

# DEVELOPMENT CONTROL COMMITTEE B

## 15th August 2018

### REPORT OF THE SERVICE DIRECTOR - PLANNING

#### LIST OF CURRENT APPEALS

##### Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Westbury-on-Trym & Henleaze	8 Halsbury Road Bristol BS6 7SR Proposed front roof extension with front dormer. Appeal against refusal Delegated decision	12/06/2018
2	Southmead	7 Lorton Road Bristol BS10 6DG 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 6.0 metres, have a maximum height of 3.0 metres and have eaves that are a maximum height of 3.0 metres. Appeal against refusal Delegated decision	02/08/2018

##### Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
3	Hillfields	24 Mayfield Avenue Bristol BS16 3NL Lombardy Poplars (T4 and T5) - fell to ground level (Protected by Tree Preservation Order 917). Appeal against refusal Delegated decision	24/07/2018
4	Bishopsworth	Land Adjacent 131 Bridgwater Road Bristol BS13 8AE Retrospective application for erection of 14 dwellinghouses (13 x 3/4 bed and 1 x 2/3 bed) with associated vehicular and pedestrian access and cycle and bin storage, with access from Kings Walk (revision to planning permission 13/04789/F) (Major Application). Appeal against refusal Committee	11/07/2018

5	Bishopsworth	Land Next To 131 Bridgwater Road Bristol Outline application for the erection of up to 9no. dwellinghouses with associated garages, parking areas and landscaping with 'Access' to be considered. Appeal against non-determination Delegated decision	11/07/2018
6	Hartcliffe & Witherwood	Merchants Academy Gatehouse Avenue Bristol BS13 9AJ Erection of a 2 form-entry Primary School with Nursery and Autistic Condition Spectrum (ASC) School to be co-located on the site, associated play areas, car parking and drop off area. Demolition of former St Johns Ambulance building to create new access and parking area from Hareclive Road. Appeal against refusal Committee	03/10/2018
7	Ashley	Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for prior approval for a proposed change of use of Blocks B & C from office use (Class B1(a)) to dwellinghouses (Class C3) to provide 45no. self-contained dwellings (comprising 25no. one bed units and 20no. two bed units). Appeal against refusal Delegated decision	02/10/2018

## Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
8	Central	Old Bristol Royal Infirmary Building Marlborough Street (South Side) City Centre Bristol BS1 3NU 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). Appeal against non-determination Committee	TBA
9	Avonmouth & Lawrence Weston	8 - 10 Station Road Shirehampton Bristol BS11 9TT Demolition of glasshouses and redevelopment to form 33 No. apartments for the elderly, guest apartment, communal facilities, access, car parking and landscaping. Appeal against refusal Delegated decision	20/11/2018

## Written representation

Item	Ward	Address, description and appeal type	Date lodged
10	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
11	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
12	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
13	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
14	Ashley	Phone Box Near Newfoundland Circus Bristol BS2 9AP Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision	23/04/2018
15	Central	Phone Box At Hollister Street Bristol BS1 3BH Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision	23/04/2018
16	Central	Phone Box Rear Of House Of Fraser Bond Street South Bristol BS1 3BD Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision	23/04/2018

17	Central	Outside The House Of Fraser The Circus Bristol BS1 3BD Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision	23/04/2018
18	Ashley	Phone Box Outside 12 To 20 Pritchard Street Bristol Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision	23/04/2018
19	Lawrence Hill	Cabot Circus Car Park Newfoundland Circus Bristol BS2 9AB Application for prior notification of proposed development by telecommunications code system operators: Call Box. Appeal against refusal Delegated decision	23/04/2018
20	Central	Phone Box Near 25 King Street City Centre Bristol BS1 4PB Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision	23/04/2018
21	Clifton	Phone Box Near Richmond Heights Queens Road Clifton Bristol Application for prior notification of proposed development by telecommunications code system operators: - Call Box Appeal against refusal Delegated decision	23/04/2018
22	Central	Phone Box Near Costwold Outdoor Union Street Bristol BS1 2LA Application for prior notification of proposed development by telecommunications code system operators: - Call Box Appeal against refusal Delegated decision	23/04/2018
23	Central	Phone Box Near Brewers Fayre Broad Weir Bristol BS1 2NT Application for prior notification of proposed development by telecommunications code system operators: - Call Box Appeal against refusal Delegated decision	23/04/2018
24	Central	Phone Box Near Horizon Broad Weir Bristol BS1 3DJ Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision	23/04/2018

25	Central	Phone Box Near 40-44 Bond Street Bristol Application for prior notification of proposed development by telecommunications code system operators: - Call Box Appeal against refusal Delegated decision	23/04/2018
26	Frome Vale	St Mary's Church Manor Road Fishponds Bristol BS16 2JB Yew - Fell TPO 472. Appeal against refusal Delegated decision	27/04/2018
27	St George Central	97 Two Mile Hill Road Bristol BS15 1BL Erection of detached building containing two maisonettes, with landscaping, bin and cycle storage. Appeal against refusal Delegated decision	09/05/2018
28	Knowle	35 Kingshill Road Bristol BS4 2SJ Demolition of outbuildings and erection of a 2 storey, one bed dwelling house. Erection of single storey rear extension to existing property along with other external alterations. Appeal against refusal Delegated decision	14/05/2018
29	Central	1 Wine Street Bristol BS1 2BB Temporary scaffold shroud screen advertisement measuring 11M x 7M for a period of 6 months during works to the facade of the building. Appeal against refusal Delegated decision	25/05/2018
30	Knowle	Land At Junction With Redcatch Road St Agnes Avenue Bristol Erection of two storey, 4-bedroomed detached house together with associated parking and amenity space. 3 additional parking spaces retained for use connected with St Elizabeth's. Appeal against non-determination	29/05/2018
31	Knowle	Land At Junction With Redcatch Road St Agnes Avenue Bristol Erection of two storey, 4-bedroomed detached house together with associated parking and amenity space. 4 additional parking spaces retained for use connected with St Elizabeth's. Appeal against non-determination	29/05/2018

32	Eastville	Rockfold Bell Hill Bristol BS16 1BE Widen the vehicular access onto Bell Hill (Classified 'B' road) by removal of the front boundary wall and partial demolition of front garden walls, and creation of an additional, off-street parking space in the garden. Appeal against refusal Delegated decision	29/05/2018
33	Eastville	Rockfold Bell Hill Bristol BS16 1BE Demolition of front boundary wall and parts of front garden walls in order to widen the vehicular access onto Bell Hill and create an additional, off-street parking space in the garden. Build new wall to rear of proposed parking area. Appeal against refusal Delegated decision	29/05/2018
34	Brislington East	97 & 99 Capgrave Crescent Bristol BS4 4TN Erection of a pair of semi detached houses to the rear of nos 97 & 99 Capgrave Crescent. Appeal against refusal Delegated decision	12/06/2018
35	Horfield	20 Northwick Road Bristol BS7 0UG Proposed bungalow C3 dwelling. Appeal against refusal Delegated decision	18/06/2018
36	Clifton Down	23A Elgin Park Bristol BS6 6RX Proposed single storey, rear extension and excavation of rear lightwell to facilitate conversion of basement to additional accommodation. Appeal against refusal Delegated decision	22/06/2018
37	Horfield	38 Luckington Road Bristol BS7 0US Proposed rear extension, part two storey and part single storey new build. Appeal against refusal Delegated decision	02/07/2018
38	Windmill Hill	10 Upper Street Bristol BS4 3BU Erection of single storey rear extension with balcony above. Appeal against refusal Delegated decision	02/07/2018
39	Ashley	111 York Road Montpelier Bristol BS6 5QG Removal of existing conservatory at rear and new extension to create larger conservatory with steps into the garden. Appeal against refusal Delegated decision	03/07/2018

40	Clifton	14 Canynge Square Bristol BS8 3LA Replacement attic stair, removal of partition, new roof lights, new en suite bathroom. Appeal against refusal Delegated decision	03/07/2018
41	Ashley	Unit 7 Montpelier Central Station Road Montpelier Bristol BS6 5EE 3no. internally illuminated box signs and 1no. fascia sign running above entrance doors. Appeal against refusal Delegated decision	04/07/2018
42	Cotham	Basement Flat 32 Cotham Road Bristol BS6 6DP Rearrangement of space uses and inclusion of 2 existing (but unused) rooms in the under-croft in the front garden. Appeal against refusal Delegated decision	04/07/2018
43	Cotham	Basement Flat 32 Cotham Road Bristol BS6 6DP Rearrangement of space uses and inclusion of 2no.existing (but unused) vaulted rooms in the under-croft in the front garden. Appeal against refusal Delegated decision	04/07/2018
44	Ashley	114 Chesterfield Road Bristol BS6 5DU Demolition of existing garage at the rear of the site and erection of a new, two storey, single dwelling. Appeal against refusal Delegated decision	12/07/2018
45	Lawrence Hill	Hoarding At Corner Of Lawfords Gate Wade Street Bristol BS2 0DY The advertising display currently exists as a 48 sheet illuminated sequential display. This application relates to the upgrade in the technology used to display the advertising images. Appeal against refusal Delegated decision	19/07/2018
46	Windmill Hill	15 Hill Avenue Bristol BS3 4SH Proposed 3 storey rear extension & loft conversion. Appeal against refusal Delegated decision	19/07/2018

47	Clifton	Flat B 9-10 Waterloo Street Clifton Bristol BS8 4BT Proposed change of first floor use from flat (Use Class C3) to Financial and Professional Services (Use Class A2), (to be used as part of the ground floor office use). Appeal against refusal Delegated decision	23/07/2018
48	Windmill Hill	3 Haverstock Road Bristol BS4 2DA Retention of rear roof extension. Appeal against refusal Delegated decision	30/07/2018
49	Windmill Hill	3 Haverstock Road Bristol BS4 2DA Enforcement appeal Appeal against an enforcement notice	30/07/2018
50	Bishopston & Ashley Down	16 Alton Road Bristol BS7 9PS Enforcement notice appeal against the erection of an extension to the rear of the property. Appeal against an enforcement notice	30/07/2018
51	Southville	37 Stackpool Road Bristol BS3 1NG Application for a Lawful Development Certificate for Existing use of property as 7no. self-contained flats. Appeal against refusal Delegated decision	30/07/2018
52	Central	6 Tyndalls Park Road Bristol BS8 1PY Demolition of boundary wall and construction of a two storey building containing 2no. studio apartments (sui generis use) with associated provision of amenity space, refuse and cycle storage. Appeal against refusal Delegated decision	31/07/2018
53	Central	Raj Mahal City Clarence Road Redcliff Bristol BS1 6RP Demolition of existing building and erection of a building containing 73no. student bedspaces, communal space and cycle parking (major application). Appeal against refusal Delegated decision	01/08/2018
54	Cotham	140B Redland Road Bristol BS6 6YA Conversion of existing flat roof to external terrace with external cladding to rear elevation. Appeal against refusal Delegated decision	01/08/2018



55	Stockwood	1 Atkins Close Bristol BS14 8JS Proposed two storey, self-contained, single dwellinghouse. Appeal against refusal Delegated decision	01/08/2018
56	Clifton	Mortimer House Nursing Home Clifton Down Road Bristol BS8 4AE Proposed landscaping / external work alterations to return the front garden to the original layout and provision of car parking facilities at the rear of the building accessed through a new opening in the side wall controlled by a sliding timber gate. Appeal against refusal Committee	02/08/2018
57	Westbury-on-Trym & Henleaze	46 Henleaze Avenue Bristol BS9 4ET Proposed single storey building to provide a retail sales/repair shop for mobile phones. Appeal against refusal Delegated decision	02/08/2018
58	Clifton	Mortimer House Nursing Home Clifton Down Road Bristol BS8 4AE Proposed landscaping / external work alterations to return the front garden to the original layout of the listed building and providing car parking facilities at the rear of the building accessed through a new opening in the side wall controlled by a sliding timber gate. Appeal against refusal Committee	02/08/2018
59	Westbury-on-Trym & Henleaze	Badminton School Westbury Road Bristol BS9 3BA Resurfacing of existing school loose gravel paths with patterned concrete. Appeal against conditions imposed Delegated decision	02/08/2018
60	Westbury-on-Trym & Henleaze	Badminton School Westbury Road Bristol BS9 3BA Resurfacing of existing school loose gravel paths with patterned concrete. Appeal against conditions imposed Delegated decision	02/08/2018
61	Westbury-on-Trym & Henleaze	7-9 High Street Westbury Bristol BS9 3BY Integration of 5no roof lights above the principle elevation and 5 above the rear elevation of the existing property. Subdivision of existing Flat 2 to create two dwelling units on the second floor and in converted loft space. Appeal against refusal Delegated decision	02/08/2018

62	Cotham	12E Alfred Place Kingsdown Bristol BS2 8HD Retrospective permission for a rear dormer window. Appeal against refusal Delegated decision	02/08/2018
63	Clifton	The Clarendon Gorse Lane Bristol BS8 1DH Application to vary condition 2 (which lists approved Plans) attached to app.no. 00/03847/F for the erection of a single dwelling house - (Alterations to the as built scheme) Appeal against refusal Delegated decision	03/08/2018

### List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
64	Frome Vale	1 Eaton Close Fishponds Bristol BS16 3XL Enforcement notice appeal for the change of use of the property and its occupation as an 8 bedroom House in Multiple Occupation. Appeal against an enforcement notice	Appeal dismissed 09/07/2018
65	Avonmouth & Lawrence Weston	75 Sylvan Way Bristol BS9 2NA Proposed drop kerb and creation of vehicle parking in front garden. Appeal against refusal Delegated decision	Appeal dismissed 02/07/2018
66	Filwood	18 Parson Street Bristol BS3 5PT Erection of two storey dwelling. Appeal against refusal Delegated decision	Appeal dismissed 09/07/2018
67	Central	Bristol International Student Centre 45 Woodland Road Bristol BS8 1UT Erection of a two storey extension to provide 2 additional, student study bedrooms and a new reception area. Appeal against refusal Delegated decision	Appeal allowed  13/07/2018
68	Lawrence Hill	Outside Cabot Circus Car Park Newfoundland Circus Bristol BS2 9AP Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision	Appeal allowed  25/07/2018

69	Lawrence Hill	Pavement Outside Chophouse Bond Street South Bristol BS1 3EN Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision	Appeal dismissed 25/07/2018
70	Central	Pavement Outside 82-84 Queens Road Clifton Bristol Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision	Appeal allowed 25/07/2018
71	Central	Pavement Outside 33-47 The Horsefair Bristol Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision	Appeal dismissed 25/07/2018
72	Central	Pavement Outside 78 Broadmead Bristol Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision	Appeal dismissed 25/07/2018
73	Central	Pavement Outside 34 The Horsefair Bristol Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision	Appeal dismissed 25/07/2018
74	Central	Pavement Outside 1 - 27 The Horsefair Bristol Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision	Appeal dismissed 25/07/2018
75	Hartcliffe & Withywood	1 Hartgill Close Bristol BS13 0BU Proposed new 2 bed dwelling on land next to 1 Hartgill Close Appeal against refusal Delegated decision	Appeal dismissed 03/07/2018
76	Lawrence Hill	Princess House 1 Princess Street St Philips Bristol BS2 0RR Notification for prior approval for the proposed change of use of the first and second floors of Princess House from office use (Class B1(a)) to 2 residential apartments (Use Class C3). Appeal against refusal Delegated decision	Appeal dismissed 12/07/2018

77	Central	15 Small Street City Centre Bristol BS1 1DE Change of use from Bar, Offices and Residential, to 4 units of student accommodation and retained A4 unit. Appeal against refusal Committee	Appeal allowed 20/07/2018  Costs awarded
78	Hartcliffe & Witherwood	2 Fair Furlong Bristol BS13 9HW Proposed new dwelling on land adjacent to 2 Fair Furlong. Appeal against refusal Delegated decision	Appeal dismissed 04/07/2018
79	Cotham	1 - 3 Cotham Road South Bristol BS6 5TZ Change of use from a Laundrette and Office (Use Class B1) to two dwellings units (Use Class C3). Appeal against refusal Delegated decision	Appeal dismissed 18/07/2018
80	St George Central	271 Two Mile Hill Road Bristol BS15 1AX Double storey side extension to provide new 1 bedroom flat. Appeal against refusal Delegated decision	Appeal dismissed 19/07/2018
81	St George Central	208 Hillside Road Bristol BS5 7PS Erection of a two storey, side extension with a conservatory to the rear. Appeal against refusal Delegated decision	Appeal dismissed 03/07/2018
82	Hillfields	6 Woodcote Road Bristol BS16 4DE Second storey side extension to form family annexe. Appeal against refusal Committee	Appeal allowed 19/07/2018
83	Ashley	79 Effingham Road Bristol BS6 5AY Retention of balcony railings on single-storey flat roof and installation of two timber screens. Appeal against refusal Delegated decision	Appeal dismissed 19/07/2018
84	Southville	71 Stackpool Road Bristol BS3 1NL Loft extension with side dormer and rooflights to front. Appeal against refusal Delegated decision	Appeal dismissed 19/07/2018

85	Westbury-on-Trym & Henleaze	22 South Croft Bristol BS9 4PR Single storey, rear and side extension with extended front porch. Appeal against refusal Delegated decision	Appeal allowed 26/07/2018
86	Hengrove & Whitchurch Park	241 Fortfield Road Bristol BS14 9QT First floor side extension with carport. Appeal against refusal Delegated decision	Appeal allowed 26/07/2018
87	Bishopsworth	122 St Peters Rise Bristol BS13 7NE Erection of porch, two storey side extension and rear single storey extension. Appeal against refusal Delegated decision	Appeal allowed 26/07/2018