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CITY AND COUNTY OF BRISTOL

Date of Notice 7th September 1973

Application No. 3967/73



Tel. 26031

- 5 SEP 1973

NOTICE OF DECISION UPON PROPOSED DEVELOPMENT

Proposal Single storey extension to rear of existing works to provide storage area;

at 265 Church Road, Redfield, Bristol, 5

Applicant: Name [REDACTED]

Address [REDACTED]

Owner (if other than applicant) Name [REDACTED]

Address [REDACTED]

PART 1. BUILDING REGULATIONS 1965 AND STATUTORY ENACTMENTS (Excluding the Town and Country Planning Acts and Regulations).

The proposal is PASSED under this heading:

~~The Proposal does not comply with the requirements of the Building Regulations or Statutory Enactments referred to hereunder and is REJECTED for the following reason(s):~~

Without prejudice to the rights of the adjoining owners.

Plumbing and drainage to be to my satisfaction.

Subject to the building being used solely for the purpose of a conservatory.

Roof to satisfy C.10 of Building Regulations.

YOU SHOULD NOTE THAT BUILDING WORK CANNOT PROCEED UNTIL PLANNING APPROVAL HAS BEEN OBTAINED.

It is hereby stated that the passing of such proposal operates as approval thereof only for the purposes of the requirements of the Building Regulations 1965 and of any section of the Public Health Act, 1936, as is referred to in Section 64, Sub-Section (1) of that Act, and Sections 30, 31 and 33 of the Public Health Act, 1961.

PART 2. TOWN AND COUNTRY PLANNING ACTS AND REGULATIONS.

This proposal is ~~REJECTED~~ for the following reasons:-

1. the proposal represents an over intensive use of the site;
2. the application, if approved, would lead to an expansion and consolidation of a non-conforming use in an area zoned for residential purposes;
3. the increased storage facilities would involve additional loading and unloading on a busy highway with resultant congestion and traffic danger.

IT IS IMPORTANT YOU SHOULD READ THE NOTES OVERLEAF