling house. Appeal against refusal Delegated decision	17/07/2024
43	Hotwells & Harbourside	Hope Court Canada Way Bristol BS1 6XU Minor modifications to existing bicycle store and installation of four bike hangars. Appeal against refusal Delegated decision	18/07/2024
44	Lockleaze	Land Adjacent To 22 Rackham Close Bristol BS7 9TQ Erection of a dwelling (use class C3) including hard and soft landscaping of the site, changes to site levels and other associated development (Self Build). Appeal against refusal Delegated decision	18/07/2024
45	Hartcliffe & Witherwood	30 Elvard Road Bristol BS13 9BW Erection of an attached 2no. bed house to side of 30 Elvard Road (C3) Appeal against refusal Delegated decision	22/07/2024
46	Central	Guinea Street Car Park Guinea Street Bristol BS1 6XT T1 - Ash - Fell (TPO 1246). Appeal against refusal Delegated decision	23/07/2024

47	Stockwood	4 Hollway Road Bristol BS14 8PX New dwelling to garden area. Appeal against refusal Delegated decision	24/07/2024
48	Westbury-on-Trym & Henleaze	329 Canford Lane Bristol BS9 3PH Two storey detached dwelling adjacent to existing property with garden and off street parking. Appeal against refusal Delegated decision	24/07/2024
49	Clifton	1 Stable Court Clifton Park Road Bristol BS8 3HN Strawberry tree - Fell. (TPO 1472). Appeal against refusal Delegated decision	27/07/2024
50	Bishopston & Ashley Down	Garage Adjacent To 13 Strathmore Road Bristol BS7 9QQ Demolition of the existing garage with the construction of a new 2 bed dwelling in its place. Appeal against non-determination	29/07/2024
51	Southmead	40 Cranmore Crescent Bristol BS10 5RQ Application to determine if prior approval is required for a proposed: Change of Use from Takeaways, Betting Offices, Pay Day Loan Shops or Launderettes (Sui Generis Uses); or a Mixed Use combining use as a Dwellinghouse (Use Class C3) with a Betting Office, Pay Day Loan Shop or Launderette (Sui Generis Uses); to Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion. The development was formerly a hot food takeaway at ground floor level with an owners accommodation/flat upstairs. The intention is to provide a separate and further flat at ground level, making two flats in total. Appeal against refusal Delegated decision	29/07/2024
52	Lawrence Hill	Big Yellow Self Storage Barrow Road Bristol BS5 0AE Application to determine if prior approval is required for the proposed erection of a 25m monopole supporting 6no. antenna apertures, 2no. dishes along with ancillary development thereto. Appeal against refusal Delegated decision	29/07/2024
53	Westbury-on-Trym & Henleaze	150 Henleaze Road Bristol BS9 4NB Demolition of detached garage, and construction of 1 no. bed annexe (C3). Appeal against refusal Delegated decision	30/07/2024



54	Central	8 Unity Street City Centre Bristol BS1 5HH Conversion of Use Class E offices into a Sui Generis HMO with associated alterations. Appeal against refusal Delegated decision	08/08/2024
55	Central	8 Unity Street City Centre Bristol BS1 5HH Conversion of Use Class E offices into a Sui Generis HMO with associated alterations. Appeal against refusal Delegated decision	08/08/2024
56	Knowle	126 Broad Walk Bristol BS4 2RS Demolition of garage and sub-division of the garden to form two plots for 2no. two bedroom houses. Installation of new dropped kerb and driveway. Appeal against refusal Delegated decision	15/08/2024

#### List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
57	Bedminster	9 South Liberty Lane Bristol BS3 2SR Roof extension and conversion of upper floors from commercial, business, and services (Use Class E) to self-contained maisonette (Use Class C3), with associated works. Appeal against non-determination Delegated decision	Appeal dismissed 14/08/2024
58	Henbury & Brentry	Land To Rear Of 2 Arnall Drive Bristol BS10 7AP Proposed new dwelling including demolition of existing garage. Appeal against non-determination Delegated decision	Appeal dismissed 26/07/2024
59	Bedminster	South Bristol Retail Park Wedlock Way Bristol BS3 2LQ Variation of Conditions 14 (opening hours) and 15 (drive-thru serving hours) of permission 22/01002/F, which approved the erection of a new building with a drive-thru facility and associated works to site layout - now proposed change to hours to allow opening from 05:00 - 23:00, seven days per week. Appeal against refusal Delegated decision	Appeal dismissed 25/07/2024

60	Brislington West	25 Braikenridge Road Bristol BS4 3SW Change of use from a dwellinghouse used by a single person or household (C3a) to a large dwellinghouse in multiple occupation (sui generis) for up to eight people. Appeal against non-determination Delegated decision	Appeal dismissed 15/08/2024
61	St George West	The Orchards Bakery And Co 51 Clouds Hill Road St George Bristol BS5 7LE Erection of a ground floor rear extension and the change of the ground floor from commercial, business and service (Use Class E) to 2no. self-contained flats. Appeal against non-determination Delegated decision	Appeal allowed 15/07/2024
62	Avonmouth & Lawrence Weston	5 East Street Avonmouth Bristol BS11 9AN Erection of a two-storey side extension, single-storey rear extension, and 2no. dormer roof extensions, and the change of use to a 9-person large dwelling house in multiple occupation (sui generis). Appeal against non-determination	Appeal dismissed 18/07/2024
63	Henbury & Brentry	13 Charlton Lane Bristol BS10 6SG Demolition of existing house and construction of 4 dormer bungalows (C3) including altering of access off Rose Acre. Appeal against refusal Delegated decision	Appeal dismissed 18/07/2024
64	Lockleaze	1 Bonnington Walk Bristol BS7 9XF Erection of an attached dwelling house (Use Class C4) HMO, and the erection of a single storey rear extension to existing dwelling. Appeal against refusal Delegated decision	Appeal dismissed 08/08/2024
65	Brislington East	28 Woodside Road Bristol BS4 4DP Proposed additional storey and external access to the existing single storey side extensions to form 2, 1 bedroom apartments with dedicated garden space (Self - Build). Appeal against refusal Delegated decision	Appeal allowed 23/07/2024
66	Lockleaze	357 Filton Avenue Bristol BS7 0BD Change of use of part of the Ground Floor to Takeaway use (Sui Generis), and part of the Ground and First Floors to an 8-bedroom HMO (Sui Generis); new extract flue for Takeaway. Extension of existing 2-bedroom flat to create a 3-bedroom flat. Appeal against refusal Delegated decision	Appeal dismissed 15/07/2024

67	Horfield	108 Wellington Hill West Bristol BS9 4SL Creation of an off street parking bay in the front garden and electric-vehicle charging point. Appeal against refusal Delegated decision	Appeal allowed 29/07/2024
68	Hillfields	11 The Greenway Bristol BS16 4EZ Application for variation of Condition Nos. 11 (No further extensions) following grant of planning permission 22/00457/F (Double storey side extension together with change of use from C3 dwelling house to Sui Generis large HMO for up to 7 people ). Appeal against non-determination	Appeal allowed 29/07/2024
69	Brislington West	584 Bath Road Brislington Bristol BS4 3LE Extension and conversion of existing garage into self-contained two-bedroom dwellinghouse (Use Class C3), with associated works. Appeal against refusal Delegated decision	Appeal allowed 01/08/2024
70	Brislington West	588 Bath Road Brislington Bristol BS4 3LE Conversion of outbuilding to dwellinghouse (Use Class C3) with associated works. Appeal against refusal Delegated decision	Appeal allowed 25/07/2024
71	Bishopsworth	141 Headley Lane Bristol BS13 7PH Demolish existing outbuildings and erect a single storey detached outbuilding, for use as annexe, office and games room. Appeal against refusal Delegated decision	Appeal allowed 01/08/2024
72	Cotham	61A Kingsdown Parade Bristol BS6 5UG Replacement windows and repair/replacement of external render (sage green). Appeal against refusal Delegated decision	Appeal dismissed 16/07/2024
73	Filwood	5A Somer Lane Bristol BS3 5DL Proposed conversion of residential annexe to a separate dwelling (resubmission of application 22/01840/F). Appeal against refusal Delegated decision	Appeal allowed 08/08/2024

74	Horfield	8 Cordwell Walk Bristol BS10 5BZ Erection of two dwellings (use class C3) to the side of 8 Cordwell Walk (resubmission of 21/05005/F amended scheme). Appeal against refusal Delegated decision	Appeal allowed 08/08/2024
75	Redland	Garage 10 Lying To The South West Of Cossins Road Bristol BS6 7LY Redevelopment of existing garages to provide 6 dwellings with associated parking and landscaping. Appeal against refusal Delegated decision	Appeal dismissed 08/08/2024
76	Henbury & Brentry	142 Chakeshill Drive Bristol BS10 6PG Erection of 1no. attached 3-bedroom dwelling with parking and associated works. Appeal against refusal Delegated decision	Appeal allowed 08/08/2024
77	Southville	48 St Johns Road Bedminster Bristol BS3 4JJ Loft conversion with rear dormer. Appeal against refusal Delegated decision	Appeal allowed 29/07/2024
78	Stoke Bishop	31 Sea Walls Road Bristol BS9 1PG Erection of roof extension to front. Appeal against refusal Delegated decision	Appeal allowed 08/08/2024
79	Eastville	Land Adjacent To 113 Small Lane Bristol BS16 1AW Proposed erection of a detached dwelling house. Appeal against refusal Delegated decision	Appeal dismissed 07/08/2024
80	Westbury-on-Trym & Henleaze	17 Briarwood Bristol BS9 3SS Demolition of existing conservatory and erection of a single storey rear and part side extension with raised balcony to the rear. Removal of existing bay window to front elevation and replacement with new bay window. Appeal against refusal Delegated decision	Appeal dismissed 08/08/2024
81	Hartcliffe & Witherwood	30 Honey Garston Road Bristol BS13 9LT Two storey side and rear extension. Appeal against refusal Delegated decision	Appeal dismissed 09/08/2024