

DEVELOPMENT CONTROL COMMITTEE A

4 December 2024

REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE

LIST OF CURRENT APPEALS

Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	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
2	Ashley	38 Shaftesbury Avenue Bristol BS6 5LX Single storey rear extension and loft conversion. Appeal against refusal Delegated decision	16/08/2024
3	St George Troopers Hill	200 Kingsway St George Bristol BS5 8NX Dropped kerb /vehicle crossover application for driveway. Appeal against refusal Delegated decision	20/08/2024
4	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
5	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

6	Ashley	14 Upper Cheltenham Place Bristol BS6 5HR Conversion of loft including rear roof extension., Replacement of first floor conservatory room with roof terrace and spiral staircase. Appeal against refusal Delegated decision	28/08/2024
7	Southville	22 Allington Road Bristol BS3 1PS Loft conversion with L shaped dormer and rear 2 storey infill extension at basement and ground floor level. Appeal against refusal Delegated decision	02/09/2024
8	Avonmouth & Lawrence Weston	8 Pembroke Road Shirehampton Bristol BS11 9SQ Remove section of front boundary wall and form vehicle cross over and off street parking form new entrance steps to ground floor. Planting and landscape to frontage. Appeal against refusal Delegated decision	04/09/2024
9	Easton	4 Avon Park Bristol BS5 9RS Single storey extension to rear to replace existing store rooms. Appeal against refusal Delegated decision	25/09/2024
10	Windmill Hill	1 Quantock Road Bedminster Bristol BS3 4PG Extend existing roof to the rear to provide extra bedrooms, and an en-suite bathroom. Solar panels to roof. Appeal against refusal Delegated decision	26/09/2024
11	Redland	66 Kellaway Avenue Bristol BS6 7XU Proposed double storey side extension and single storey rear extension to replace existing rear conservatory. Appeal against refusal Delegated decision	09/10/2024
12	Horfield	20 Darnley Avenue Bristol BS7 0BS Proposed Two Storey Side Extension and Rear Loft Extension. Appeal against refusal Delegated decision	17/10/2024
13	Lockleaze	22 Elmcroft Crescent Bristol BS7 9NF Erection of single storey rear extension. (resubmission of 22/03201/H). Appeal against refusal Delegated decision	18/10/2024

14	Stoke Bishop	10 Dingle Close Bristol BS9 2JP Single storey rear and side extension, rear terrace and associated works. Appeal against refusal Delegated decision	24/10/2024
15	Southmead	423 Southmead Road Bristol BS10 5LZ Replace the existing outbuilding with a new outbuilding intended for use by caregivers who will be providing assistance to the residents occupying the primary dwelling on this property. Appeal against refusal Delegated decision	08/11/2024
16	Stockwood	25 Woodleigh Gardens Bristol BS14 9JA Rear and side dormer attic conversion. Appeal against refusal Delegated decision	18/11/2024

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
17	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	17/12/2024
18	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	18/02/2025

Written representation

Item	Ward	Address, description and appeal type	Date lodged
19	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
20	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
21	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
22	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
23	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
24	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

25	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
26	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
27	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
28	Hartcliffe & Withywood	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
29	Central	Guinea Street Car Park Guinea Street Bristol BS1 6XT T1 - Ash - Fell (TPO 1246). Appeal against refusal Delegated decision	23/07/2024
30	Stockwood	4 Hollway Road Bristol BS14 8PX New dwelling to garden area. Appeal against refusal Delegated decision	24/07/2024
31	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
32	Clifton	1 Stable Court Clifton Park Road Bristol BS8 3HN Strawberry tree - Fell. (TPO 1472). Appeal against refusal Delegated decision	27/07/2024

33	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
34	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
35	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
36	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
37	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
38	Eastville	332 Fishponds Road Eastville Bristol BS5 6RB Demolition of existing coach house and erection of a new dwelling. Appeal against refusal Delegated decision	02/09/2024

39	Cotham	Stanley Yard 1A Stanley Road Bristol BS6 6NP Proposed 3no. bedroom, three storey family dwelling. Change of use of land from private storage yard to single residential dwelling. (self build) Appeal against refusal Delegated decision	04/09/2024
40	Avonmouth & Lawrence Weston	2 The Parade Shirehampton Bristol BS11 9TS Alterations to first floor windows to the street elevation. Appeal against refusal Delegated decision	04/09/2024
41	Windmill Hill	52 St Johns Lane Bristol BS3 5AD Demolition and replacement of existing mixed use convenience store building (E(a)) with residential accommodation (C3(a)), new residential development comprising two dwellings and a maisonette. Appeal against refusal Delegated decision	04/09/2024
42	Hillfields	9 Daws Court Bristol BS16 3DE Erection of a single dwellinghouse (Use Class C3). Appeal against refusal Delegated decision	05/09/2024
43	Stockwood	88 Stockwood Road Stockwood Bristol BS14 8JE Erection of attached dwelling house. Appeal against refusal Delegated decision	06/09/2024
44	Hartcliffe & Witherwood	49 Pigott Avenue Bristol BS13 9HR Proposed 1no single storey dwelling house, on land adjacent to 49 Pigott Avenue, along with parking and associated works. Appeal against refusal Delegated decision	13/09/2024
45	Horfield	374 Southmead Road Bristol BS10 5LP 2no new one-bedroom dwellings on 2 storeys. Appeal against refusal Delegated decision	18/09/2024
46	Clifton Down	Stafford House 1 All Saints Road Clifton Bristol BS8 2JG Removal of non-original rear extensions; removal of existing pitched roofs to allow for one new principal roof extensions and loft conversion; and proposed rear extensions to the lower, ground and first floors. Change of use form 2 dwellings to 1. Appeal against refusal Delegated decision	23/09/2024

47	Brislington West	1 The Limes Collin Road Bristol BS4 3SH Demolition of existing garage and construction of 1no new dwelling to side plot. Appeal against refusal Delegated decision	24/09/2024
48	Hillfields	88 Briar Way Bristol BS16 4JL Erection of an ancillary annexe. Appeal against non-determination	25/09/2024
49	Hartcliffe & Witherwood	Land To The Rear Of 121-131 Highridge Road Bishopsworth Bristol BS13 8HT Erection of a pair of semi-detached three bedroom dwellings. Appeal against refusal Delegated decision	25/09/2024
50	Windmill Hill	258 St Johns Lane Bristol BS3 5AU Single storey, ground floor extension and roof extensions, and conversion to one maisonette and one garden flat. Appeal against refusal Delegated decision	25/09/2024
51	Lawrence Hill	First And Second Floor Flat 4 Seymour Road Easton Bristol BS5 0UN Loft conversion, first floor rear extension and alterations to the overall layout. Appeal against refusal Delegated decision	26/09/2024
52	Frome Vale	11 Frome Valley Road Bristol BS16 1HF Proposed two storey side extension, forming 2No 1 bed flats. Appeal against refusal Delegated decision	27/09/2024
53	Eastville	Land Rear Of 111 & 113 Small Lane Bristol BS16 1AW Proposed dwelling to the rear plot behind 111 & 113 Small Lane. Appeal against refusal Delegated decision	30/09/2024

54	Ashley	26 Balmoral Road Bristol BS7 9AZ Demolition and replacement of the existing rear dormer to the roof. The new dormer is to be rectangular in shape to increase the internal useable floor area and has a Juliette balcony to provide natural light to the space. The proposal also includes the addition of an extra floor to the rear of the property, making the rear section for the house three-storeys. Here, the mono-pitched roof which mirrors the adjoining neighbour, has been replaced with an elevated pitched tiled roof. Appeal against refusal Delegated decision	02/10/2024
55	Bishopston & Ashley Down	Land Behind 1 Tennyson Road Bristol BS7 8SB Demolish 7no existing garages and construction a single storey 5no bedroom House in Multiple Occupation (Use Class C4) with associated access, bike and bin storage. Appeal against refusal Delegated decision	03/10/2024
56	Redland	22 Kellaway Avenue Bristol BS6 7XR Change of use of the existing ground floor health and fitness facility (Use Class E) and combine with existing 1st and 2nd floor small 4-person house in multiple occupation (HMO) to create a single large 8 person HMO (sui generis). External works include replacing the existing shopfront by windows to the communal living space and hall; removing the section of roof which currently covers the path joining the two parts of the building (and a gym room) and inserting roof lights to the rear of the property. Appeal against refusal Delegated decision	07/10/2024
57	Horfield	162 Monks Park Avenue Bristol BS7 0UN Change of use from small HMO for 3-6 people (C4) to large HMO for up to 7 people (sui generis). Appeal against refusal Delegated decision	08/10/2024
58	Stoke Bishop	2 Bramble Drive Bristol BS9 1RE Appeal against High Hedge. Appeal against high hedge	19/10/2024
59	Hotwells & Harbourside	86 Cumberland Road Bristol BS1 6UG Four storey rear extension including relocation of existing windows from existing rear elevation into rear elevation of new extension following demolition of existing two storey rear extension. Appeal against refusal Delegated decision	23/10/2024

60	Hotwells & Harbourside	86 Cumberland Road Bristol BS1 6UG Four storey rear extension including relocation of existing windows from existing rear elevation into rear elevation of new extension following demolition of existing two storey rear extension. Appeal against refusal Delegated decision	23/10/2024
61	Brislington East	148 Broomhill Road Brislington Bristol BS4 4TD Construction of a detached 2 bedroom dwelling within rear garden and associated works. And new garage for existing dwelling. Appeal against refusal Delegated decision	28/10/2024
62	Frome Vale	Adjacent To Filling Station Park Road Bristol BS16 1DT Erection of one free standing internally illuminated D6 advertisement display. Appeal against refusal Delegated decision	01/11/2024
63	Bedminster	Land Adjacent To 21A, B & C Duckmoor Road Bristol BS3 2DD Demolish existing storage/workshop/garages and construct a new 3no. bedroom domestic dwelling fronting Gore Road. Appeal against refusal Delegated decision	01/11/2024
64	Filwood	10 Melvin Square Bristol BS4 1LZ Ground, first and second floor extensions to 10 Melvin Square and first floor side extension to 1 Ilminster Avenue, to create 2no. large HMOs (1no. 10-bed, 1no. 8-bed), with cycle storage and retail storage at ground floor level. Appeal against refusal Delegated decision	05/11/2024
65	Central	The General Guinea Street Bristol BS1 6SD Application for Variation of condition 2 of planning application 22/00131/X. Application for the variation of condition 2 following grant of LBC 18/02334/LA for the modifications to the ogee dome. Appeal against refusal Delegated decision	06/11/2024
66	Central	Former Bristol General Hospital Guinea Street Bristol BS1 6SD Amendments to the construction details for the new ogee dome on building BGH01, specifically the finished roof material. (retrospective) Appeal against refusal Delegated decision	06/11/2024

67	Central	Former Bristol General Hospital Guinea Street Bristol BS1 6SD Amendments to the construction details for the new ogee dome on building BGH01, specifically the finished roof material. (retrospective) Appeal against refusal Delegated decision	06/11/2024
68	Frome Vale	Telecoms Mast Sheppard Road Bristol Application to determine if prior approval is required for a proposed - The installation of an 18 metre Hutchinson Phase 8 pole with 6no. antennas, 2no. 300mm transmission dishes, 4no. equipment cabinets and ancillary development thereto . Appeal against refusal Delegated decision	12/11/2024
69	Avonmouth & Lawrence Weston	59 Sylvan Way Sea Mills Bristol BS9 2LB Application for a Lawful Development Certificate for a Proposed Use or Development - Solar Panels to front facing roof. Appeal against refusal Delegated decision	12/11/2024
70	Westbury-on-Trym & Henleaze	1 High Street Westbury On Trym Bristol BS9 3DR Prior Approval (Class MA) of a proposed change of use from a bank (Use Class E(c(i))) to 3no. self-contained flats (Use Class C3a). Appeal against refusal Delegated decision	19/11/2024
71	Central	Telecoms Installation St Clements House Marsh Street City Centre Bristol The installation of 6 no. replacement antenna, 1 no. GPS module and ancillary radio equipment at existing rooftop site internal upgrades to existing equipment cabinets and ancillary development thereto. Appeal against refusal Delegated decision	20/11/2024

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
72	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	Appeal dismissed 22/10/2024

73	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	Appeal dismissed 18/10/2024 Costs not awarded
74	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	Appeal dismissed 23/10/2024
75	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	Appeal dismissed 16/10/2024
76	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	Appeal allowed 06/11/2024
77	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	Appeal allowed 15/11/2024
78	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	Appeal dismissed 05/11/2024

79	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	Appeal dismissed 17/10/2024
80	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	Appeal dismissed 17/10/2024
81	Hengrove & Whitchurch Park	14 Barbour Gardens Bristol BS13 0PN 1 no. 3 bedroom dwelling & garage. Appeal against refusal Delegated decision	Appeal allowed 22/10/2024
82	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	Appeal allowed 25/10/2024
83	Hengrove & Whitchurch Park	13 Widcombe Bristol BS14 0AS New dwelling house. Appeal against refusal Delegated decision	Appeal allowed 23/10/2024
84	Hillfields	Cranford Lodge Hill Speedwell Bristol BS15 1LW Change of use from Annexe to separate dwelling. Appeal against refusal Delegated decision	Appeal allowed 01/11/2024
85	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	Appeal allowed 24/10/2024

86	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	Appeal dismissed 05/11/2024
87	Stoke Bishop	8 Stoke Park Road Bristol BS9 1LF Magnolia - Crown reduction by approx 3m. (TPO 1484) Appeal against refusal Delegated decision	Appeal withdrawn 22/10/2024
88	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	Appeal allowed 25/11/2024
89	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	Appeal dismissed 20/11/2024
90	Westbury-on-Trym & Henleaze	70 Westbury Hill Bristol BS9 3AA New 500mm externally illuminated, bracket to be painted blue to match new fascia. Replace 1no. Logo with 1no. New 385mm Blue Heritage logo height. Install new trough light, colour to match existing building render. Replace 1no. ATM tablet and decals with new. Appeal against refusal Delegated decision	Appeal allowed 18/10/2024
91	Henbury & Brentry	195 Passage Road Henbury Bristol BS10 7DL Two storey extension. Appeal against refusal Delegated decision	Appeal allowed 25/11/2024