

# DEVELOPMENT CONTROL COMMITTEE B

14th March 2018

## REPORT OF THE SERVICE DIRECTOR - PLANNING

### LIST OF CURRENT APPEALS

#### Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Frome Vale	49 Manor Road Fishponds Bristol BS16 2HX Second storey side & rear extensions over existing single storey. Appeal against refusal Delegated decision	16/01/2018
2	Westbury-on-Trym & Henleaze	8 Newcombe Road Bristol BS9 3QS Erection of a double storey, side and a single storey, rear extension after part demolition of the garage. Appeal against refusal Delegated decision	16/01/2018
3	Henbury & Brentry	161 Knole Lane Bristol BS10 6JP Two storey side extension and part single storey side and rear extension. Appeal against refusal Delegated decision	13/02/2018
4	Eastville	208A Rose Green Road Bristol BS5 7UP Erection of rear and side extension. Appeal against refusal Delegated decision	27/02/2018

## Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
5	Central	<p>Old Bristol Royal Infirmary Building Marlborough Street (South Side) City Centre Bristol BS1 3NU</p> <p>Demolition of the existing buildings and redevelopment of the site to provide a part 7, 8 and 9 storey building fronting Marlborough Street, comprising 715 student bedspaces; communal areas and central courtyard; and erection of part 4, 5 and 6 storey building to the rear to accommodate a mix of uses, including office floorspace (Use Class B1) and/or medical school (Use Class D1) equating to 6,860sqm and a small commercial unit; associated access road, landscaping, public realm improvements, undercroft car parking and cycle parking. (MAJOR).</p> <p>Appeal against non-determination Committee</p>	TBA

## Written representation

Item	Ward	Address, description and appeal type	Date lodged
6	Hartcliffe & Withywood	<p>85 Fair Furlong Bristol BS13 9HY</p> <p>Proposed new dwelling on the land at the rear of 85 Fair Furlong</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	29/09/2017
7	Bishopston & Ashley Down	<p>29 Church Road Horfield Bristol BS7 8SA</p> <p>Erection of a single storey, rear extension and a rear roof extension.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	26/10/2017
8	Ashley	<p>10 Williamson Road Bristol BS7 9BH</p> <p>Enforcement notice appeal for excavation and engineering works at the front of the property to form an off street parking area.</p> <p>Appeal against an enforcement notice</p>	28/11/2017
9	Frome Vale	<p>1 Eaton Close Fishponds Bristol BS16 3XL</p> <p>Enforcement notice appeal for the change of use of the property and its occupation as an 8 bedroom House in Multiple Occupation.</p> <p>Appeal against an enforcement notice</p>	04/12/2017

10	Redland	13 Purton Road Bristol BS7 8DB Excavation and construction of structure to create a Car Port accessed from Elton Lane. Appeal against refusal Delegated decision	14/12/2017
11	Southmead	Southmead Convenience Store 327 Southmead Road Bristol BS10 5LW Retention of an ATM installed through the shop front, two user protection bollards and alteration to existing security shutter to allow access to the ATM. Appeal against refusal Delegated decision	14/12/2017
12	Southmead	Southmead Convenience Store 327 Southmead Road Bristol BS10 5LW Illuminated polycarbonate black and green surround signage with illuminated white lettering "cash withdrawals and free balance enquiries" and "cash zone" Halo illumination to polycarbonate surround. Illuminated signage to ATM fascia. Green acrylic sign with white lettering "cashzone" and accepted card logos. Appeal against refusal Delegated decision	14/12/2017
13	Central	Outside 5-7 Bridewell Street Bristol Application for prior notification of proposed development by telecommunications code system operators - Telephone Kiosk - replacement of existing kiosk with new design. Appeal against refusal Delegated decision	14/12/2017
14	Hillfields	1A Fitzroy Road Bristol BS16 3LZ Single storey extension to rear of ground floor flat. Appeal against refusal Delegated decision	14/12/2017
15	Avonmouth & Lawrence Weston	163 Long Cross Bristol BS11 0LZ Demolition of existing outbuildings (garage and store) and erection of 1 no. dwelling. Appeal against refusal Delegated decision	19/12/2017
16	Eastville	60 Thingwall Park Bristol BS16 2AE Demolition of existing garage, conservatory and flat roof extension to side elevation. Conversion of existing dwelling into 5 x 1-bedroom flats. Erection of dormer window to side elevation and insertion of roof light to front elevation. Appeal against refusal Delegated decision	19/12/2017

17	St George West	270 Church Road St George Bristol BS5 8AH The addition of a new two-storey unit to provide new dwelling, with minor extensions and alterations to the existing unit. Appeal against refusal Committee	22/01/2018
18	Lawrence Hill	6 Claremont Street Bristol BS5 0UH Replacement of an existing 48-sheet backlit advertising display with a digital LED advertising display. Appeal against refusal Delegated decision	22/01/2018
19	Frome Vale	19 Lambrook Road Bristol BS16 2HA Erection of two, two storey dwellings. Appeal against refusal Delegated decision	22/01/2018
20	St George Central	Lane Leading To Former Wesleyan Methodist Chapel Bristol Residential development comprising of two dwelling houses with vehicle access through the approved former Wesleyan Chapel car park, together with associated landscaping. Appeal against refusal Delegated decision	22/01/2018
21	St George Central	Lane Leading To Former Wesleyan Methodist Chapel Bristol Residential development comprising of two dwelling houses with vehicle access through the approved former Wesleyan Chapel car park, together with associated landscaping Appeal against refusal Delegated decision	22/01/2018
22	Lawrence Hill	Kingsland House Kingsland Close Bristol BS2 0RJ Proposed change of use of existing industrial building from storage (B8 use class) to a day nursery and education/training facility within D1 use class. Appeal against refusal Delegated decision	23/01/2018
23	Central	O & M Sheds Welsh Back Bristol BS1 4SL Proposed retention and repair of the two historic buildings O & M sheds, including reconstruction of the northern gable wall of O Shed, provision of new roofs, and associated surrounding landscaping for the purpose of providing three restaurants (within A3 use class) and outdoor seating area to Welsh Back. Appeal against refusal Committee	23/01/2018

24	Southville	<p>Regent House Lombard Street Bristol BS3 1AL</p> <p>Application to approve details pursuant to conditions 2(Highway Work), 3 (Environmental management Plan), 4(Road Condition Survey), 5(Car Club/Electric Vehicle), 6 (Unexploded Ordnance), 7 (Traffic Management Plan), 8 (Remediation Scheme), 10(Archaeological Works), 11 (Recording Fabric), 12 (Bird and Bat), 13 (Vegetation Clearance), 17 (Energy Strategy) and 25 (Travel Plan) of permission 15/04731/F (for change of use of Regent House and Consort House from offices (use class B1(a)) to residential (use class C3) (80 units) along with external alterations and retained offices (use class B1(a)) accommodation of 481sq m. Extension of commercial unit in Consort House (use classes A1, A2, A3, D1) of 36sq.m. Construction of new residential blocks (use class C3) (151 units) and associated landscaping and car parking to the rear of Regent House and Consort House. Construction of new residential accommodation (use class C3) (4 units) and ground floor commercial units (use classes A1, A2, A3, D1) of 395.sq.m on land at Lombard Street. Alterations to public realm along Bedminster Parade and Lombard Street). Major Application</p> <p>Appeal against refusal</p>	07/02/2018
25	Avonmouth & Lawrence Weston	<p>1 - 3 High Street Shirehampton Bristol BS11 0DT</p> <p>First and second floor extensions to provide 6 flats.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	07/02/2018
26	St George West	<p>387 Church Road St George Bristol BS5 8AL</p> <p>New build 2 bed house to the rear of the site at 387 Church Road.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	08/02/2018
27	Cotham	<p>Kirwin House (&amp; Lansdowne House) Cotham Park North Bristol BS6 6BH</p> <p>Erection of 4no. single storey wheelchair accessible houses on land to the rear of Kirwin &amp; Lansdowne houses.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	08/02/2018
28	Southmead	<p>471 Southmead Road Bristol BS10 5LZ</p> <p>Retention of an ATM installed through existing glazing to the right hand side of the shop entrance.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	08/02/2018
29	Southmead	<p>7 Lorton Road Bristol BS10 6DG</p> <p>Erection of two storey dwelling house and associated works.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	08/02/2018

30	Ashley	14 Mina Road Bristol BS2 9TB Erection of an internally illuminated, digital 48-sheet advertisement measuring 6m by 3m. Appeal against refusal Delegated decision	13/02/2018
31	Hengrove & Whitchurch Park	2 Gilda Parade Bristol BS14 9HY Replacement of an existing illuminated 48-sheet advertising display with a 48-sheet digital LED display. Appeal against refusal Delegated decision	13/02/2018
32	Central	Unit 1 Maggs House 70 Queens Road Clifton Bristol BS8 1QU Proposed change of use from mixed A1/A3 to mixed A3/A4 use, facade alterations to ground floor. Appeal against refusal Committee	15/02/2018
33	Filwood	69 Hartcliffe Road Bristol BS4 1HD Proposed two storey detached single dwelling house, with associated parking. Appeal against refusal Delegated decision	15/02/2018
34	Knowle	75 Tavistock Road Bristol BS4 1DL Proposed two bedroom detached single dwelling house, with provision of car parking. Appeal against refusal Delegated decision	15/02/2018
35	Hengrove & Whitchurch Park	Land Adjoining 130 Hengrove Lane Bristol BS14 9DQ Erection of 3 storey building comprising 6 x 1-bed flats. Appeal against refusal Delegated decision	15/02/2018
36	Clifton	Flat 2, 20 Clifton Down Road Bristol BS8 4AG Alteration to external opening on rear elevation. Change a window to a door opening and provide external steps down to garden. Appeal against refusal Delegated decision	23/02/2018
37	Ashley	87 Ashley Road Bristol BS6 5NR Two storey side extension, loft conversion with partial demolitions and alterations to existing Annexe Appeal against refusal Delegated decision	23/02/2018

38	Ashley	87 Ashley Road Bristol BS6 5NR Two storey side extension, loft conversion with partial demolitions and alterations to existing Annexe. Appeal against refusal Delegated decision	23/02/2018
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### List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
39	Hillfields	70 Thicket Avenue Bristol BS16 4EH Two storey extension to accommodate single dwelling. Appeal against refusal Delegated decision	Appeal allowed 02/02/2018
40	Clifton	North Villa 48 Canynge Road Bristol BS8 3LQ Erection of extension to side. Appeal against refusal Delegated decision	Appeal dismissed 26/01/2018
41	Avonmouth & Lawrence Weston	448 Portway Bristol BS11 9UA Application for retention of 1.65m high, featherboard fencing around the front boundary wall of the property (approximately 22m in length) with an additional 3.5m of fencing to run up to meet the existing fencing for the side garden. Appeal against refusal Delegated decision	Appeal dismissed 28/02/2018
42	Avonmouth & Lawrence Weston	448 Portway Bristol BS11 9UA Enforcement notice appeal for the erection of fencing in excess of 1 metre high around the boundary of the property facing the highways of Hung Road and the Portway. Appeal against an enforcement notice	Appeal dismissed 28/02/2018
43	Clifton Down	Avon Court Beaufort Road Clifton Bristol BS8 2JT Proposed replacement of external windows and doors with UPVc replacement windows with wood effect and UPVc doors to residential apartments and aluminium door to communal areas. Appeal against refusal Delegated decision	Appeal allowed 19/02/2018
44	Westbury-on-Trym & Henleaze	Red Maids School Westbury Road Bristol BS9 3AW Erection of modular classroom building to provide music and art space, shared between Senior and Junior School, together with external works to provide footpath links. Appeal against refusal Delegated decision	Appeal dismissed 22/02/2018

45	Bishopsworth	<p>Site To Rear Of United Reformed Church Church Road Bishopsworth Bristol</p> <p>Proposed construction of 6 no, 3 bedroom town houses each with an integral garage and parking place with associated external works and bin stores with removal of existing modern red brick wall building and vehicular access via fernsteed road.</p> <p>Appeal against refusal Delegated decision</p>	<p>Appeal dismissed 21/02/2018</p>
46	Stoke Bishop	<p>9 Bowerleaze Bristol BS9 2HJ</p> <p>Proposed first floor side extension.</p> <p>Appeal against refusal Delegated decision</p>	<p>Appeal dismissed 30/01/2018</p>
47	Westbury-on-Trym & Henleaze	<p>23 Eastover Close Bristol BS9 3JQ</p> <p>Re-ordering and excavation of front garden to create a single parking space.</p> <p>Appeal against refusal Delegated decision</p>	<p>Appeal allowed 30/01/2018</p>
48	Brislington East	<p>2 Newbridge Road Bristol BS4 4DH</p> <p>Replacement of a 48-sheet advertising display with an illuminated 48-sheet digital advertising display.</p> <p>Appeal against refusal Delegated decision</p>	<p>Appeal dismissed 22/01/2018</p>
49	Bishopston & Ashley Down	<p>332 Gloucester Road Horfield Bristol BS7 8TJ</p> <p>1 x fascia sign.</p> <p>Appeal against refusal Delegated decision</p>	<p>Appeal allowed 22/01/2018</p>
50	Brislington East	<p>Land At St Anne's Road St Annes Road St Annes Bristol</p> <p>Replacement of existing 1no illuminated 48 sheet advertising display with 1no illuminated 48 sheet digital LED advertisement.</p> <p>Appeal against refusal Delegated decision</p>	<p>Appeal dismissed 22/01/2018</p>
51	Central	<p>White Harte 54-58 Park Row Bristol BS1 5LH</p> <p>Installation of replacement signs to include 2no. written house name logos and 2no. pictorial projecting signs attached to existing hanging frame (externally illuminated).</p> <p>Appeal against refusal Delegated decision</p>	<p>Appeal allowed 07/02/2018</p>



52	Lawrence Hill	Land Adjacent To 90 West Street St Philips Bristol Removal of two illuminated 96-sheet advertisements and installation of a single 96-sheet digital display. Appeal against refusal Delegated decision	Appeal dismissed 07/02/2018
53	Lawrence Hill	90 West Street St Philips Bristol BS2 0BW Application to retain non-illuminated display of 48-sheet advertisement hoarding to side of the building gable. Appeal against refusal Delegated decision	Appeal dismissed 07/02/2018
54	Clifton Down	First Floor Flat 35 Upper Belgrave Road Bristol BS8 2XN Proposed balcony fitted to the rear of the property. Appeal against refusal Delegated decision	Appeal allowed 27/02/2018
55	Hengrove & Whitchurch Park	53 Loxton Square Bristol BS14 9SE Proposed two storey side extension and conversion into new 2no. bed dwelling house. Appeal against refusal Delegated decision	Appeal dismissed 27/02/2018
56	Frome Vale	12 Reedling Close Bristol BS16 1UG Two storey, side extension. Appeal against refusal Delegated decision	Appeal dismissed 15/02/2018
57	Ashley	18 St Nicholas Road Bristol BS2 9JZ 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 5.9 metres, have a maximum height of 3.0 metres and have eaves that are 3.0 metres high (maximum). Appeal against refusal Delegated decision	Appeal withdrawn 26/02/2018