



# 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 (PART1)

<u>Decision :</u>	REFUSED
<u>Application No:</u>	02/00459/F
<u>Type of Application:</u>	Full Planning
<u>Site Address:</u>	Rear Of, 11-13 Whiteladies Road, Clifton, Bristol.
<u>Description of Development:</u>	Erection of first floor extension to single storey building at rear, to provide additional office accommodation.
<u>Applicant:</u>	<div style="background-color: black; width: 100%; height: 40px;"></div>
<u>Agent</u>	White Young Green Planning Ropemaker Court, 12 Lower Park Row, Bristol, BS1 5BN.
<u>Committee/Delegation Date:</u>	24.04.02
<u>File Reference:</u>	W6

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

## DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 02/00459/F

DECISION: REFUSED

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

### Reason(s)

1. The proposed first floor extension by virtue of its size and position in relation to the garden area of No 21 Elmdale Road would have an overbearing and adverse impact on the amenity and outlook of the occupiers of that dwelling and is therefore contrary to Policy CS6 of the Bristol Local Plan.
2. The proposed first floor extension, by virtue of its height and external appearance would obscure views of the period buildings located to the rear of the site and would represent an ungainly addition to the building. The proposal would detract from the character and appearance of the Whiteladies Road Conservation Area and thus would be contrary to Policy B13 of the Bristol Local Plan.
3. The proposed first floor extension of the annexe building will cause damage to a mature tree, which will be to the detriment of the quality and character of the local landscape in the Whiteladies Road Conservation Area. The proposal is therefore contrary to Policy NE3 of the Bristol Local Plan.

### Advice(s)

1. A05 Refused Applications Deposited Plans/Documents

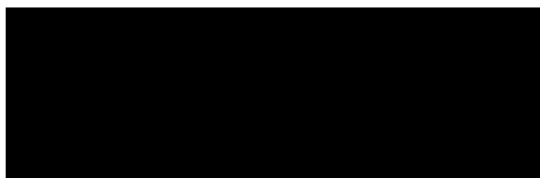
The plans that were formally considered as part of the above application are as follows:-

site location plan received and dated 07/02/02; indicative proposed first floor annexe drawing received and dated 07/02/02; Drawing Nos 01220-PL01-02; 01220-PL04-05; 01220PL06A; 01220PI07-8;

2. To lessen the impact that the first floor extension will have on the amenity of the adjoining garden area, the applicant is advised to off-set the first floor rear elevation by a minimum of 2 metres from the eastern boundary.
3. A resubmission of the planning application should adopt a more sympathetic approach to the elevation detail. The applicant is advised to contact the Case Officer on 01179 223058 to discuss the resubmission of the planning application.
4. Any resubmitted planning application should include supporting information which enables the Local Planning Authority to assess the impact that the raising of the roof of the building will have on the horse chestnut tree (the canopy of which extends above the building) and which details the necessary programme of works to the tree. Please note that any works to the tree should have regard to the overall appearance of the tree and should not result in the tree having an unbalanced appearance.

DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 02/00459/F



Head of Planning Services

Brunel House, St. George's Road, Bristol BS1 5UY  
Telephone: (0117) 9222000 - please ask for Planning Reception

Date of Notice: 30.04.02

Please note that this notice relates only to the Council's decision in relation to the Town and Country Planning Acts and is NOT A BUILDING REGULATIONS APPROVAL. Building Regulations Approval will almost certainly be required. If in any doubt please contact us on the above number.

IT IS IMPORTANT THAT YOU SHOULD READ THE ENCLOSED NOTES