

DEVELOPMENT CONTROL COMMITTEE B

29 November 2023

REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE

LIST OF CURRENT APPEALS

Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Westbury-on-Trym & Henleaze	137 Northover Road Bristol BS9 3LG Retention of existing metal railings to roof of single storey extension to rear of property and implementation of new timber screening to sides. Appeal against refusal Delegated decision	25/08/2023
2	Filwood	28 Langhill Avenue Bristol BS4 1TN Two storey side extension, associated works and replacement porch. Appeal against refusal Delegated decision	29/09/2023
3	Clifton Down	18 Abbotsford Road Bristol BS6 6HB Creating a parking space in our front garden and lowering the kerb in front of the house to facilitate access. Appeal against refusal Delegated decision	29/09/2023
4	St George Central	3 St Helens Walk Bristol BS5 7RQ Two storey side extension, and part two storey, part single storey rear extension with hipped roof. Appeal against refusal Delegated decision	05/10/2023
5	Eastville	142 Fishponds Road Eastville Bristol BS5 6PT Two storey rear extension. Appeal against refusal Delegated decision	09/10/2023

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
6	Easton	91 - 101 Church Road Redfield Bristol BS5 9JS Outline application for the demolition of buildings and erection of student accommodation, with access, with layout and scale to be considered. Appeal against non-determination	31/10/2023
7	Lockleaze	Ever Ready House Narrowways Road Bristol BS2 9XB Outline application with access, layout and scale to be considered, for demolition of existing buildings and redevelopment of site to provide up to 40no. C3 dwellings and up to 3no. Class E units with associated drainage and hard/soft landscape works. (MAJOR) Appeal against non-determination	TBA

Written representation

Item	Ward	Address, description and appeal type	Date lodged
8	Hengrove & Whitchurch Park	Bamfield Streetworks Bamfield Bristol BS14 0XD Application to determine if prior approval is required for a proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole C/W wraparound cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	13/04/2023
9	Ashley	6 Sussex Place Bristol BS2 9QW Conversion of this single dwelling into two flats and a maisonette, including provision of bin/cycle storage facilities and associated external alterations. Appeal against non-determination Delegated decision	10/05/2023
10	Knowle	100 Redcatch Road Bristol BS4 2HQ Erection of dwelling (Renewal of planning permission granted on appeal ref APP/Z0116/W/18/3196399 - BCC 16/06418/F) - self build. Appeal against non-determination	16/05/2023

11	Knowle	100 Redcatch Road Bristol BS4 2HQ Demolition and re-building of curtilage listed stone wall with brick capping in the same position as the existing wall. Appeal against non-determination	16/05/2023
12	Ashley	6 Sussex Place Bristol BS2 9QW Conversion of this single dwelling into two flats and a maisonette including the renovation of the property as a listed building. Appeal against non-determination	24/05/2023
13	St George Troopers Hill	106 Fir Tree Lane Bristol BS5 8BJ Demolition of dwellinghouse and erection of a three-storey building comprising 9no. self-contained flats with associated soft and hard landscaping. Appeal against non-determination	22/06/2023
14	Ashley	23 Wathen Road Bristol BS6 5BY Appeal against enforcement notice for works to roof without planning permission. Appeal against an enforcement notice	12/07/2023
15	Clifton Down	11 Wellington Park Bristol BS8 2UR Appeal against a High Hedge. Appeal against high hedge	12/07/2023
16	Horfield	Beaufort Multi Storey Car Park Southmead Hospital Southmead Road Bristol BS10 5FN External alterations to the south-western and north-eastern elevations of the Car Park. Appeal against refusal Delegated decision	13/07/2023
17	Bishopsworth	Highways Land Between Church Road And Whitchurch Road Bristol Application to determine if prior approval is required for a proposed: Streetpole style telecommunications mast. Appeal against refusal Delegated decision	19/07/2023
18	Cotham	65 Lower Redland Road Bristol BS6 6SR Application for a lawful development certificate for an existing use as a large HMO (Sui-generis). Appeal against refusal Delegated decision	21/07/2023

19	Stockwood	88 Stockwood Road Stockwood Bristol BS14 8JE Demolition of single storey side conservatory and construction of 2-storey, 2-bed dwelling together with associated works, including rear extension. Appeal against refusal Delegated decision	26/07/2023
20	Bedminster	43 Ruby Street Bristol BS3 3DX Change of use from a C3 dwelling to a HMO for 7 occupants. Appeal against non-determination	01/08/2023
21	Bedminster	Land Adjacent To Teddies Nurseries Clanage Road Bristol BS3 2JX Proposed demolition of existing buildings and erection of replacement building for indoor recreation use (Class E(d)), with associated car parking (resubmission of 21/05474/F). Appeal against refusal Delegated decision	15/08/2023
22	Hengrove & Whitchurch Park	Land Adjacent To 16 Belland Drive & 24 Belland Drive Bristol BS14 0EW Erection of detached dwellinghouse. Appeal against refusal Delegated decision	16/08/2023
23	Cotham	89 High Kingsdown Bristol BS2 8ER Enforcement notice appeal for change of use of property to small hmo use class C4. Appeal against an enforcement notice	18/08/2023
24	Brislington East	37 Hollywood Road Bristol BS4 4LD Demolition of an attached garage and the erection of a 1-bed, 2-person, attached dwelling with associated works. Appeal against refusal Delegated decision	24/08/2023
25	Frome Vale	705 Fishponds Road Fishponds Bristol BS16 3UH Ground and first floor rear extensions. Appeal against non-determination	12/09/2023
26	Bedminster	102 Ashton Drive Bristol BS3 2PT Proposed two storey side extension. Appeal against non-determination	12/09/2023

27	Ashley	Flat 2 8 Argyle Road St Pauls Bristol BS2 8UU Retention of use as a small HMO (C4) for 3-6 people. Appeal against refusal Delegated decision	13/09/2023
28	Ashley	Flat 1 10 Argyle Road St Pauls Bristol BS2 8UU Retention of use as a small house in multiple occupation (C4) for 3-6 people. Appeal against refusal Delegated decision	13/09/2023
29	Ashley	Flat 1 8 Argyle Road St Pauls Bristol BS2 8UU Retention of use as a small house in multiple occupation (C4) for 3-6 people. Appeal against refusal Delegated decision	13/09/2023
30	Avonmouth & Lawrence Weston	19 Capel Road Bristol BS11 0RD New dwelling. Appeal against refusal Delegated decision	26/09/2023
31	Horfield	2 Bishopthorpe Road Bristol BS10 5AA Change of use from a dwelling house (Use Class C3(a)) to a large HMO (house in multiple occupation) (sui generis) for up to 7 people. Appeal against non-determination Delegated decision	11/10/2023
32	Hillfields	274 Lodge Causeway Bristol BS16 3RD Change of use from dwelling C3 to 6 bedroom HMO C4. Appeal against refusal Delegated decision	16/10/2023
33	St George Troopers Hill	64 Dundridge Lane Bristol BS5 8SH Proposed two storey single dwelling house, with single storey rear extension and porch to the existing property. Appeal against refusal Delegated decision	16/10/2023
34	Clifton	Worlds End House Worlds End Lane Bristol BS8 4TH Works including repair/replacement of lean-to roof, doors and windows, construction of single storey rear extension. Repair/refurbishment and re-ordering of interior, and external landscaping. Appeal against non-determination	16/10/2023

35	Clifton	Worlds End House Worlds End Lane Bristol BS8 4TH Works including repair/replacement of lean-to roof, doors and windows, construction of single storey rear extension. Repair/refurbishment and re-ordering of interior, and external landscaping. Appeal against non-determination	16/10/2023
36	Stoke Bishop	78 Shirehampton Road Stoke Bishop Bristol BS9 2DR Enforcement notice appeal for construction of enclosure to rear flat roof. Appeal against an enforcement notice	16/10/2023
37	Ashley	12 Cairns Crescent Bristol BS2 9QD Domestic extension to a C3 dwelling. Double storey rear extension with roof extension loft conversion to create 7 bedroom dwelling. Appeal against non-determination	17/10/2023
38	Frome Vale	7 Hedgemoad Close Bristol BS16 1ER Appeal against High Hedge comprising cypress leylandii trees affecting 8 Stokecliffe House, 114 Park Road. Appeal against high hedge	23/10/2023
39	Bishopston & Ashley Down	229 - 231 Gloucester Road Bishopston Bristol BS7 8NR New building to provide 2 no. residential flats with refuse/recycling, cycle storage and associated development. Appeal against non-determination	24/10/2023
40	Hillfields	25 Dominion Road Bristol BS16 3EP Demolition of existing garage and erection of one semi detached dwelling on land to the side of existing house. Appeal against refusal Delegated decision	25/10/2023
41	Bedminster	9-11 Rear Of, Flat A Cannon Street Bedminster Bristol BS3 1BH Application for a Lawful Development Certificate for an Existing Use or Operation or Activity - Use of the rear building as 4 flats; Flat A, B, C and D. Appeal against non-determination	27/10/2023

42	Bedminster	9 South Liberty Lane Bristol BS3 2SR Roof extension and conversion of upper floors from commercial, business, and services (Use Class E) to self-contained maisonette (Use Class C3), with associated works. Appeal against non-determination	30/10/2023
43	Brislington East	15 Hollywood Road Bristol BS4 4LF Change of use from a dwellinghouse used by a single person or household (C3a) to a large dwellinghouse in multiple occupation (sui generis) for up to eight people. Appeal against non-determination	31/10/2023
44	Horfield	489 Gloucester Road Horfield Bristol BS7 8UG Outline application for demolition of the existing buildings (4no. Houses in Multiple Occupation - Class C4) - and 1no. flat (Class C3) and erection of new building comprising 9 residential apartments (Class C3) and 7 small Houses in Multiple Occupation (Class C4); associated cycle parking, waste storage, landscaping and other works (all matters reserved). Appeal against refusal Delegated decision	02/11/2023
45	Henbury & Brentry	Land To Rear Of 2 Arnall Drive Bristol BS10 7AP Proposed new dwelling including demolition of existing garage. Appeal against non-determination	06/11/2023
46	Southville	36 - 38 East Street Bedminster Bristol BS3 4HE Variation of condition 9 (approved plans) in connection with 22/04197/F for Subdivision of ground floor to provide 2 no. commercial units: first and second floor and roof extension to provide new residential accommodation. Appeal against non-determination	07/11/2023
47	Windmill Hill	21 Hill Avenue Bristol BS3 4SN Construction of a rear roof extension and fitting of rooflights to form a loft conversion. Appeal against non-determination	08/11/2023
48	Southville	52 Bedminster Parade Bristol BS3 4HS Part conversion of ground floor from A1 use to C3. Appeal against non-determination	13/11/2023

49	Brislington West	59 Langton Road Bristol BS4 4ER Notification of Prior Approval for the erection of a single storey rear extension that would exceed beyond the rear wall of the original house by 5.4 metres, have a maximum height of 3 metres and have eaves that are 2.8 metres high. Appeal against non-determination	16/11/2023
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List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
50	Knowle	318 Wells Road Knowle Bristol BS4 2QG Proposed kitchen extraction from A3 Unit below. Appeal against refusal Delegated decision	Appeal dismissed 18/10/2023
51	Clifton Down	The Vincent Redland Hill Bristol BS6 6BJ Proposed retention of 2no. hoarding signs (temporary consent for 2 years). Appeal against refusal Delegated decision	Appeal allowed 12/10/2023
52	Henbury & Brentry	The Dower House Station Road Henbury Bristol BS10 7QJ Proposed 1no. detached 4 bedroom dwelling and garage with on-site parking and associated works. Appeal against non-determination	Appeal allowed 10/10/2023
53	St George West	Land At Junction Of Church Road And Chalks Road Bristol BS5 9EN Erection of a third floor to consented scheme 22/00111/X, to provide 1no. additional self-contained flat, including alterations to approved external appearance. Appeal against non-determination	Appeal dismissed 03/11/2023
54	Clifton	22 Regent Street Bristol BS8 4HG First floor single storey flat with a green roof and courtyard area above the ground floor shop extension to the rear of No. 22 Regent Street. To create an additional bedroom to the existing attic flat with a matching tiled mansard roof between 22 and 24 Regent Street. To renovate and restore the old shopfront to new arched windows to match previous existing. Appeal against refusal Delegated decision	Appeal dismissed 13/11/2023

55	Clifton	22 Regent Street Bristol BS8 4HG Additional first floor, single storey flat with a green roof and courtyard area above the ground floor shop extension to the rear of No. 22 Regent Street. To create an additional bedroom to the existing attic flat with a matching tiled mansard roof between 22 and 24 Regent Street. To renovate and restore the old shopfront to new arched windows to match previous existing. Appeal against refusal Delegated decision	Appeal dismissed 13/11/2023
56	Frome Vale	4 Grangewood Close Bristol BS16 2QN Erection of a detached two storey dwelling with parking facilities. Appeal against refusal Delegated decision	Appeal dismissed 13/10/2023
57	Stoke Bishop	Pavement South Side Clifton Down South West Of Junction With The Avenue Bristol BS8 3GH Proposed 5G telecoms installation: H3G 17m street pole and additional equipment cabinets. (BRC25452) Appeal against refusal Delegated decision	Appeal dismissed 13/11/2023
58	Hotwells & Harbourside	133 Hotwell Road Bristol BS8 4RU Change of use from Use Class E(b) (Restaurant) to Use Class C3 (Residential : 1 No self-contained maisonette). Appeal against refusal Delegated decision	Appeal dismissed 10/11/2023
59	Hartcliffe & Withywood	301 Bishport Avenue Bristol BS13 0PL Second storey side extension over existing attached garage. Appeal against conditions imposed Delegated decision	Appeal allowed 11/10/2023
60	Henbury & Brentry	Vicarage Station Road Henbury Bristol BS10 7QQ Demolition of existing buildings and provision of 14 no. 4 bedroom residential dwellings (Class C3), together with car parking, new vehicular access, communal amenity, landscaping, installation of plant, and other associated works. Appeal against non-determination	Appeal dismissed 01/11/2023
61	Horfield	188 Southmead Road Bristol BS10 5EA Certificate of proposed development for a hip to gable roof extension loft conversion with rear dormer, 3no. front roof lights and associated fenestrations. Appeal against non-determination	Appeal withdrawn 14/09/2023

62	Filwood	Land To Rear Of 32 - 36 Somermead Bristol Construction of 2 No. offices with storage. Appeal against refusal Delegated decision	Appeal dismissed 13/10/2023
63	Ashley	163 Gloucester Road Bishopston Bristol BS7 8BE Construction of decking and seating, and canopies over part of the rear garden. Appeal against refusal Delegated decision	Appeal dismissed 25/10/2023
64	Hotwells & Harbourside	33 Pooles Wharf Court Bristol BS8 4PB Installation of solar panels on south facing roof slope. Appeal against non-determination	Appeal allowed 11/10/2023
65	Avonmouth & Lawrence Weston	48 Station Road Shirehampton Bristol BS11 9TX Demolition of the existing workshop at the end of the rear garden of 48 Station Road and the construction of 2no. three bedroom dwelling houses (3b5p). Appeal against refusal Delegated decision	Appeal dismissed 03/11/2023
66	Clifton	Second Floor Flat 4 19 York Gardens Bristol BS8 4LN Proposed rear dormer and roof alterations Appeal against non-determination	Appeal allowed 09/11/2023