





NOTICE OF DECISION

This Notice of Decision is divided into two sections:

- (1) Details of Approval or Refusal; and
- (2) Details of any Conditions and/or Reasons

The two parts of this Notice should never be separated

DETAILS OF DECISION ON AN APPLICATION (PART 1)

<u>Decision:</u>	REFUSED
<u>Application No:</u>	1378F/89C
<u>Type of Application:</u>	<u>FULL PLANNING</u>
<u>Site Address:</u>	11/13 Whiteladies Road, Clifton, Bristol
<u>Description of Development:</u>	Erection of three storey office building with associated car parking
<u>Agent:</u>	
<u>Applicant:</u>	
<u>Committee/Decision Date:</u>	28.7.89
<u>File Reference:</u>	W/006

The reason(s) for refusal associated with this decision are attached


DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 1378F/89C

DECISION: REFUSED

The following reason(s) for refusal are associated with this decision:

- (1) Development is contrary to the Whiteladies Road Conservation Area Policy whereby to assist Conservation Area objectives control policies along the Whiteladies Road frontage below Oakfield Road and Tyndalls Park Road junction should be exercised so as to allow some modest extension of office use, where this would materially assist building preservation and the improvement of the environment and would not be prejudicial from other aspects. The development is too large representing an over intensive use of the site with the building unsensitively located in respect of the existing buildings, due to its close proximity and therefore would adversely affect the amenity of the occupants. The development would also be out of scale and character with the existing properties backing onto this rear garden area. The modest conservation gain at the front does not compensate for the loss of the rear and as such the development will neither preserve or enhance the character of the Conservation Area.
- (2) The proposal is likely to be detrimental to the amenities of nearby residential occupiers for the reason that the design of the proposed development and its proximity to the existing adjoining properties would be likely to lead to overlooking of those properties and consequent loss of their amenities.
- (3) The proposal if permitted would create an undesirable precedent making applications of a similar nature on similar site were difficult to refuse. In this particular location this would be likely to have a cumulative detrimental effect on the Conservation Area.


Assistant City Planning Officer (Development Control)

Brunel House, St. George's Road, Bristol BS1 5UY
Telephone: (0272) 222000 - Please ask for Planning Reception

Date of Notice: 31.7.89

Please note that this Notice relates only to the Council's decision in relation to the Town and Country Planning Acts and NOT to any similar proposal which may be being considered under the Building Regulations

IT IS IMPORTANT THAT YOU SHOULD READ THE ENCLOSED NOTES