

DEVELOPMENT CONTROL COMMITTEE A

22 February 2017

REPORT OF THE SERVICE DIRECTOR - PLANNING

LIST OF CURRENT APPEALS

Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Lawrence Hill	199 Avonvale Road Bristol BS5 9SR Two storey rear extension. Appeal against refusal Delegated decision	25/11/2016
2	Bishopsworth	160 St Peters Rise Bristol BS13 7NE Proposed two storey side extension and loft conversion with roof extension. Appeal against refusal Delegated decision	08/02/2017
3	Stockwood	58 Sturminster Road Bristol BS14 8AA Proposed front dormer. Appeal against refusal Delegated decision	08/02/2017

Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
4	Eastville	541-551 Fishponds Road Fishponds Bristol BS16 3AF Demolition of existing warehouse and erection of a freestanding two storey restaurant with associated basement, drive-thru, car parking and landscaping. Installation of 2 no. customer order display and canopy. Appeal against refusal Committee	20/04/2017

Written representation

Item	Ward	Address, description and appeal type	Date lodged
5	Clifton	19 Royal York Crescent Bristol BS8 4JY Addition to the existing single storey element; external wall insulation and associated works to existing eaves, sill and windows reveals, and installation of double glazed lights and doors. Appeal against refusal Delegated decision	15/09/2016
6	Clifton	19 Royal York Crescent Bristol BS8 4JY Addition to the existing single storey extension; external wall insulation and associated works to existing eaves, sill and windows reveals, and installation of double glazed lights and doors; and associated internal structural and refurbishment works. Appeal against refusal Delegated decision	15/09/2016
7	Clifton	11 Hope Square Bristol BS8 4LX Appeal against a high hedge blocking light and view on boundary with No. 12. Appeal against high hedge	29/09/2016
8	Bedminster	40 Winterstoke Road Bristol BS3 2NW Replacement of existing non-illuminated display with internally illuminated backlight display, Appeal against refusal Delegated decision	21/10/2016
9	Ashley	52 Picton Street Bristol BS6 5QA Enforcement notice appeal for the installation of an external roller shutter and associated shutter housing structure to the front of the property. Appeal against an enforcement notice	08/11/2016
10	Hotwells & Harbour	1 Cathedral Square Bristol BS1 5TP Application for consent to display one halo illuminated sign. Appeal against refusal	25/11/2016
11	Clifton	4 & 5 Dover Place Cottages Bristol BS8 1AN Conversion of a basement/storage area into 2 no. studio flats and associated external and internal works. Appeal against refusal	29/11/2016

12	Clifton	4 & 5 Dover Place Cottages Bristol BS8 1AN Conversion of a basement/storage area into 2 no. studio flats and associated external and internal works. Appeal against refusal	29/11/2016
13	Central	3-8 Redcliffe Parade West Bristol BS1 6SP Application for variation of condition 13 attached to planning permission 15/04495/F, which approved the refurbishment, including 1970s extension, to provide 30 new homes with associated landscaping and car/cycle parking, in order to limit the size of the proposed privacy screens to a height of "at least 1.5m" above the balcony finished floor levels (Major Application). Appeal against refusal Delegated decision	29/11/2016
14	Frome Vale	1 Eaton Close Fishponds Bristol BS16 3XL Retention of 8 Bedroom HMO (Sui-Generis) together with installation of windows to the side elevation and cycle and refuse stores. Appeal against refusal Delegated decision	20/12/2016
15	Windmill Hill	16 Oxford Street Totterdown Bristol BS3 4RQ Appeal against an enforcement notice for the erection of canopy/porch to front of dwelling. Appeal against an enforcement notice	10/01/2017
16	Redland	Flat 2 54 Gloucester Road Bishopston Bristol BS7 8BH Erection of two storey rear extension to provide a further bedroom. Appeal against refusal	12/01/2017
17	Clifton Down	48-52 Kings Parade Avenue Bristol BS8 2RE Proposed erection of a first floor extension and the creation of a two-bedroom self-contained flat, with alterations at ground floor level including new access and refuse and cycle storage. Appeal against refusal Delegated decision	12/01/2017
18	Cotham	12B Cotham Road Bristol BS6 6DR Drop Kerb. Appeal against refusal Delegated decision	13/01/2017

19	Westbury-on-Trym	Land To The East Of Wesley College Westbury-on-Trym Bristol Proposed construction of four new residential dwellings with associated access and landscaping. Appeal against refusal Committee	25/01/2017
20	Clifton Down	Hall Floor Flat 4 Eaton Crescent Bristol BS8 2EJ Replace rear, small balcony over garden with a slightly, larger balcony; enlarge present door opening at rear/garden extension onto this balcony. Appeal against refusal	25/01/2017
21	Eastville	351 Fishponds Road Eastville Bristol BS5 6RD Variation of condition 3 (which lists approved plans) of planning permission 15/05979/F (which consented the insertion of a front dormer extension in the roof of each of the 7 properties : 351 -363 Fishponds Road) to increase the size of each dormer. Appeal against refusal Delegated decision	02/02/2017
22	Hengrove & Whitch	1 Cranleigh Road Bristol BS14 9PL Appeal against an enforcement notice for erection of a rear roof dormer extension. Appeal against an enforcement notice	02/02/2017
23	Easton	Shah Jalal Jame Mosque 468 - 470 Stapleton Road Eastville Bristol BS5 6PE The erection of a double sided digital advertising tower with associated logo boxes. Appeal against refusal Committee	03/02/2017
24	Ashley	44 Mina Road Bristol BS2 9XH Proposed rear extension of an existing end-terraced building, currently used as counselling rooms and administration premises for The Green House Charity, alongside external works. Appeal against refusal Delegated decision	03/02/2017

25	Clifton	Somerset House 18 Canynge Road Bristol BS8 3JX Demolition of three storey office block. Erection of 8no. residential dwellings in two separate blocks with access and egress to Canynge Road. Block one comprises 1 no. 3 bedroom and 2no. 4 bedroom town houses with two dedicated garage parking spaces per dwelling; block two comprises 5no. 2 bed flats with 8no. parking spaces (including 1 no. disabled). Provision of secure refuse and bicycle spaces and associated hard and soft landscaping. Appeal against non-determination Committee	03/02/2017
26	Redland	(Telephone Kiosk O/s) 13 The Promenade Bishopston Bristol BS7 8AL Internally illuminated digital panel as integral part of telephone kiosk. Appeal against refusal Delegated decision	10/02/2017
27	Central	Telephone Kiosk Outside 2/4 Fairfax Street Bristol Internally illuminated digital panel as integral part of telephone kiosk. Appeal against refusal Delegated decision	10/02/2017
28	Central	Telephone Kiosk O/s 1 Lewins Mead Bristol Internally illuminated digital panel as integral part of telephone kiosk. Appeal against refusal Delegated decision	10/02/2017

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
29	Cabot	11 - 13 Queens Road Clifton Bristol BS8 1QE Change of use from a retail unit (Use Class A1) to cafe or restaurant (Use Class A3). Appeal against refusal Delegated decision	07/02/2017 Appeal Allowed
30	Cabot	11 - 13 Queens Road Clifton Bristol BS8 1QE Change of use from a retail unit (Use Class A1) to cafe or restaurant (Use Class A3). Appeal against refusal Delegated decision	07/02/2017 Appeal Allowed

31	Cabot	11 - 13 Queens Road Clifton Bristol BS8 1QE Change of use from a retail unit (Use Class A1) to cafe or restaurant (Use Class A3). Appeal against refusal Delegated decision	07/02/2017 Appeal Allowed
32	Cabot	11 - 13 Queens Road Clifton Bristol BS8 1QE Change of use from a retail unit (Use Class A1) to cafe or restaurant (Use Class A3). Appeal against refusal Delegated decision	07/02/2017 Appeal Allowed
33	Cabot	11 - 13 Queens Road Clifton Bristol BS8 1QE Change of use from a retail unit (Use Class A1) to cafe or restaurant (Use Class A3). Appeal against refusal Delegated decision	07/02/2017 Appeal Allowed
34	Cabot	11 - 13 Queens Road Clifton Bristol BS8 1QE Change of use from a retail unit (Use Class A1) to cafe or restaurant (Use Class A3). Appeal against refusal Delegated decision	07/02/2017 Appeal Allowed
35	Easton	420 Stapleton Road Easton Bristol BS5 6NQ Removal of the existing advertising and replace with one free standing digital adverting board (5m x 7.5m)and one wall mounted digital advertising board (14m x 3.5m) with associated logo boxes. Appeal against refusal Committee	Split decision 15/12/2016
36	Ashley	39A Shaftesbury Avenue Bristol BS6 5LT Retention of the re-roofing of rear (east facing) roof slope with metal sheeting. Appeal against refusal Delegated decision	Appeal allowed 20/01/2017
37	Ashley	39A Shaftesbury Avenue Bristol BS6 5LT An appeal against and Enforcement Notice issued by the City Council on the 26 April 2016 for an alleged breach of planning: Without the benefit of planning permission, the cladding of the eastern roof slope with metal sheet cladding. Appeal against an enforcement notice	Appeal dismissed 20/01/2017

38	Cotham	16 Clyde Road Redland Bristol BS6 6RP Copper Beech - fell. (Tree protected by Tree preservation Order 1283). Appeal against refusal Delegated decision	Appeal dismissed 18/01/2017
39	Westbury-on-Trym	Southmead Police Station Southmead Road Bristol BS10 5DW Demolition of the existing police station buildings and redevelopment of the site to provide a care home (Use Class C2), associated access, car parking and landscaping and the conversion of an existing building fronting Southmead Road to provide a single dwelling (Use Class C3). Appeal against refusal Committee	Appeal allowed 28/12/2016
40	Westbury-on-Trym	9B Etloe Road Bristol BS6 7PG Proposed roof extension to former additional living accommodation. Appeal against refusal Delegated decision	Appeal dismissed 18/01/2017
41	Brislington East	Church Hill House Church Hill Bristol BS4 4LT Replacement windows. Appeal against refusal	Appeal dismissed 30/12/2016
42	Brislington East	Church Hill House Church Hill Bristol BS4 4LT Renew the top floor (roof) windows. Appeal against refusal	Appeal dismissed 30/12/2016
43	Clifton East	68 Alma Vale Road Bristol BS8 2HR Proposed change from Use Class C3 (dwelling house) to Use Class 4 HMO (House in Multiple Occupation). Appeal against refusal Delegated decision	Appeal allowed 06/02/2017
44	Clifton Down	19A Whatley Road Bristol BS8 2PS Replace the front elevation, lower ground floor/ basement level timber sash windows with UPVC sash windows Appeal against refusal	Appeal allowed 18/01/2017 Costs not awarded

45	Brislington West	35 Braikenridge Road Bristol BS4 3SW Notification of prior approval for the erection of a single storey rear extension that would extend beyond the rear wall of the original house by 6 metres, have a maximum height of 2.7 metres and have eaves that are 2.5 metres high Appeal against refusal Delegated decision	Appeal dismissed 17/01/2017
46	Central	86 - 88 Broadmead Bristol BS1 3DW Installation of an ATM. Appeal against refusal	Appeal allowed 03/01/2017 Costs not awarded
47	Central	86 - 88 Broadmead Bristol BS1 3DW 1 no. non-illuminated ATM surround sign. Appeal against refusal	Appeal allowed 03/01/2017 Costs not awarded
48	Eastville	668 Fishponds Road Fishponds Bristol BS16 3HJ Change of use from Class A1 (shop) to Class A3/A5 (restaurant/hot food takeaway). Appeal against refusal Delegated decision	Appeal allowed 02/02/2017
49	Windmill Hill	3 Haverstock Road Bristol BS4 2DA Retrospective planning application for dormer window in rear roof slope. Appeal against refusal Delegated decision	Appeal dismissed 30/12/2016
50	Frome Vale	Rockwood House Frenchay Road Bristol BS16 2RA Demolition of detached garage and construction of new build detached dwelling with improved access onto highway. Appeal against refusal	Appeal dismissed 06/02/2017
51	Hartcliffe & Withyw	4 Queens Road Bishopsworth Bristol BS13 8LB First floor side extension above existing single storey side extension. Appeal against refusal Delegated decision	Appeal dismissed 10/02/2017
52	Cotham	1 Clyde Park Bristol BS6 6RR New vehicular access at rear of property with a timber gate and the erection of an outbuilding. Appeal against refusal Delegated decision	Appeal allowed 10/02/2017

53	Windmill Hill	2 Quantock Road Bristol BS3 4PF Proposed additional storey to create additional bedrooms. Appeal against refusal	Appeal allowed 13/01/2017
54	Hillfields	46 The Greenway Bristol BS16 4HT Two storey side extension. Appeal against refusal Delegated decision	Appeal dismissed 03/02/2017
55	Ashley	2 Hopetoun Road Bristol BS2 9YL Construction of a single storey rear extension and a roof extension with associated roof terrace. Appeal against refusal Delegated decision	Appeal allowed 06/02/2017