

# DEVELOPMENT CONTROL COMMITTEE B

## 12th March 2025

### REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE

#### LIST OF CURRENT APPEALS

##### Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	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
2	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
3	Horfield	20 Darnley Avenue Bristol BS7 0BS Proposed Two Storey Side Extension and Rear Loft Extension. Appeal against refusal Delegated decision	17/10/2024
4	Stoke Bishop	3 Bowerleaze Bristol BS9 2HJ Addition of solar panels to the front and side faces of the roof of the property. Appeal against refusal Delegated decision	10/12/2024
5	Clifton	31 Granby Hill Bristol BS8 4LT Loft conversion annexe. Appeal against refusal Delegated decision	14/01/2025
6	Avonmouth & Lawrence Weston	105 Saltmarsh Drive Bristol BS11 0NL Proposed extension to the cabin to build an office/resting area at the end of the garden. Appeal against refusal Delegated decision	21/01/2025

7	Bedminster	13 Risdale Road Bristol BS3 2QU Double storey side extension and part double storey, part single storey rear extension. Appeal against refusal Delegated decision	21/01/2025
8	Henbury & Brentry	9 Wyck Beck Road Bristol BS10 7JD Two storey side, and single storey rear extension. Appeal against refusal Delegated decision	03/02/2025
9	Ashley	18 Leopold Road Bristol BS6 5BS Proposed Loft Conversion including associated demolitions. Appeal against refusal Delegated decision	10/02/2025
10	Stockwood	137 Stockwood Road Stockwood Bristol BS14 8JN Double storey side extension. Appeal against refusal Delegated decision	12/02/2025
11	Windmill Hill	24 Firfield Street Bristol BS4 3AL Proposed single storey rear extension with roof terrace and retrofit measures including external wall insulation, solar panels and installation of ASHP. Appeal against refusal Delegated decision	19/02/2025

### Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
12	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
13	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
14	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
15	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
16	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
17	Clifton	1 Stable Court Clifton Park Road Bristol BS8 3HN Strawberry tree - Fell. (TPO 1472). Appeal against refusal Delegated decision	27/07/2024
18	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
19	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

20	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
21	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
22	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
23	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
24	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
25	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
26	Stoke Bishop	2 Bramble Drive Bristol BS9 1RE Appeal against High Hedge. Appeal against high hedge	19/10/2024

27	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
28	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
29	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
30	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
31	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
32	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

33	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
34	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
35	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
36	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
37	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
38	Lawrence Hill	Midland Mews 24 Waterloo Road Bristol BS2 0PL Replacement of all existing timber windows and external doors with matching white UPVC ones, within the Old Market Conservation area of Bristol. Appeal against refusal Delegated decision	02/12/2024

39	Avonmouth & Lawrence Weston	35 Park Hill Bristol BS11 0UH Change of use from Light Industrial to Residential (Use Class C3); demolition of existing single storey building and erection of double storey 3 bed dwelling with parking for two cars. Appeal against refusal Delegated decision	03/12/2024
40	Stockwood	185A Dutton Road Bristol BS14 8BZ Application for outline planning permission with all matters reserved - For the demolition of a single garage and erection of two bedroomed detached house. Appeal against refusal Delegated decision	06/12/2024
41	Easton	203 Church Road Redfield Bristol BS5 9HL Proposed change of use and extension of existing building to create a scheme of 13 x HMO Cluster Units (42 beds) together with associated Gym and Communal Workspace facilities (Sui Generis). Change of use of Drinking Establishment floorspace (Sui Generis) to Commercial floorspace (Sui Generis). Major Appeal against non-determination	10/12/2024
42	Lawrence Hill	Outside Cabot Circus Car Park Newfoundland Circus Bristol BS2 9AB 2x (back-to-back) digital LED displays. Appeal against non-determination	20/12/2024
43	Lawrence Hill	Outside Cabot Circus Car Park Newfoundland Circus Bristol BS2 9AB Installation of "Pulse Smart Hub" with integrated digital screens. Appeal against non-determination	20/12/2024
44	Lawrence Hill	Outside Cabot Circus Car Park Newfoundland Circus Bristol BS2 9AB 2x (back-to-back) digital LED displays. Appeal against non-determination	20/12/2024
45	Lawrence Hill	Outside Cabot Circus Car Park Newfoundland Circus Bristol BS2 9AB Installation of "Pulse Smart Hub" with integrated digital screens. Appeal against non-determination	20/12/2024

46	Bishopston & Ashley Down	48 Ashley Down Road Bristol BS7 9JW Change of use from Dwelling House (C3) to HMO (C4). Appeal against refusal Delegated decision	03/01/2025
47	Stockwood	98 Woodleigh Gardens Bristol BS14 9JQ Proposed new dwelling attached to the side of existing property. Appeal against refusal Delegated decision	06/01/2025
48	Central	Pavement Outside Of 82 - 84 Queens Road Clifton Bristol BS8 1QU Installation of "Pulse Smart Hub" with integrated digital screens. Appeal against non-determination	07/01/2025
49	Central	Pavement Outside Of 82-84 Queens Road Clifton Bristol BS8 1QU 2x (back-to-back) digital LED displays. Appeal against non-determination	07/01/2025
50	Central	50 Queen Charlotte Street Bristol BS1 4HE 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 from offices (Use Class E(g(i))) to 45no. studio flats (Use Class C3a), including refuse, recycling and cycle storage at basement level. Appeal against refusal Delegated decision	08/01/2025
51	Lawrence Hill	Land Adj To Waste Transfer Station Days Road Bristol BS2 0JE Single sided illuminated landscape display facing South to show illuminated static images. Appeal against conditions imposed Committee	08/01/2025



52	Lockleaze	357 Filton Avenue Bristol BS7 0BD Erection of a first floor side extension to existing first floor flat. Partial demolition of rear extensions, to facilitate the change of use of part of the ground floor to a takeaway (sui generis), and part of the ground and first floors to a 6-bedroom HMO (C4 Use Class), including a new extract flue for takeaway (resubmission of planning application 22/05818/F). Appeal against refusal Delegated decision	08/01/2025
53	Westbury-on-Trym & Henleaze	18C Eastfield Road Westbury On Trym Bristol BS9 4AD Permission is sought for the erection of an outdoor terrace. Appeal against refusal Delegated decision	17/01/2025
54	Frome Vale	8 Channons Hill Bristol BS16 2DY Application for a Lawful Development Certificate for a Proposed use or development - construction of a garden studio. Appeal against refusal Delegated decision	24/01/2025
55	Southville	229 Coronation Road Bristol BS3 1RL Enforcement notice appeal for use of property as a HMO without planning permission. Appeal against an enforcement notice	28/01/2025
56	Southville	57 Islington Road Bristol BS3 1PZ Enforcement notice appeal for use of property as C4 hmo without planning permission. Appeal against an enforcement notice	28/01/2025
57	Southville	233 Coronation Road Bristol BS3 1RL Change of use to a HMO (Use Class C4). Appeal against an enforcement notice	28/01/2025
58	Hillfields	151 Lodge Causeway Bristol BS16 3JY Enforcement notice appeal for conversion of property from dwellinghouse to large HMO without planning permission. Appeal against an enforcement notice	28/01/2025

59	Ashley	Land To Rear Portland View Dean Street St Pauls Bristol BS2 8FE Application for Permission in Principle for residential development comprising a new building, containing between six and eight apartments, with associated cycle store, refuse store and communal amenity space. Appeal against refusal Delegated decision	03/02/2025
60	Ashley	19 Albany Road Bristol BS6 5LQ Application for a Lawful Development Certificate for an Existing Use or Operation or Activity -Existing HMO since 2006. Appeal against refusal Delegated decision	03/02/2025
61	Lawrence Hill	Land To Rear Of 68 Old Market Street St Philips Bristol BS2 0EJ Construction of a 4-storey building providing 4.no 2-bedoom flats, and associated landscaping works. Appeal against refusal Delegated decision	05/02/2025
62	Lawrence Hill	68 Old Market Street St Philips Bristol BS2 0EJ Construction of a 4-storey building providing 4.no 2-bedoom flats, and associated landscaping works. Appeal against refusal Delegated decision	05/02/2025
63	Central	Outside 2 - 4 Fairfax Street & The Bay Horse 1 Lewins Mead Bristol BS1 2LJ Removal of existing red telephone box outside 2 - 4 Fairfax Street and red double telephone box outside (Bay Horse) 1 Lewins Mead and replacement with single black digital communications kiosk and ancillary advertisement outside (Bay Horse) 1 Lewins Mead (as permitted by appeals ref. APP/Z0116/W/17/3184273 and APP/Z0116/Z/17/3167691). Appeal against refusal Delegated decision	05/02/2025
64	Central	Outside 2 - 4 Fairfax Street & The Bay Horse 1 Lewins Mead Bristol BS1 2LJ Digital advertising display integrated within replacement digital communications kiosk (as allowed in appeal APP/Z0116/Z/17/3167691). Appeal against refusal Delegated decision	05/02/2025

65	Hartcliffe & Witherwood	90 King Georges Road Bristol BS13 8LU Proposed change of use from domestic garage to 1no. bed dwelling house, including associated external alterations. Appeal against refusal Delegated decision	10/02/2025
66	Redland	19 Upper Cranbrook Road Bristol BS6 7UW Certificate of proposed development for hip to gable conversion and rear dormer. Appeal against refusal Delegated decision	11/02/2025
67	Eastville	The Old Tavern Blackberry Hill Bristol BS16 1DB Change of use of public house to student accommodation with ancillary common parts, demolition of existing outcrop elements and the construction of purpose-built student accommodation with associated works including landscaping, refuse storage and cycle storage. Appeal against refusal Committee	12/02/2025
68	Horfield	Land To The Rear Of 1 Reynolds Walk Bristol BS7 0HU Change of use of building to dwellinghouse (Use Class C3). Appeal against refusal Delegated decision	14/02/2025
69	Redland	76 Birchall Road Bristol BS6 7TU Certificate of proposed development for hip to gable and rear dormer loft conversion. Appeal against refusal Delegated decision	17/02/2025
70	Lockleaze	163 Wordsworth Road Bristol BS7 0EQ The Change of Use from C3 dwelling house to C4 6 bedroom HMO. Appeal against refusal Delegated decision	20/02/2025

## List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
71	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	Appeal allowed 28/01/2025
72	Redland	1A Linden Road Westbury Park Bristol BS6 7RJ T1 - Beech - Reduce height and width of crown by 50%. Appeal against refusal Delegated decision	Appeal withdrawn 20/01/2025
73	Westbury-on-Trym & Henleaze	Rear Of 168 Henleaze Road Bristol BS9 4NE Change of use from office to residential. Appeal against refusal Delegated decision	Appeal dismissed 05/02/2025
74	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	Appeal dismissed 23/01/2025
75	Central	Guinea Street Car Park Guinea Street Bristol BS1 6XT T1 - Ash - Fell (TPO 1246). Appeal against refusal Delegated decision	Appeal dismissed 04/02/2025
76	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	Appeal dismissed 10/02/2025

77	Ashley	38 Shaftesbury Avenue Bristol BS6 5LX Single storey rear extension and loft conversion. Appeal against refusal Delegated decision	Appeal allowed 13/02/2025
78	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	Appeal allowed 24/02/2025
79	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	Appeal allowed 23/01/2025
80	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	Appeal allowed 24/01/2025
81	Eastville	332 Fishponds Road Eastville Bristol BS5 6RB Demolition of existing coach house and erection of a new dwelling. Appeal against refusal Delegated decision	Appeal dismissed 26/02/2025
82	Avonmouth & Lawrence Weston	2 The Parade Shirehampton Bristol BS11 9TS Alterations to first floor windows to the street elevation. Appeal against refusal Delegated decision	Appeal allowed 20/01/2025
83	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	Appeal dismissed 07/02/2025
84	Hartcliffe & Withywood	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	Appeal dismissed 31/01/2025

85	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	Appeal allowed 23/01/2025
86	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	Appeal allowed 31/01/2025
87	Hillfields	88 Briar Way Bristol BS16 4JL Erection of an ancillary annexe. Appeal against non-determination	Appeal dismissed 05/02/2025 Costs not awarded
88	Hartcliffe & Withywood	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	Appeal dismissed 14/02/2025
89	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	Appeal dismissed 05/02/2025
90	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	Appeal dismissed 21/01/2025
91	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	Appeal dismissed 13/02/2025

92	Stoke Bishop	10 Dingle Close Bristol BS9 2JP Single storey rear and side extension, rear terrace and associated works. Appeal against refusal Delegated decision	Appeal allowed 13/02/2025
93	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	Appeal dismissed 12/02/2025
94	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	Appeal dismissed 14/02/2025
95	Stockwood	25 Woodleigh Gardens Bristol BS14 9JA Rear and side dormer attic conversion. Appeal against refusal Delegated decision	Appeal dismissed 05/02/2025