

DEVELOPMENT CONTROL COMMITTEE B

26 June 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	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
3	Bishopsworth	141 Headley Lane Bristol BS13 7PH Demolish existing outbuildings and erect a single storey detached outbuilding, for use as annexe, office and games room. Appeal against refusal Delegated decision	24/04/2024
4	Southville	48 St Johns Road Bedminster Bristol BS3 4JJ Loft conversion with rear dormer. Appeal against refusal Delegated decision	17/05/2024
5	Hengrove & Whitchurch Park	36 Shortwood Road Bristol BS13 0QJ Two storey side extension and rendering. Appeal against refusal Delegated decision	21/05/2024

6	Stoke Bishop	31 Sea Walls Road Bristol BS9 1PG Erection of roof extension to front. Appeal against refusal Delegated decision	31/05/2024
7	Westbury-on-Trym & Henleaze	17 Briarwood Bristol BS9 3SS Demolition of existing conservatory and erection of a single storey rear and part side extension with raised balcony to the rear. Removal of existing bay window to front elevation and replacement with new bay window. Appeal against refusal Delegated decision	07/06/2024

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
8	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
9	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	TBA
10	Brislington West	Keynsham Garden Centre Bath Road Brislington Bristol BS31 2AD Application for Outline Planning Permission with some matters reserved - for the demolition of existing buildings, removal of surface parking, and erection of buildings to accommodate 4,765 sq.m of commercial buildings (flexible Use Class E/B2/B8) with associated bins and bike stores. Associated hard and soft landscaping. Vehicular access from the A4 Bath Road. Approval sought for the matters of Access. Appeal against non-determination	30/07/2024
11	Avonmouth & Lawrence Weston	8 - 10 Station Road Shirehampton Bristol BS11 9TT Redevelopment of the site to include care home with associated facilities, works to include access, parking and landscaping. Appeal against refusal Delegated decision	03/09/2024

Written representation

Item	Ward	Address, description and appeal type	Date lodged
12	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
13	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
14	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
15	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
16	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
17	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

18	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
19	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
20	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
21	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
22	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
23	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

24	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
25	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
26	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
27	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
28	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
29	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

30	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
31	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
32	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
33	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
34	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
35	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
36	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

37	Easton	71 Battersea Road Bristol BS5 6AJ 5 new dwellings. Appeal against refusal Delegated decision	19/03/2024
38	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
39	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
40	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
41	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
42	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

43	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
44	Cotham	Flat 1 32 Sydenham Road Cotham Bristol BS6 5SJ Replace the existing external wooden framed single glazed windows to UPVC double glazed windows and the existing external wooden door to a Composite material. Appeal against refusal Delegated decision	15/04/2024
45	Brislington West	584 Bath Road Brislington Bristol BS4 3LE Extension and conversion of existing garage into self-contained two-bedroom dwellinghouse (Use Class C3), with associated works. Appeal against refusal Delegated decision	19/04/2024
46	Westbury-on-Trym & Henleaze	203 Wellington Hill West Bristol BS9 4QL Enforcement notice appeal for the erection of a single storey extension to the front of the building used in association with the commercial ground floor unit. Appeal against an enforcement notice	23/04/2024
47	Brislington West	588 Bath Road Brislington Bristol BS4 3LE Conversion of outbuilding to dwellinghouse (Use Class C3) with associated works. Appeal against refusal Delegated decision	24/04/2024
48	Cotham	61A Kingsdown Parade Bristol BS6 5UG Replacement windows and repair/replacement of external render (sage green). Appeal against refusal Delegated decision	02/05/2024
49	Filwood	5A Somer Lane Bristol BS3 5DL Proposed conversion of residential annexe to a separate dwelling (resubmission of application 22/01840/F). Appeal against refusal Delegated decision	07/05/2024

50	Horfield	8 Cordwell Walk Bristol BS10 5BZ Erection of two dwellings (use class C3) to the side of 8 Cordwell Walk (resubmission of 21/05005/F amended scheme). Appeal against refusal Delegated decision	07/05/2024
51	Redland	Garage 10 Lying To The South West Of Cossins Road Bristol BS6 7LY Redevelopment of existing garages to provide 6 dwellings with associated parking and landscaping. Appeal against refusal Delegated decision	08/05/2024
52	Lawrence Hill	90 West Street St Philips Bristol BS2 0BW Application to approve details in relation to condition 2, 4 and 5 of permission 18/06186/F Resubmission of application 17/04953/F - construction of 12no. flats, 2 retail units and addition of one storey to 90 West Street. Appeal against refusal Delegated decision	08/05/2024
53	Hartcliffe & Witherwood	55 Highridge Road Bishopsworth Bristol BS13 8HJ Removal of garage and erection of new dwelling (C3) (resubmission of application no. 22/02719/F). Appeal against refusal Delegated decision	08/05/2024
54	Henbury & Brentry	142 Chakeshill Drive Bristol BS10 6PG Erection of 1no. attached 3-bedroom dwelling with parking and associated works. Appeal against refusal Delegated decision	10/05/2024
55	Ashley	Wadham Mansions Balmoral Road Bristol BS7 9AU New building alongside Wadham Mansions containing 1 no. 2 bedroom maisonette and 2 no. studio flats. Appeal against refusal Delegated decision	13/05/2024
56	Redland	87A Redland Road Bristol BS6 6RD Conversion of existing maisonettes into 2no. Houses in Multiple Occupation (HMO) containing 6no. bedrooms (Use Class C4) and 7no. bedrooms (sui generis) respectively, with associated bin and bike storage. Appeal against refusal Delegated decision	20/05/2024

57	Bedminster	Unit D South Bristol Retail Park Winterstoke Road Bristol BS3 2LQ Enforcement notice appeal for installation of telecoms mast. Appeal against an enforcement notice	30/05/2024
58	Southville	138 East Street Bedminster Bristol BS3 4ET Change of use of first floor offices, associated with amusement arcade (use Class Sui Generis) to 1 No self contained flat together with the construction of a second self-contained flat over the first floor (all Use Class C3). Appeal against refusal Delegated decision	03/06/2024
59	Eastville	Land Adjacent To 113 Small Lane Bristol BS16 1AW Proposed erection of a detached dwelling house. Appeal against refusal Delegated decision	03/06/2024
60	Cotham	11 Collingwood Road Redland Bristol BS6 6PB Erect a new steel stair with a privacy screen to replace the previous rotten wooden stair that had no privacy screen. Appeal against refusal Delegated decision	13/06/2024
61	Clifton Down	56B Hampton Park Bristol BS6 6LJ Erection of freestanding electric roller type double garage door and fence with associated pedestrian access gate to secure the rear of the property and private parking. Appeal against refusal Delegated decision	14/06/2024
62	Lawrence Hill	Land At Rear Of 4 Warwick Avenue Bristol BS5 0YD New single storey dwelling (C3) to replace previously existing garage. Appeal against refusal Delegated decision	14/06/2024

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
63	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

64	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	Appeal dismissed 15/04/2024
65	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
66	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	Appeal allowed 31/05/2024
67	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 Delegated decision	Appeal allowed 23/04/2024
68	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	Appeal dismissed 22/04/2024
69	Southville	Top Floor Flat 7 Acramans Road Bristol BS3 1DQ Loft extension. Appeal against refusal Delegated decision	Appeal allowed 10/04/2024
70	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	Appeal dismissed 14/05/2024 Costs not awarded

71	Southville	2 Stillhouse Lane Bristol BS3 4EB Change of use from Commercial Workshop to 5no. Residential Apartments. Appeal against refusal Delegated decision	Appeal dismissed 19/04/2024 Costs not awarded
72	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
73	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
74	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
75	Brislington East	8 St Brelades Grove Bristol BS4 4QJ First floor rear extension. Appeal against non-determination Delegated decision	Appeal dismissed 13/05/2024
76	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
77	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	Appeal allowed 15/05/2024

78	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
79	Filwood	3 Kenmare Road Bristol BS4 1PD Double storey extension to side. Appeal against refusal Delegated decision	Appeal dismissed 05/04/2024
80	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
81	Easton	37 Chelsea Park Bristol BS5 6AH Proposed front dormer. Appeal against refusal Delegated decision	Appeal allowed 08/04/2024
82	Southville	49 Exeter Road Southville Bristol BS3 1LY First floor extension and loft conversion at rear. Appeal against non-determination Delegated decision	Appeal allowed 03/06/2024
83	Hengrove & Whitchurch Park	11 Elderberry Close Bristol BS14 0FX Erection of a side boundary wall. Appeal against non-determination Delegated decision	Appeal dismissed 10/06/2024
84	Bishopston & Ashley Down	2 Seymour Mews 29 Seymour Road Bishopston Bristol BS7 9FE Single storey front extension. Appeal against refusal Delegated decision	Appeal dismissed 09/05/2024
85	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	Appeal allowed 04/06/2024

86	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 Delegated decision	Appeal dismissed 10/06/2024
87	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 Delegated decision	Appeal dismissed 05/06/2024
88	Bishopsworth	27 Tugela Road Bristol BS13 7BX 2 storey side extension. Appeal against non-determination Delegated decision	Appeal dismissed 10/06/2024
89	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 Delegated decision	Appeal withdrawn 21/05/2024
90	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	Appeal allowed 13/06/2024