

# DEVELOPMENT CONTROL COMMITTEE A

## 9th January 2019

### REPORT OF THE SERVICE DIRECTOR - PLANNING

#### LIST OF CURRENT APPEALS

##### Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Ashley	16 Kathdene Gardens Bristol BS7 9BN Two storey extension to the rear of the property and new dormer loft conversion with roof balcony and raised deck. Appeal against refusal Delegated decision	23/10/2018
2	Westbury-on-Trym & Henleaze	14 Southfield Road Westbury Bristol BS9 3BH Replacement of existing wooden single glazed sash windows with uPVC double glazed units (3no. at the front of the house facing the street, 3no. at the rear). Appeal against refusal Delegated decision	26/10/2018
3	Lawrence Hill	30 Eve Road Bristol BS5 0JX Loft conversion & ground floor extension. Appeal against refusal Delegated decision	29/10/2018
4	Bedminster	Advertising Next To 267 West Street Bedminster Bristol BS3 3PZ Replacement of existing internally illuminated 48-sheet backlight advertising display with an internally illuminated 48-sheet digital advertising display. Appeal against refusal Delegated decision	05/12/2018
5	Ashley	62 North Road Bishopston Bristol BS6 5AF Excavation and construction of a new driveway. Appeal against refusal Delegated decision	05/12/2018

6	Lockleaze	16 Baily Place Cheswick Village Bristol BS16 1BG Erection of a first floor, side extension. Appeal against refusal Delegated decision	10/12/2018
7	Stoke Bishop	49 The Crescent Sea Mills Bristol BS9 2JT Proposed first floor rear extension. Appeal against refusal Delegated decision	11/12/2018
8	Hengrove & Whitchurch Park	2 Arrowfield Close Bristol BS14 0UQ Proposed two storey side extension. Appeal against refusal Delegated decision	11/12/2018

### Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
9	Filwood	PX Centre Bedminster Road Bristol BS3 5NR Outline planning application (with access, layout, scale and appearance to be considered) for redevelopment of the site to provide 32no. self-contained flats (Use Class C3) with associated access, parking, drainage and hard/soft landscape works. Appeal against refusal Delegated decision	TBA

### Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
10	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

11	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
12	Ashley	15-16 Brunswick Square Bristol BS2 8NX Proposed change of use from Private Members' Club (Sui Generis) at ground floor and lower ground floor with ancillary office use on the upper floors to office floorspace (B1a) on all floors with associated provision of waste storage and bicycle parking facilities and external alterations. Appeal against refusal Delegated decision	19/03/2019
13	Ashley	15-16 Brunswick Square Bristol BS2 8NX Internal and external works associated with the proposed change of use from Private Members' Club (Sui Generis) at ground floor and lower ground floor with ancillary office use on the upper floors to office floorspace (B1a) on all floors with associated provision of waste storage and bicycle parking facilities. Appeal against refusal Delegated decision	19/03/2019

### Written representation

Item	Ward	Address, description and appeal type	Date lodged
14	Lawrence Hill	199 Avonvale Road Bristol BS5 9SR Enforcement Appeal against notice served for works to roof including front dormer without planning permission. Appeal against an enforcement notice	28/08/2018
15	Bishopston & Ashley Down	318 Gloucester Road Horfield Bristol BS7 8TJ Enforcement notice appeal for extension at rear of property. Appeal against an enforcement notice	10/09/2018
16	Cotham	16 Clyde Road Redland Bristol BS6 6RP Partial demolition of existing garage/store structure and erection of a single storey, 1 bedroom dwelling with revised access. Appeal against refusal Delegated decision	10/09/2018

17	Clifton Down	36 Hampton Park Bristol BS6 6LH Construction of a one bed house, sunken into existing rear garden. Appeal against refusal Delegated decision	10/09/2018
18	Bishopston & Ashley Down	126 Downend Road Horfield Bristol BS7 9PW Application for a Lawful Development Certificate for a Proposed use or development - Existing garage converted to annex to main house. Appeal against refusal Delegated decision	13/09/2018
19	Easton	112 Robertson Road Bristol BS5 6JW Erection of single residential dwelling. Appeal against refusal Delegated decision	24/09/2018
20	Central	City Point Temple Gate Bristol BS1 6PL LED Digital Smartscreen. Appeal against refusal Delegated decision	03/10/2018
21	Clifton	85 Queens Road Clifton Bristol BS8 1QS 1 x internally illuminated Fascia Sign. 1x Internally illuminated Hanging Sign. Appeal against refusal Delegated decision	04/10/2018
22	Filwood	13 Leinster Avenue Bristol BS4 1NH Erection of a two storey, 3-bed detached dwelling. Appeal against refusal Delegated decision	04/10/2018
23	Lawrence Hill	Public Footpath West Side Of Bond Street South Bristol BS1 3EN This application seeks consent for the erection and display of a single sided advertising structure to be used to show illuminated advertisements capable of automatic change of image. Appeal against refusal Committee	04/10/2018
24	Redland	22B Gloucester Road Bishopston Bristol BS7 8AE Removal of existing dormer for proposed enlarged dormer extension with external access onto roof as a result of alteration to existing lean to roof to flat roof. Appeal against refusal Delegated decision	08/10/2018

25	Ashley	Land Next To 75 City Road Bristol BS2 8UQ New three storey end of terrace building containing 2no. residential units. Appeal against refusal Delegated decision	08/10/2018
26	Ashley	Wadham Mansions Balmoral Road Bristol BS7 9AU Erection of a 4 storey building comprising 2 No (1 bed-space) studio apartments and 1 No (4 bed-space) 2 bedroom duplex, with cycle store, attached to existing 4 storey block of apartments. Appeal against refusal Delegated decision	16/10/2018
27	Hillfields	16 Woodcote Road Bristol BS16 4DE Proposed new 1no. bedroom house, on land adjacent to 16 Woodcote road and a 2 storey extension to the existing house. Appeal against refusal Delegated decision	17/10/2018
28	Southmead	21 Shetland Road Bristol BS10 5JT Erection of a detached dwellinghouse. Appeal against refusal Delegated decision	18/10/2018
29	Avonmouth & Lawrence Weston	16 Grove Leaze Bristol BS11 9QN Erection of a single storey rear extension. Appeal against conditions imposed Delegated decision	26/10/2018
30	Stockwood	18 Burfoote Gardens Bristol BS14 8TE Conversion of existing garage and erection of a first floor extension to provide a two storey dwelling house. Appeal against refusal Delegated decision	08/11/2018
31	Stoke Bishop	19 Druid Hill Bristol BS9 1EW Single storey side extension to extend existing hair salon. Appeal against refusal Delegated decision	12/11/2018
32	Easton	28 York Road Easton Bristol BS5 6BJ Application for a Certificate of Proposed Development - proposed porch. Appeal against refusal Delegated decision	15/11/2018

33	Clifton Down	40 - 44 St Pauls Road Clifton Bristol BS8 1LR Retrospective application for the erection of a timber structures over the rear patio area. Appeal against refusal Delegated decision	27/11/2018
34	Clifton Down	40 - 44 St Pauls Road Clifton Bristol BS8 1LR Retrospective application for the erection of a timber structure over the rear patio area. Appeal against refusal Delegated decision	27/11/2018
35	Clifton Down	40 - 44 St Pauls Road Clifton Bristol BS8 1LR Enforcement notice appeal for the erection of timber structures to rear without planning permission. Appeal against an enforcement notice	27/11/2018
36	Hillfields	62 Hillfields Avenue Bristol BS16 4JP New dwelling. Appeal against refusal Delegated decision	05/12/2018
37	Eastville	Land And Buildings On The South Side Sandy Lane Bristol BS5 6SP Enforcement notice appeal for use of garage/store for commercial car repairs (COU). Appeal against an enforcement notice	10/12/2018
38	Cotham	12E Alfred Place Kingsdown Bristol BS2 8HD Enforcement notice appeal for the erection of dormer without planning permission. Appeal against an enforcement notice	10/12/2018
39	Lawrence Hill	Site ND6 Temple Quay Land Bounded By Providence Place, Old Bread Street & Avon Street Bristol BS2 0ZZ Erection of a 6- to 11-storey building comprising 120 no. (PRS - privately rented sector), residential units (1-, 2- and 3-bed), 524 sqm of flexible commercial floorspace (Use Classes A1, A2, A3, A4, B1a, D1 or D2) at ground floor level and associated development, including landscaping, public realm, bin storage, plant areas and cycle parking (Major application). Appeal against non-determination Committee	10/12/2018

40	Ashley	The Full Moon Backpacker Hotel And Attic Bar North Street City Centre Bristol BS1 3PR The retention of an automated teller machine and associated signage. Appeal against refusal Delegated decision	10/12/2018
41	Ashley	The Full Moon Backpacker Hotel And Attic Bar North Street City Centre Bristol BS1 3PR The retention of an automated teller machine and associated signage. Appeal against refusal Delegated decision	10/12/2018
42	Ashley	The Full Moon Backpacker Hotel And Attic Bar North Street City Centre Bristol BS1 3PR The retention of 1no illuminated top sign and 1no illuminated logo panel. Appeal against refusal Delegated decision	10/12/2018
43	Hengrove & Whitchurch Park	12 Valentine Close Bristol BS14 9NB Enforcement appeal for use of detached garage as self-contained unit of residential accommodation including sub-division of garden area. Appeal against an enforcement notice	10/12/2018
44	Brislington West	239 Bloomfield Road Bristol BS4 3QT Two storey side extension to create new dwelling, with raised rear terrace and associated works. Appeal against refusal Delegated decision	11/12/2018
45	Stoke Bishop	Home Farm Barn Parrys Lane Bristol BS9 1AF Rebuild the existing part of the house in the rear garden with a lower floor level and to make it wider than at present and create annex accommodation.To lower the level of a part of the rear garden. Appeal against refusal Delegated decision	11/12/2018

## List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
46	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	Appeal dismissed 20/11/2018  Costs not awarded
47	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	Appeal allowed  23/11/2018  Costs not awarded
48	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	Appeal allowed  23/11/2018  Costs not awarded
49	Clifton Down	67 & 69 Whiteladies Road And 16A & 17A Aberdeen Road Bristol BS8 2NT Change of use of the existing Kwik Fit unit located at the junction of Whiteladies Road and Aberdeen Road from Use Class B2 (General Industrial) to Use Class A1 (Retail). Appeal against refusal Committee	Appeal allowed  26/11/2018
50	Hengrove & Whitchurch Park	29 & 31 Bamfield Bristol BS14 0SN Creation of vehicular access onto a classified road and off-street parking areas for both properties. Appeal against refusal Delegated decision	Appeal allowed 28/11/2018
51	Westbury-on-Trym & Henleaze	12 Southover Close Bristol BS9 3NG Demolition of Existing Dwelling and Development of 6no. Flats and Associated Works (resubmission of 18/00317/F). Appeal against refusal Delegated decision	Appeal dismissed 28/11/2018



52	Windmill Hill	154 Marksbury Road Bristol BS3 5LD Enforcement notice appeal for the development being the erection of a detached ancillary building being larger than approved by planning permission 16/04845/H. Appeal against an enforcement notice	Appeal dismissed 21/12/2018
53	Windmill Hill	154 Marksbury Road Bristol BS3 5LD Retention of single storey building in rear garden. Appeal against refusal Delegated decision	Appeal dismissed 21/12/2018
54	Eastville	631 - 633 Fishponds Road Fishponds Bristol BS16 3BA Enforcement notice appeal for the erection of structure in the rear yard used in association with the commercial ground floor unit. Appeal against an enforcement notice	Appeal dismissed 21/12/2018
55	Clifton Down	18 Elgin Park Bristol BS6 6RX Erection of garden room extension to existing annex with associated alterations. Appeal against refusal Delegated decision	Appeal allowed 28/11/2018
56	Stoke Bishop	3 Dingle Road Bristol BS9 2LN Application for variation of condition no.11 (List of Approved Plans) attached to planning permission 16/05204/F. Appeal against refusal Delegated decision	Appeal dismissed 05/12/2018
57	Stoke Bishop	3 Dingle Road Bristol BS9 2LN Variation of condition 11 of reference number: 16/05204/F - To allow external alterations to improve internal arrangement. Appeal against refusal Delegated decision	Appeal allowed 05/12/2018
58	Hillfields	227 Lodge Causeway Bristol BS16 3QW Residential development of 2no. 2-bed apartments with vehicular parking, refuse store and cycle racks on land to the rear of 227 Lodge Causeway. Appeal against refusal Delegated decision	Appeal dismissed 13/12/2018
59	Central	Central Reservation Temple Way Bristol BS1 6NH Erection and display of a single sided advertising panel to be used to show illuminated advertisements capable of automatic sequential change. Appeal against refusal Committee	Appeal dismissed 21/12/2018

60	Lockleaze	Golden Bottle Inn Constable Road Bristol BS7 9YF Outline application for the demolition of Golden Bottle Inn and the erection of 10no. 3 bedroom houses (formed within two short terraces and two pairs of semi-detached properties) with associated parking and gardens (with access, appearance, layout and scale to be determined, all other matters reserved) - (Major Application). Appeal against refusal Delegated decision	Appeal dismissed 21/12/2018
61	Avonmouth & Lawrence Weston	Land Adjacent To Karakal Penpole Lane Bristol BS11 0EA Change of use of site to store 19 Self Storage units (B8 use class). Appeal against refusal Delegated decision	Appeal withdrawn 11/12/2018
62	Central	(Land East Of) Colston Street Bristol BS1 5AY Alterations to boundary wall, new access, development of sui-generis residential units for students (2no. 5-bed cluster flats), with associated refuse and cycle storage. Appeal against refusal Committee	Appeal allowed 20/12/2018  Costs not awarded
63	Central	(Land To The East Of) Colston Street Bristol BS1 5AY Alterations to boundary wall, new access, development of sui-generis residential units for students (2no. 5-bed cluster flats), with associated refuse and cycle storage. Appeal against refusal Committee	Appeal allowed 20/12/2018  Costs not awarded
64	Westbury-on-Trym & Henleaze	19 Stoke Lane Westbury Bristol BS9 3DP Retention of loft extension. Appeal against refusal Delegated decision	Appeal dismissed 12/12/2018
65	Bedminster	Land Adj To 5 Winterstoke Road Bristol BS3 2NN Replacement of an existing slimline internally illuminated 48-sheet advertising display with a 48-sheet digital LED display. Appeal against refusal Delegated decision	Appeal dismissed 04/12/2018
66	Ashley	2 Watercress Road Bristol BS2 9YJ Construction of roof extension and associated roof terrace. Appeal against refusal Delegated decision	Appeal dismissed 11/12/2018

67	Lockleaze	147 Dovercourt Road Bristol BS7 9SF Proposed two storey rear and side extension and hip to gable roof extension. Appeal against refusal Delegated decision	Appeal dismissed 11/12/2018
68	Bishopsworth	75 St Peters Rise Bristol BS13 7NA 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 4.5 metres, have a maximum height of 4.0 metres and have eaves that are 3.0 metres high. Appeal against refusal Delegated decision	Appeal dismissed 18/12/2018
69	Lockleaze	11 Dorchester Road Bristol BS7 0LA Two storey side extension with front porch. Appeal against refusal Delegated decision	Appeal allowed 17/12/2018
70	Westbury-on-Trym & Henleaze	9 Dyrham Close Bristol BS9 4TF Enclosing an existing balcony at first floor level using double glazed windows. Appeal against refusal Delegated decision	Appeal dismissed 17/12/2018