

## **Planning Application :**

### **Details**

#### **Address of Proposal**

Hillbreeze, Sharpstone Lane, Freshford, Bath, Bath And North East Somerset, BA2 7UA

#### **Proposal**

Alterations to fire damage property to include erection of an extension with bathroom and kitchen and installation of new roof. Erection of a storage building.

#### **Type of Application**

Full Application.

#### **Related Information**

##### Planning Constraints

Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, All Public Rights of Way Records, Conservation Area, Housing Development Boundary, MOD Safeguarded Areas, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones

#### **NB**

The development lies within the Neighbourhood Plan Area - and as such is subject to the criteria specified in the Village Design Statement. (This has been omitted in error from Related Information)

#### **Comments**

**As with any planning application, Freshford Parish Council is bound to consider the application as lodged and to determine its findings on the basis of the documents placed in the public domain.**

**The view of FPC is that the application is defective in form and content:**

**There is no Design and Access statement lodged with the Application  
There is no indication at all of how the application conforms to the Village Design Statement.**

**There is no clear indication of how the historic fabric of the building is to be preserved where this is possible.**

**There are insufficient details of craftsmanship and materials. The proposed build looks entirely out of character in the landscape and is insensitive to the physical and environmental context of the site.**

**The build appears to effectively double the existing footprint of the residence and as such represents a significant and unacceptable increase in volume. No comprehensive figures are given to show the total volume increase as compared to what now exists.**

**There is no explanation as to why a storage shed should be built. It appears to be disproportionate in size with a height of over 5 metres and its proposed aluminium shells not sensitive to its physical and environmental location**

**The Applicant asserts in the Form of Application that :**

***There is no reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site.***

***and***

***There are no trees or hedges on the proposed development site.  
There are no trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character.***

***The Parish Council takes the view that these statements are inaccurate.***

***The Parish Council share too the concerns expressed by those who have lodged Comment/Objection and ask that due weight be given to the matters raised.***

***Taking all these factors into account the FPC OBJECT to this application in the form submitted for these reasons:***

***The Application is defective in its present form.***

***The build as proposed is “inappropriate development” and is not a positive addition to the landscape and is out of character in the Conservation Area.***

***The application is not in compliance with the Village Design Statement.***

***Environmental concerns have not been acknowledged or addressed.***

***The build exceeds significantly the One Third Guideline of volume increase.***

---