

DEVELOPMENT CONTROL COMMITTEE B

22nd July 2020

REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE

LIST OF CURRENT APPEALS

Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Hengrove & Whitchurch Park	142 Ridgeway Lane Bristol BS14 9PE Retrospective removal of trees and hedges and erection of 1.65 metre high front compound wall. Appeal against refusal Delegated decision	05/06/2020
2	Southmead	38 Lakewood Road Bristol BS10 5HH Single storey side extension and wrap-around front extension. Appeal against refusal Delegated decision	24/06/2020
3	Stoke Bishop	22 Old Sneed Avenue Bristol BS9 1SE Alterations and extensions to the property on the north (rear), west and south (road) elevations to provide additional residential accommodation. Appeal against refusal Delegated decision	06/07/2020

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
4	Ashley	Block C Fifth Floor Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block C5 - 5 Units. Appeal against refusal Delegated decision	TBA

5	Ashley	Block B First Floor Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block B1 - 4 unit. Appeal against refusal Delegated decision	TBA
6	Ashley	Block B Fourth Floor Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block B4 - 3 Units Appeal against refusal Delegated decision	TBA
7	Ashley	Block B Fifth Floor Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block B5 - 4 Units Appeal against refusal Delegated decision	TBA
8	Ashley	Block C First Floor Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block C1 - 5 units Appeal against refusal Delegated decision	TBA
9	Ashley	Block C Fourth Floors Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block C4 - 5 units. Appeal against refusal Delegated decision	TBA
10	Ashley	Ground Floor Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block C, Ground Floor - 1 Unit. Appeal against refusal Delegated decision	TBA

Written representation

Item	Ward	Address, description and appeal type	Date lodged
11	Redland	19 Dundonald Road Bristol BS6 7LN Enforcement notice appeal for the erection of terrace/balcony without planning permission. Appeal against an enforcement notice	06/01/2020
12	Hartcliffe & Witherwood	15 Culverwell Road Bristol BS13 9EY Erection of a 2-bedroom dwelling to side 15 Culverwell Road, associated parking and amenity area. Appeal against refusal Delegated decision	13/01/2020
13	Frome Vale	15 Downend Road Fishponds Bristol BS16 5AS Erection of 3/4 bedroom house (Self Build). Appeal against refusal Delegated decision	11/02/2020
14	Brislington West	31 Chatsworth Road Brislington Bristol BS4 3EX Change of use to a 7 Bedroom HMO. Appeal against refusal Delegated decision	14/02/2020
15	Clifton	26 - 28 The Mall Bristol BS8 4DS Erection of mansard roof to facilitate provision of 1No. single bedroom (two bed space) C3 residential apartment. Appeal against refusal Delegated decision	20/02/2020
16	Clifton	26 - 28 The Mall Bristol BS8 4DS Erection of mansard roof to facilitate provision of 1No. single bedroom (two bed space) C3 residential apartment. Appeal against refusal Delegated decision	20/02/2020
17	Redland	145 Bishop Road Bristol BS7 8LX Erection 1 no. two bedroom Passivhaus dwelling with associated vehicular parking, bin and cycle storage, on land to the rear of 145 Bishop Road and access from Kings Drive. Appeal against refusal Delegated decision	24/02/2020

18	Stoke Bishop	Casa Mia Bramble Lane Bristol BS9 1RD Demolition of existing dwelling (Casa Mia) and erection of four detached residential dwellings with associated garages, refuse storage, internal access road and landscaping (resubmission of application 17/07096/F). Appeal against non-determination Delegated decision	24/02/2020
19	Central	Bristol General Hospital Guinea Street Bristol BS1 6SY Erection of two residential dwellings (Use Class C3) and a refuse store. Appeal against refusal Delegated decision	18/03/2020
20	Central	Bristol General Hospital Guinea Street Bristol BS1 6SY Replacement of refuse store with two residential dwellings (Use Class C3) and a refuse store. Appeal against refusal Delegated decision	18/03/2020
21	Cotham	Land Adjacent To Kingsley House Kingsley Road Cotham Bristol BS6 6AF Erection of 1 no. garage with associated landscaping works. Appeal against refusal Delegated decision	30/03/2020
22	Bishopston & Ashley Down	Flat 36 Muller House Ashley Down Road Bristol BS7 9DA Application for listed building consent for alterations, extension or demolition of a listed building - Internal works to construct a stud wall in lounge with a door to create a second bedroom. Moving of ceiling light. Appeal against refusal Delegated decision	28/04/2020
23	Central	3 Marsh Street City Centre Bristol BS1 1RT Conversion of the existing 2no. third floor flats into 3no. flats. Appeal against refusal Delegated decision	30/04/2020
24	Central	Slug And Lettuce 26 - 28 St Nicholas Street Bristol BS1 1UB Refurbishment of existing customer external seating area to include provision of two wooden pergolas and a seating Appeal against refusal Delegated decision	12/05/2020

25	Central	<p>Slug & Lettuce 26 - 28 St Nicholas Street Bristol BS1 1UB</p> <p>Replacement internally illuminated oval sign above passage way entrance from Corn Street and internally illuminated wall mounted menu box sign within passageway. New externally illuminated projecting sign to Corn Street frontage.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	12/05/2020
26	Central	<p>Slug & Lettuce 26 - 28 St Nicholas Street Bristol BS1 1UB</p> <p>Externally illuminated hanging sign adjacent to gated passageway from Corn Street and internally illuminated menu box within passageway. Internally illuminated oval sign, above metal entrance gate from Corn Street.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	12/05/2020
27	Lawrence Hill	<p>15 Midland Road Bristol BS2 0JT</p> <p>Convert upper floor maisonette to form 2 No. flats including roof alterations.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	12/05/2020
28	Easton	<p>77 - 83 Church Road Redfield Bristol BS5 9JR</p> <p>Outline application for the erection of a four-storey building comprising 2no. ground floor retail units and 9no. self-contained flats at first, second and third floor levels, with matters of scale, layout and access to be considered (landscaping and design reserved).</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	12/05/2020
29	Windmill Hill	<p>172 St Johns Lane Bristol BS3 5AR</p> <p>Erection of extensions at first and second floor level and the change of use from retail (A1) to 4no. Self-contained flats, including alterations to existing shopfront.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	13/05/2020
30	Clifton Down	<p>104 Pembroke Road Clifton Bristol BS8 3EQ</p> <p>Enforcement notice appeal for replacement windows without planning permission.</p> <p>Appeal against an enforcement notice</p>	14/05/2020
31	Westbury-on-Trym & Henleaze	<p>The Coach House Grange Court Road Bristol BS9 4DP</p> <p>New dwelling (Self build).</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	18/05/2020

32	Lockleaze	373 - 375 Filton Avenue Bristol BS7 0LH Construction of 4 x 2 bed apartments over new retail unit and associated car parking following demolition of existing single storey to rear of shop. Appeal against non-determination Delegated decision	19/05/2020
33	Frome Vale	67 Symington Road Bristol BS16 2LN One bedroom single storey dwelling in the rear garden of the existing property. Appeal against refusal Delegated decision	19/05/2020
34	Stockwood	2 Harrington Road Bristol BS14 8LD Erection of detached house and associated parking on land to the rear of 2 & 4 Harrington Road, Stockwood. (Self build). Appeal against refusal Delegated decision	19/05/2020
35	Stockwood	2 Harrington Road Bristol BS14 8LD Erection of 2-bed detached house and associated parking on land to the rear of 2 & 4 Harrington Road, Stockwood. (Self Build). Appeal against refusal Delegated decision	19/05/2020
36	Brislington West	Wyevale Garden Centre Bath Road Brislington Bristol BS31 2AD Creation of hardstanding for the purpose of ancillary storage. Appeal against refusal Delegated decision	22/05/2020
37	Redland	44 - 46 Coldharbour Road Bristol BS6 7NA Conversion of existing buildings from mixed use retail (ground floor) with residential maisonette (first and second floor) to five residential flats (4 no. additional flats) with building operations including ground and roof extensions, and roof terraces. Appeal against refusal Delegated decision	22/05/2020
38	Brislington East	91 Wick Road Bristol BS4 4HE To erect a new dwelling. Appeal against refusal Delegated decision	22/05/2020

39	Hartcliffe & Witherwood	32 Hollisters Drive Bristol BS13 0EX Proposed first floor extension to existing house, demolition of garage and erection of one new dwelling. Appeal against refusal Delegated decision	26/05/2020
40	Hartcliffe & Witherwood	48 Sampsons Road Bristol BS13 0EL Removal of existing garage / annex, erection of 2No 2 bed dwellings (Self Build). Appeal against refusal Delegated decision	26/05/2020
41	Westbury-on-Trym & Henleaze	11 Henleaze Park Bristol BS9 4LR Demolition of existing dwelling and erection of two storey 3no. bed single dwelling house. Appeal against refusal Delegated decision	26/05/2020
42	Hartcliffe & Witherwood	30 Honey Garston Road Bristol BS13 9LT Application for a Certificate of Proposed Development - New Garage / work area. Appeal against refusal Delegated decision	29/05/2020
43	Windmill Hill	Plot Of Land Fronting Former 164 - 188 Bath Road Totterdown Bristol BS4 3EF Removal of the 3no. existing hoarding advertisement signs, and installation of 2no. illuminated digital advertisements on support legs. Appeal against refusal Committee	01/06/2020
44	Henbury & Brentry	2 Turnbridge Road Bristol BS10 6PA Demolition of outbuilding, construction of 1 residential dwelling and associated works. Appeal against non-determination Delegated decision	02/06/2020
45	Southmead	37 Ullswater Road Bristol BS10 6DH Proposed two storey extension to accommodate a 3no. bed single dwelling house. Appeal against refusal Delegated decision	02/06/2020
46	Ashley	55 Newfoundland Circus Bristol BS2 9AP 2 x No internally illuminated fascia signs. Appeal against refusal Delegated decision	05/06/2020

47	Hartcliffe & Witherwood	Land Rear To Crosscombe Drive Bristol BS13 0DE Construction of two dwellings with associated parking, bike store and refuse storage. Appeal against refusal Delegated decision	05/06/2020
48	Cotham	Kingdom Hall Of Jehovahs Witnesses 64 Hampton Road Bristol BS6 6JA Change of use and internal conversion of No. 64 Hampton Road from a Jehovah's Witness Kingdom Hall in D1 use to 3no of self-contained houses in C3 use (1 x 1 bedroom, 1 x 3 bedroom and 1 x 4 bedroom units). Replacement and alteration of windows and doors and associated external alterations including creation of balconies. Appeal against conditions imposed Delegated decision	12/06/2020
49	Bishopston & Ashley Down	281 Gloucester Road Bishopston Bristol BS7 8NY Erection of canopy and metal glazed enclosure to the existing outdoor seating area to the front of the premises. Appeal against non-determination Delegated decision	12/06/2020
50	Hartcliffe & Witherwood	48 Gatehouse Avenue Bristol BS13 9AD Construction of a second storey over an existing single storey side extension to enable subdivision into two separate dwellings. Appeal against refusal Delegated decision	16/06/2020
51	Clifton	The Adam And Eve Hope Chapel Hill Bristol BS8 4ND Extension and conversion of former public house to create 4no. self-contained flats with associated refuse storage and cycle parking (re-submissions of 19/01605/F & 19/01606/LA). Appeal against refusal Delegated decision	24/06/2020
52	Clifton	The Adam And Eve Hope Chapel Hill Bristol BS8 4ND Extension and conversion of former public house to create 4no. self-contained flats with associated refuse storage and cycle parking (re-submissions of 19/01605F & 19/01606/LA). Appeal against refusal Delegated decision	24/06/2020
53	Knowle	Knowle Water Tower Talbot Road Bristol BS3 2NN The removal of 6 no. antennas and their replacement with 6 no. new antennas utilising existing support poles, the replacement of equipment cabinets within the existing internal equipment room and development works ancillary Appeal against refusal Delegated decision	25/06/2020

54	Knowle	Knowle Water Tower Talbot Road Bristol BS3 2NN The removal of 6 no. antennas and their replacement with 6 no. new antennas utilising existing support poles, the replacement of equipment cabinets within the existing internal equipment room and development works ancillary Appeal against refusal Delegated decision	25/06/2020
55	Clifton Down	Land To Side/rear Of 11 All Saints Road Bristol BS8 2JG Proposed detached two storey, 3no.bed single dwelling house with associated parking and amenity space. Demolition of walls and creation of access. Appeal against refusal Delegated decision	26/06/2020
56	Clifton Down	Land To Side/rear Of 11 All Saints Road Bristol BS8 2JG Proposed detached two storey, 3no.bed single dwelling house with associated parking and amenity space. Demolition of walls and creation of access. Appeal against refusal Delegated decision	26/06/2020
57	Central	9A Union Street Bristol BS1 2DD Change of use of first and second floors from a Class A1 use (Retail) to a House in Multiple Occupation, with 7no. bedrooms (sui generis). Proposed solar panel array at roof level. Appeal against non-determination	30/06/2020
58	Eastville	83 Stonebridge Park Bristol BS5 6RN Retention of raised rear deck/terrace, steps and pergola (not built in accordance with the consent granted under app.no. 19/00076/H). Appeal against refusal Delegated decision	03/07/2020
59	Eastville	83 Stonebridge Park Bristol BS5 6RN Enforcement notice appeals for extension works to rear (balcony and access steps to rear garden) not in accordance with plans approved as part of planning permission 19/00076/H. Appeal against an enforcement notice	03/07/2020

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
60	Westbury-on-Trym & Henleaze	14 Cransley Crescent Bristol BS9 4PG First floor side extension. Appeal against refusal Delegated decision	Appeal dismissed 19/06/2020
61	Lawrence Hill	Cabot Circus Car Park Newfoundland Circus Bristol BS2 9AB Retention of existing internally illuminated 48-sheet display. Appeal against refusal Delegated decision	Appeal allowed 19/06/2020
62	Lawrence Hill	Cabot Circus Car Park Newfoundland Circus Bristol BS2 9AB Replacement of existing internally illuminated 'backlight' landscape advertisement (6m by 3m) with an internally illuminated landscape D-Poster display (8m by 4m). Appeal against refusal Delegated decision	Appeal dismissed 23/06/2020
63	Westbury-on-Trym & Henleaze	74 The Crescent Henleaze Bristol BS9 4RR Demolition of existing single garage and utility room. Erection part single/part double storey side and rear extension. Appeal against refusal Delegated decision	Appeal dismissed 29/06/2020 Costs not awarded
64	Stockwood	34 Materman Road Bristol BS14 8SS Two storey side extension. Appeal against refusal Delegated decision	Appeal allowed 23/06/2020
65	Brislington East	16 Newbridge Road Bristol BS4 4DJ Upgrade of existing 48 sheet advert to support internally illuminated digital poster. Appeal against refusal Delegated decision	Appeal dismissed 01/07/2020
66	Bishopsworth	8A St Peters Rise Bristol BS13 7LY Proposed detached garage to front of property, with hardstanding for a car parking. Appeal against refusal Delegated decision	Appeal dismissed 03/07/2020
67	Ashley	84 St Andrews Road Montpelier Bristol BS6 5EJ Convert flat roof to roof terrace. Appeal against refusal Delegated decision	Appeal allowed 03/07/2020

68	Westbury-on-Trym & Henleaze	8 Walton Rise Bristol BS9 3EW Loft conversion with side and rear pitched dormers. Appeal against refusal Delegated decision	Appeal dismissed 07/07/2020
69	St George Troopers Hill	57 Niblett's Hill Bristol BS5 8TP Proposed demolition of side extension and detached garage and erection of 2no. new dwelling houses, including site access and landscaping. Appeal against refusal Delegated decision	Appeal dismissed 07/07/2020
70	Ashley	16 Kathdene Gardens Bristol BS7 9BN Proposed balcony on flat roof two storey rear extension, to be accessed from the new loft bedroom. Appeal against refusal Delegated decision	Appeal allowed 30/06/2020
71	Avonmouth & Lawrence Weston	20 Westbury Lane Bristol BS9 2PE Demolition of existing garage and erection of double garage and home office with ancillary storage. Appeal against refusal Delegated decision	Appeal dismissed 07/07/2020
72	Brislington West	28 Hulse Road Bristol BS4 5AL Erection of two storey side extension in place of the existing garage. Appeal against refusal Delegated decision	Appeal allowed 13/07/2020