

DEVELOPMENT CONTROL COMMITTEE A

24 April 2024

REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE

LIST OF CURRENT APPEALS

Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Horfield	108 Wellington Hill West Bristol BS9 4SL Creation of an off street parking bay in the front garden and electric-vehicle charging point. Appeal against refusal Delegated decision	21/03/2024
2	Bishopston & Ashley Down	2 Seymour Mews 29 Seymour Road Bishopston Bristol BS7 9FE Single storey front extension. Appeal against refusal Delegated decision	22/03/2024
3	Redland	12 Queens Drive Bristol BS7 8JR 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 6 metres, have a maximum height of 2.70 metres, and have eaves that are 2.70 metres high. Appeal against refusal Delegated decision	09/04/2024

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
4	Avonmouth & Lawrence Weston	2 Ely Grove Bristol BS9 2LD Beech - Reduce crown by 40%, thin by 30% and lift to 5m TPO 1343. Appeal against refusal Delegated decision	TBA

Written representation

Item	Ward	Address, description and appeal type	Date lodged
5	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
6	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
7	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
8	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 Delegated decision	30/10/2023
9	Henbury & Brentry	Land To Rear Of 2 Arnall Drive Bristol BS10 7AP Proposed new dwelling including demolition of existing garage. Appeal against non-determination Delegated decision	06/11/2023
10	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
11	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

12	Southville	267 North Street Bedminster Bristol BS3 1JN Rear extension at second floor level and erection of new floor of residential; accommodation, refuse/recycling and cycle store and ancillary development. Appeal against non-determination	20/11/2023
13	Lockleaze	85 Hogarth Walk Bristol BS7 9XS Application for a Lawful Development Certificate for a Proposed Use or Development - A change of use from dwelling (C3) to small HMO (C4) is proposed. A 3 metre deep single-storey extension is proposed to the rear of the house. Appeal against non-determination Delegated decision	22/11/2023
14	St George Central	361 Two Mile Hill Road Bristol BS15 1AF Application for a Certificate of Proposed Development - change of use of the rear area of the shop into a 1 bedroom flat. Appeal against non-determination	20/12/2023
15	Southville	76 East Street Bedminster Bristol BS3 4EY Change of use of part of ground floor retail space, and first floor ancillary office space, to a small house in multiple occupation for up to 6 people (Use Class C4), including the erection of front and rear roof extensions to create second-floor accommodation. Alterations to shopfront to create new access. Appeal against non-determination Delegated decision	03/01/2024
16	Bedminster	South Bristol Retail Park Wedlock Way Bristol BS3 2LQ Variation of Conditions 14 (opening hours) and 15 (drive-thru serving hours) of permission 22/01002/F, which approved the erection of a new building with a drive-thru facility and associated works to site layout - now proposed change to hours to allow opening from 05:00 - 23:00, seven days per week. Appeal against refusal Delegated decision	11/01/2024
17	Eastville	59 Grove Park Terrace Bristol BS16 2BL Application for a Certificate of Proposed Development - Conversion of an existing detached garage into a home office and storeroom. Appeal against non-determination	15/01/2024

18	Central	39 - 40 High Street City Centre Bristol BS1 2AT Change of use from public house to nine bedroom boutique hotel. Erection of part fourth floor to create a further bedroom and outside space. Appeal against non-determination	15/01/2024
19	Southville	2 Stillhouse Lane Bristol BS3 4EB Change of use from Commercial Workshop to 5no. Residential Apartments. Appeal against refusal Delegated decision	18/01/2024
20	Central	14 Highbury Villas Kingsdown Bristol BS2 8BX Application for a Lawful Development Certificate for an Existing Use as a 7 Bed sui generis HMO. Appeal against non-determination Delegated decision	22/01/2024
21	Brislington East	8 St Brelades Grove Bristol BS4 4QJ First floor rear extension. Appeal against non-determination Delegated decision	29/01/2024
22	Bishopston & Ashley Down	74 Oak Road Bristol BS7 8RZ Partial demolition of the existing building and the construction of a three storey building containing 6no. flats. Appeal against refusal Delegated decision	30/01/2024
23	Ashley	171 - 175 Gloucester Road Bishopston Bristol BS7 8BE Application for Outline Planning Permission with some matters reserved - Erection of 9no. self-contained flats (Use Class C3) with access, and associated cycle parking and bin storage. Approval sought for Access, Appearance, Layout and Scale. With all other matters reserved. Appeal against non-determination	13/02/2024
24	Brislington West	25 Braikenridge Road Bristol BS4 3SW 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	20/02/2024

25	Easton	Black Swan 438 Stapleton Road Easton Bristol BS5 6NR Retention of wall-mounted poster advertising display (non-illuminated). Appeal against refusal Delegated decision	22/02/2024
26	Brislington West	17 Bloomfield Road Bristol BS4 3QA Change of use from a residential dwelling (C3a) to a large house in multiple occupation (sui generis) for up to seven people, including the erection of an L-shaped rear roof and ground floor extension. Appeal against refusal Delegated decision	26/02/2024
27	St George West	The Orchards Bakery And Co 51 Clouds Hill Road St George Bristol BS5 7LE Erection of a ground floor rear extension and the change of the ground floor from commercial, business and service (Use Class E) to 2no. self-contained flats. Appeal against non-determination Delegated decision	27/02/2024
28	Southville	Claro Homes 11 - 16 Philip Street Bedminster Bristol BS3 4EA Proposed replacement of external escape staircase, to replace existing (located in a different location on the building) Appeal against non-determination	27/02/2024
29	St George West	Land To Rear Of 2 To 2A Howard Avenue Bristol BS5 7BB Proposed new two bedroom dwelling. Appeal against refusal Delegated decision	04/03/2024
30	Southville	49 Exeter Road Southville Bristol BS3 1LY First floor extension and loft conversion at rear. Appeal against non-determination Delegated decision	04/03/2024
31	Avonmouth & Lawrence Weston	5 East Street Avonmouth Bristol BS11 9AN Erection of a two-storey side extension, single-storey rear extension, and 2no. dormer roof extensions, and the change of use to a 9-person large dwelling house in multiple occupation (sui generis). Appeal against non-determination	06/03/2024

32	Redland	102 Gloucester Road Bishopston Bristol BS7 8BN Demolition of western part of former chapel and single storey extension and construction of a three-storey extension comprising 9 dwellings (5 small houses in multiple occupation (use class C4) and 4 large houses in multiple occupation (sui generis)), retention of 225sqm of Commercial, Business and Service floorspace (use class E), external alterations, associated access and landscaping works. Appeal against non-determination	07/03/2024
33	Hengrove & Whitchurch Park	11 Elderberry Close Bristol BS14 0FX Erection of a side boundary wall. Appeal against non-determination Delegated decision	11/03/2024
34	Lockleaze	1 Bonnington Walk Bristol BS7 9XF Erection of an attached dwelling house (Use Class C4) HMO, and the erection of a single storey rear extension to existing dwelling. Appeal against refusal Delegated decision	12/03/2024
35	Henbury & Brentry	13 Charlton Lane Bristol BS10 6SG Demolition of existing house and construction of 4 dormer bungalows (C3) including altering of access off Rose Acre. Appeal against refusal Delegated decision	12/03/2024
36	Horfield	5 Jocelyn Road Bristol BS7 0HW Change of use from a dwellinghouse (C3a) to a small dwellinghouse in multiple occupation (C4) for 3-6 people. Appeal against non-determination	13/03/2024
37	Brislington East	28 Woodside Road Bristol BS4 4DP Proposed additional storey and external access to the existing single storey side extensions to form 2, 1 bedroom apartments with dedicated garden space (Self - Build). Appeal against refusal Delegated decision	18/03/2024
38	Knowle	84 Kingshill Road Bristol BS4 2SN Application for a Lawful Development Certificate for a proposed hip to gable roof extension with dormer. Appeal against refusal Delegated decision	19/03/2024

39	Lockleaze	357 Filton Avenue Bristol BS7 0BD Change of use of part of the Ground Floor to Takeaway use (Sui Generis), and part of the Ground and First Floors to an 8-bedroom HMO (Sui Generis); new extract flue for Takeaway. Extension of existing 2-bedroom flat to create a 3-bedroom flat. Appeal against refusal Delegated decision	19/03/2024
40	Easton	71 Battersea Road Bristol BS5 6AJ 5 new dwellings. Appeal against refusal Delegated decision	19/03/2024
41	Clifton Down	Flat Alma Church St Johns Road Clifton Bristol BS8 2ES Application for a Certificate of Proposed Development - Replace four single glazed windows with double glazed uPVC windows in the flat, on the first floor, at the back of the old church. Appeal against refusal Delegated decision	21/03/2024
42	Hillfields	45 Mayfield Park North Speedwell Bristol BS16 3NH Change of use from residential care home (use class C2) to residential dwelling (use class C3). Appeal against non-determination	26/03/2024
43	Hillfields	11 The Greenway Bristol BS16 4EZ Application for variation of Condition Nos. 11 (No further extensions) following grant of planning permission 22/00457/F (Double storey side extension together with change of use from C3 dwelling house to Sui Generis large HMO for up to 7 people). Appeal against non-determination	26/03/2024
44	Bishopsworth	27C And 27D Bridgwater Road Bristol BS13 7AQ Two storey side extension to existing two storey block consisting 2 flats to provide additional bedroom and living accommodation to each flat Appeal against non-determination	26/03/2024
45	Windmill Hill	3 Cotswold Road Bristol BS3 4NX Proposed dropped kerb with access to Cotswold Road, basement room converted into garage. Access to garden location changed at rear (new door installed). Roof rebuild & addition of dormer bedroom to rear with windows. Appeal against non-determination	27/03/2024

46	Hotwells & Harbourside	3 Christina Terrace Bristol BS8 4QB Certificate of proposed use for - Replace the existing red double roman clay tiles, battens and roofing felt/underlay with new double roman colour rustic / old English dark red concrete tiles, underlay and new battens. Insert two roof lights 550 x 980mm, Velux, top hung, clear glass, black frame finish. Re-render parapet walls and repoint chimneys. Smooth render finish. Repair / replace parapet wall coping stones with concrete coping stones. Repair / replace soffit and fascia with black uPVC. Replace gutters and down pipes with new black round. Repair leadwork as required. Appeal against refusal Delegated decision	27/03/2024
47	Bishopsworth	27 Tugela Road Bristol BS13 7BX 2 storey side extension. Appeal against non-determination	28/03/2024
48	Easton	14 Milton Park Bristol BS5 9HQ Proposed 1no. two bedroom dwelling and associated works, and conversion of an existing dwelling to seven units of private sector emergency accommodation. Appeal against refusal Delegated decision	03/04/2024
49	Brislington West	515 - 517 Stockwood Road Brislington Bristol BS4 5LR Application for Outline Planning Permission With Some Matters Reserved - For the erection of 58no. residential apartments with associated works. Approval sought for the matters of Access, Layout, Scale, and Appearance. Appeal against non-determination Delegated decision	04/04/2024
50	Brislington West	515 - 517 Stockwood Road Brislington Bristol BS4 5LR Application for outline planning permission with some matters reserved. Outline application for the erection of a five-storey building comprising 7no. self-contained flats (Access, Layout, Scale, and Appearance to be determined). Appeal against non-determination	04/04/2024
51	Redland	1A Linden Road Westbury Park Bristol BS6 7RJ T1 - Beech - Reduce height and width of crown by 50%. Appeal against refusal Delegated decision	09/04/2024

52	Redland	6 Redland Hill Redland Bristol BS6 6UY Application for a Lawful Development Certificate for an Existing Use or Operation or Activity - Use as 4 flats - Flat 1 Ground Floor Flat, Flat 2 1st Floor Flat, Flat 3 First Floor Flat, Flat 4 2nd Floor Flat. Appeal against non-determination	11/04/2024
53	Cotham	Flat 2 Austin House 52A Cotham Road Bristol BS6 6DW Installation of replacement UPVC windows in the rear bedrooms, kitchen and bathroom. Appeal against refusal Delegated decision	12/04/2024

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
54	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	Appeal dismissed 11/03/2024
55	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	Appeal dismissed 27/03/2024
56	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	Appeal dismissed 11/04/2024
57	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 Delegated decision	Appeal dismissed 08/03/2024

58	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	Appeal dismissed 12/04/2024
59	Southville	Top Floor Flat 7 Acramans Road Bristol BS3 1DQ Loft extension. Appeal against refusal Delegated decision	Appeal allowed 10/04/2024
60	Windmill Hill	1 Somerset Terrace Bristol BS3 4LL Loft conversion with concealed roof terrace. Appeal against refusal Delegated decision	Appeal dismissed 04/03/2024
61	Clifton	9 Church Lane Clifton Bristol BS8 4TX Removal of existing roof and installation of loft extension to create accommodation. Appeal against refusal Delegated decision	Appeal dismissed 05/03/2024
62	Stoke Bishop	37 Glenavon Park Bristol BS9 1RW Proposed side infill single storey extension, front porch, roof replacement including raising the height and external alterations to fenestration (including velux windows), rear doors and dormer roof extensions (revision of consent granted 22/02387/H). Appeal against refusal Delegated decision	Appeal allowed 07/03/2024 Costs not awarded
63	Hartcliffe & Witherwood	2A Vigor Road Bristol BS13 9QH Conversion of double garage into a 1 bed dwelling. Appeal against refusal Delegated decision	Appeal dismissed 19/03/2024
64	Redland	7 Glentworth Road Redland Bristol BS6 7EG Alterations to the front garden area and boundary wall to accommodate one no. off street parking space (resubmission of application 21/06021/H). Appeal against refusal Delegated decision	Appeal dismissed 08/04/2024

65	Redland	1 Egerton Road Bristol BS7 8HN Removal of existing rear lean-to and replacement with single storey full width rear extension. Proposed new mansard roof to replace existing hip roofs. Appeal against refusal Delegated decision	Appeal allowed 08/03/2024
66	Horfield	7 Maskelyne Avenue Bristol BS10 5BY Change of use from small house in multiple occupation (C4) to a large house in multiple occupation (sui generis) with a loft conversion and provision of cycle parking and bin storage. Appeal against non-determination	Appeal allowed 12/04/2024
67	Hillfields	Land Adjoining Barton Hill Rugby Club Duncombe Lane Bristol BS15 1NS Application to determine if prior approval is required for the proposed installation of a 20 metre Swann Column monopole with 6 no. antennas and 4 no. dishes, together with 6no. cabinets, fencing and associated ancillary works. Appeal against refusal Delegated decision	Appeal dismissed 11/04/2024
68	Bishopsworth	33 Headley Lane Bristol BS13 7QL Remove out buildings and construct single storey rear and side extension. Appeal against non-determination Delegated decision	Appeal allowed 12/04/2024
69	Horfield	5 Bishopthorpe Road Bristol BS10 5AA Change of use from small house in multiple occupation (C4) to a large house in multiple occupation (sui generis) with a loft conversion and provision of off-street car parking, cycle parking and bin storage. Appeal against non-determination	Appeal allowed 09/04/2024
70	Filwood	3 Kenmare Road Bristol BS4 1PD Double storey extension to side. Appeal against refusal Delegated decision	Appeal dismissed 05/04/2024
71	Westbury-on-Trym & Henleaze	2 Broadway Avenue Bristol BS9 4SU Hip-to-gable loft conversion with rear dormer. Appeal against refusal Delegated decision	Appeal dismissed 10/04/2024

72	Easton	37 Chelsea Park Bristol BS5 6AH Proposed front dormer. Appeal against refusal Delegated decision	Appeal allowed 08/04/2024
73	Bishopsworth	24 Hillyfield Road Bristol BS13 7QF Single storey side and rear extensions. Appeal against non-determination Delegated decision	Appeal withdrawn 25/03/2024