

## Planning Report May 2021

*Note: Comments circulated to councillors via email and, as no issues were raised, these have been submitted to Planning as consultation periods were ending.*

**Application Reference:** 21/01526/FUL

**Address of Proposal:** Wayside, Park Corner, Freshford, Bath, Bath And North East Somerset, BA2 7UP

**Proposal:** Erection of a single car port, a storm porch and workshop/shed, addition of render and cedar cladding and replacement of windows with double glazed, sash frames.

**Type of Application:** Full Application

**Planning Constraints:** Agric Land Class 1,2,3a, Housing Development Boundary, LLFA - Flood Risk Management, MOD Safeguarded Areas, Neighbourhood Plan, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE2 AONB, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones

### **Key points:**

- The proposal is to replace a carport and shed that previously existed on the site but have now been removed.
- The applicant makes reference to numerous outbuildings that neighbouring properties have in their rear gardens, as setting a precedent. The most notable of which belonging to Fair Lawn, which received approval for a very similar workshop / shed under application 18/03146/FUL.
- Energy improving measures to homes are in keeping with the Neighbourhood Plan and parish council's declaration of a climate emergency.

### **Comments:**

- The proposals are sympathetic and would improve both the look of the building and its level of energy consumption.

### **Recommendation:**

Support

**Application:** 21/02061/LBA

**Address of Proposal:** Iford Manor, Iford Lane, Freshford, Bath, Bradford-on-avon, Bath And North East Somerset, BA15 2BA

**Proposal:** Discharge of condition 8 of application 18/00839/LBA (Internal and external alterations for the relocation of existing cafe to new ancillary cafe (through conversion and new build); demolition of modern outbuilding; re-use and repair of Great Barn as heritage welcome centre; and associated landscaping works including alterations to boundary walls to create new pedestrian and disabled access, and alteration to car park entrance).

**Type of Application:** LB Discharge of Condition

**Comments:**

- This appears to be a very straight forward application. For which we have no concerns.

**Recommendation:**

Support