

DEVELOPMENT CONTROL COMMITTEE B

23 August 2016

REPORT OF THE SERVICE DIRECTOR - PLANNING

LIST OF CURRENT APPEALS

Item Ward Address, description and appeal type

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| 1 | Henbury | 40 Tranmere Avenue Bristol BS10 7JL
Demolition of garage and erection of single storey rear and side extension to provide utility room and granny annexe. (Increase in height from previous permission 15/03670/H).
Appeal against conditions imposed
Delegated decision |
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Informal hearing

Item Ward Address, description and appeal type Date of hearing

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| 2 | 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 | 07/09/2016 |
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Public inquiry

Item Ward Address, description and appeal type Date of inquiry

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| 3 | 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 | 08/11/2016 |
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4	Clifton	Trinity House Kensington Place Bristol BS8 3AH Appeal against an Enforcement Notice issued by the City Council on 17 March 2016 for an alleged breach of planning: Without planning permission, the re-modelling of existing dwelling to include basement and rear extension without complying with conditions 4 and 5 of the planning permission number13/01376/H. Appeal against an enforcement notice	05/10/2016
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Written representation

Item	Ward	Address, description and appeal type	Date lodged
5	Windmill Hill	1 Cotswold Road North Bristol BS3 4NL Conversion and extension of existing workshop to form 1 x 1 bed flat at upper level and workshop below. Appeal against refusal Delegated decision	07/03/2016
6	Bedminster	209 Luckwell Road Bristol BS3 3HD Proposed 1 no. two storey dwelling. Appeal against refusal Delegated decision	09/03/2016
7	Clifton	12 The Mall Bristol BS8 4DR Remove three sections of damaged and cracked marble slab located beneath old refrigeration unit and replace with modern butcher's refrigeration unit (retrospective) Appeal against refusal Delegated decision	23/03/2016
8	Frome Vale	46 Field View Drive Bristol BS16 2TT Horse chestnut - Reduce crown by 30%. Removal of deadwood and Ivy. Remove two large branches overhanging the footpath. TPO 379 Appeal against refusal Delegated decision	23/03/2016
9	Southville	1 Lock Lane Bedminster BS3 1BZ Change of use from commercial use to domestic (residential) use. Appeal against refusal Delegated decision	30/03/2016

10	Southville	1 Lock Lane Bedminster Bristol BS3 1BZ Appeal against an Enforcement Notice issued by the City Council on 02.03.2016 for an alleged breach of planning: Without the grant of planning permission the change of use of the property from a commercial unit to a residential dwelling Appeal against an enforcement notice	30/03/2016
11	Knowle	36 Wootton Park Bristol BS14 9AQ Application for a Certificate of existing use - two bed independent self-contained dwelling. Appeal against refusal Delegated decision	29/04/2016
12	Cotham	The Wall Woodbury Lane Bristol BS8 2SE Demolition of existing store building and erection of a detached two storey dwelling, (Change of use from D1 to residential). Appeal against refusal Delegated decision	11/05/2016
13	Bishopsworth	28 Bishopsworth Road Bristol BS13 7JJ Demolition of existing garage/storage building and replacement with a two-bedroom dwelling (plus roof terrace) with integral garage. Appeal against refusal Delegated decision	12/05/2016
14	Clifton	Avon Gorge Hotel Princes Buildings Sion Hill Bristol BS8 4LD Retention of Pergola. Appeal against refusal Delegated decision	02/06/2016
15	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	08/06/2016
16	Bedminster	Redpoint Climbing Centre 40 Winterstoke Road Bristol BS3 2NW Extension of climbing centre to form assembly area (Resubmission of 15/04308/F) Appeal against refusal Delegated decision	13/06/2016

17	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	13/06/2016
18	Easton	18 Belle Vue Road Easton Bristol BS5 6DS An appeal against an Enforcement Noticed issued by the City Council on 25.04.2016 for an alleged breach of planning: Without the grant of planning permission the erection of a cycle storage structure to the front of the property. Appeal against an enforcement notice	28/06/2016
19	Knowle	72 Somerdale Avenue Bristol BS4 1AE Deletion of condition nos. 4 (Cycle Parking Provision) & 5 (PV Panels) attached to planning permission 13/03335/F, which approved a 2-bedroomed dwelling accommodated within a two storey side extension to 72 Somerdale Avenue. Appeal against refusal Delegated decision	30/06/2016
20	Horfield	68 Filton Road Bristol BS7 0PB Enforcement notice appeal for the erection of 2.5 metre high fence to the rear of the site fronting Toronto Road. Appeal against an enforcement notice	05/07/2016
21	Henbury	53 Arnall Drive Bristol BS10 7AR Demolition of existing garage and erection of one detached dwelling on land to the rear of the existing house. Appeal against refusal Delegated decision	13/07/2016
22	Ashley	147 Mina Road Bristol BS2 9YF Replacement of existing brickwork stores building at the rear of no.147 Mina Road with a one bedroom flat located above retained stores on ground floor below. Appeal against refusal Delegated decision	18/07/2016
23	Clifton East	99 Queens Road Clifton Bristol BS8 1LW Application for removal or variation of a condition of permission - app.no. 13/05499/F relating to condition 24 to alter the opening hours of the ground floor cafe. Appeal against refusal Delegated decision	19/07/2016

24	Eastville	Star Inn 539 Fishponds Road Fishponds Bristol BS16 3AF Erection of three houses. Appeal against refusal Delegated decision	19/07/2016
25	St George East	12 Grantham Road Bristol BS15 1JR Demolition of existing bungalow and outbuildings and construction of 4 No. one-bedroom flats in a new 2-storey building. Appeal against refusal Delegated decision	26/07/2016
26	Brislington West	40 Churchill Road Bristol BS4 3RW Proposed one bedroom dwelling accommodated within existing outbuilding. Appeal against refusal Delegated decision	27/07/2016
27	Clifton East	Rear Of 98 Whiteladies Road Bristol BS8 2QY Change of use of existing store to 'sui generis' student studio apartment with associated provision of refuse and cycle storage and roof light. Appeal against refusal Delegated decision	01/08/2016
28	Redland	6 Northumberland Road Bristol BS6 7AU An appeal against an Enforcement Notice issued by the City Council on 9th June 2016 for an alleged breach of planning: Without the benefit of planning permission, the removal of a 1.2 metre wide section of the front boundary wall at 6 Northumberland Road, Bristol BS6 7AU. Appeal against an enforcement notice	02/08/2016
29	Clifton	Haberfield House Hotwell Road Bristol BS8 4NH Conversion of vacant loft accommodation to create 6 two bedroom flats. Associated internal and external alterations including provision of new dormer windows and rooflights. Appeal against refusal Delegated decision	09/08/2016
30	Clifton	1A Ambra Vale Bristol Change of the ground floor car park and storage area to purpose-built student accommodation (Use Class Sui generis) together with associated external alterations. Appeal against refusal	10/08/2016

31	Lawrence Hill	The Old Exchange Clarence Road St Philips Bristol BS2 0NR Erection of two dwelling houses. Appeal against refusal Delegated decision	11/08/2016
32	Windmill Hill	362 St Johns Lane Bristol BS3 5BA Retention and completion of timber raised decking area with opaque perspex/trellis privacy screens and steps to rear of property. Appeal against refusal Delegated decision	11/08/2016

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
33	Brislington West	25 Hungerford Gardens Bristol BS4 5HA Proposed dwellinghouse attached to No. 25 Hungerford Gardens. Appeal against refusal Delegated decision	Appeal allowed 10/03/2016 Costs awarded
34	Ashley	39 Ashley Hill Bristol BS6 5JA Copper Beech (T1) - crown reduce by 25% and crown raise to 8m over highway and 6m over property. (Tree protected by Tree Preservation Order 1267). Appeal against refusal Delegated decision	Appeal dismissed 12/04/2016
35	Henbury	Land Adj To 31 Machin Road Bristol BS10 7HQ Proposed erection of a detached 2-bed house with off street parking. Appeal against refusal Delegated decision	Appeal dismissed 07/04/2016
36	Knowle	11 Norton Road Bristol BS4 2EZ Application for a Certificate of Existing Use or Operation for the conversion of the roof space including installation of a dormer roof extension within the rear roof slope and rooflights to the front. Appeal against refusal Delegated decision	Appeal allowed 23/03/2016
37	Avonmouth	130 Nibley Road Bristol BS11 9XN Application to vary conditions 1 and 2 attached to planning permission 12/04833/X - to allow opening times from 17.00 to 23.00 Monday to Sunday and Bank Holidays. Appeal against refusal Delegated decision	Appeal dismissed 11/03/2016

38	Cabot	2 Philadelphia Street Bristol BS1 3BZ Proposed Hugo Boss Brand/Logos and Lifestyle Graphics. Appeal against refusal Delegated decision	Appeal allowed 18/03/2016
39	Clifton East	First Floor Flat 1 Bellevue Bristol BS8 1DA Internal works to reconfigure the flat. Appeal against refusal Delegated decision	Appeal dismissed 24/03/2016
40	Stoke Bishop	5C Julian Road Bristol BS9 1NQ Proposed replacement of existing timber sash windows with period style UPVC sash windows. Appeal against refusal Delegated decision	Appeal allowed 09/03/2016
41	Westbury-on-Trym	Frances Greeves House Henbury Road Henbury Bristol BS10 7FG Replacement of all single glazed timber windows with Rosewood UPVC imitation timber finished double glazed windows. Replace section of timber tongue and groove cladding to rear elevation with Rosewood finished aluminium cladding panels and replace all timber fascias and soffits and replace with brown plastic Appeal against refusal Delegated decision	Appeal allowed 24/03/2016
42	Windmill Hill	56 St Johns Crescent And Part Of Adj Land Bristol BS3 5ER Outline application for the erection of a detached, self- contained dwelling house (Access, Layout and Scale to be considered). Appeal against refusal Delegated decision	Appeal dismissed 24/03/2016
43	Ashley	39 Ashley Hill Bristol BS6 5JA Copper Beech - Fell TPO 1267 Appeal against refusal Delegated decision	Appeal dismissed 12/04/2016
44	Frome Vale	11 Frome Valley Road Bristol BS16 1HF Proposed detached dwelling on land adjoining 11 Frome Valley Road. Appeal against refusal Delegated decision	Appeal dismissed 07/07/2016
45	Bishopston	479 Gloucester Road Horfield Bristol BS7 8UA Proposed single dwelling with associated external space, refuse and cycle storage. Appeal against refusal Delegated decision	Appeal dismissed 04/04/2016

46	Westbury-on-Trym	108A Coombe Lane Bristol BS9 2AP Construction of detached double garage. Appeal against non-determination	Appeal allowed 07/04/2016
47	St George East	2 Northfield Road Bristol BS5 8PB Proposed two-storey two-bedroom house attached to side. Demolition of existing single storey attached garage & erection of garage in rear garden for new dwelling. Appeal against refusal Delegated decision	Appeal dismissed 08/04/2016
48	Redland	16 Linden Road Westbury Park Bristol BS6 7RL New off-road parking space in front garden. Appeal against refusal Delegated decision	Appeal allowed 08/04/2016
49	Bishopsworth	205 Bishopsworth Road Bristol BS13 7LH Retention of works to front boundary wall to extend vehicular access on to a classified road. Appeal against refusal Delegated decision	Appeal dismissed 13/06/2016
50	Cabot	Unit 15 Albion Dockside Estate Hanover Place Bristol BS1 6UT Removal of the existing Trisector flagpole antenna, the installation of a Sami equipment cabinet internal to the existing rooftop cabin, the installation of 3 no. antennas to the existing clock face and associated development thereto. Appeal against refusal Delegated decision	Appeal dismissed 28/07/2016
51	Cabot	Unit 15 Albion Dockside Estate Hanover Place Bristol BS1 6UT Replace existing Trisector flagpole antenna to be replaced for a 12 port alpha Trisector flagpole antenna, the installation of a Sami equipment cabinet internal to the existing rooftop cabin, and associated development thereto. Appeal against refusal Delegated decision	Appeal allowed 28/07/2016
52	Stoke Bishop	Woodlands Lodge Church Avenue Stoke Bishop Bristol BS9 1LD Proposed two storey side extension. Appeal against refusal Delegated decision	Appeal dismissed 07/07/2016

53	Clifton East	<p>15 Thorndale Mews Bristol BS8 2HX</p> <p>First Floor extension onto roof terrace to create enlarged kitchen/ dining room. New staircase up to new second floor roof terrace with glass balustrades and privacy screen. Add roof windows to existing tiled roof over first floor living room.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	<p>Appeal dismissed</p> <p>15/08/2016</p>
54	Bedminster	<p>29 Argus Road Bristol BS3 3NY</p> <p>Retrospective application for a front dormer/roof extension.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	<p>Appeal dismissed</p> <p>12/08/2016</p>