

Planning Report October 2022

Planning Application Reference: 22/03493/FUL

Address of Proposal

The Cottage , Pipehouse Lane, Freshford, Bath, Bath And North East Somerset, BA2 7UH

Proposal

Erection of a bungalow with facilities for the disabled.

Type of Application

Full Application

Planning Constraints

Agric Land Class 1,2,3a, Colerne Airfield Buffer, Housing Development Boundary, MOD Safeguarded Areas, Neighbourhood Plan, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, SSSI - Impact Risk Zones

Key points –

- The site is within the Southern settlement boundary. However the proposed access is off Ashes Lane, and outside of the settlement boundary.
- The proposal is for a 2 bedroom property, which although a specific need for this size of property is identified in the NP, rarely come forward. In addition it is for a bungalow which are sought after by older community members but in increasingly short supply.

Comments –

- One objection raised. Concerns regards possible overlooking.
- The site has a long planning history.
- The parish council supported a similar application made in 2016, which was subsequently refused by the planning officer and at appeal. The key reasons being; the proposal was considered to represent inappropriate development in the Green Belt, and the need to remove a section of hedgerow to create a new access.
- A key difference with the previous application is the proposed accessed was previously off Pipehouse Lane.
- The proposal will incorporate disabled facilities which it says would be for the benefit of a family member.

Recommendations –

- Discuss with the benefit of input from councillors who know the history of the site.

Planning Application Reference: 22/03539/FUL

Address of Proposal

Glen Cottage , Rosemary Lane, Freshford, Bath, Bath And North East Somerset, BA2 7UD

Proposal

Replacement single storey side extension with PV panels to the roof. First storey & side extension to the existing rear room. Internal reconfiguration, recladding of existing dormers and replacement of existing windows with double glazed units.

Type of Application

Full Application

Planning Constraints

Agricultural Land Classification, Colerne Airfield Buffer, Conservation Area, LLFA - Flood Risk Management, MOD Safeguarded Areas, Neighbourhood Plan, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE3 SNCI, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, SSSI - Impact Risk Zones

Key points –

- Previous extensions are pre 1949 so considered 'Original' dwelling volume, and the additional volume therefore less than one third.

Comments –

- No objections raised.
- We believe this is a considered contemporary revision and extension utilising quality materials.

Recommendations –

- Support

Planning Application Reference: 22/03582/FUL

Address of Proposal

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

Proposal

Externally clad extension to existing dwelling and associated works

Type of Application

Full Application

Planning Constraints

Agric Land Class 3b,4,5, Conservation Area, MOD Safeguarded Areas, Neighbourhood Plan, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE2 AONB, SSSI - Impact Risk Zones

Key points –

- Although the application suggests that the cladding will improve the thermal efficiency of the building, no detail is provided of insulation being included. If only stone cladding is installed the improvement would be very minor and the ideal opportunity to improve the thermal efficiency of the building lost.

If this is the case then the application does not comply with the Neighbourhood Plan;

3.3 Villages Design Statement Rationale

The Villages Design Statement seeks to apply a consistent approach throughout the Neighbourhood Plan Area in order to preserve and/or improve the physical qualities of the built environment by promoting sustainability, good quality architectural and landscape design.

Neither would it be in line with the PC's declaration of Climate and Ecological Emergencies.

- The applicants would accept a condition for the details to be agreed. We would like a condition regarding materials to be added.

Comments –

- No objections raised.

Recommendations –

- Object on the bases that the proposal does not improve the physical qualities of the built environment by promoting sustainability.

Planning Application Reference: 22/03752/FUL**Address of Proposal**

4 Westview Orchard, Freshford, Bath, Bath And North East Somerset, BA2 7TT

Proposal

Proposed demolition of existing single storey extension with replacement single storey extension & garage conversion

Type of Application

Full Application

Key points –

- There is no great change in massing or impact upon neighbour.
- The justification for the loss of two parking spaces is that there remains 3No. on site.
- We question the quality of materials such as rubber roof and UPVC windows.

- **The Neighbourhood Plan states:**
- **Detailing:** The detailing of new development and changes to existing buildings must reflect the quality of craftsmanship and materials both of the area and of the specific location. Where possible, local and durable materials should be used which improve appearance with age.
- **Car Parking:** any development, whether for extensions or new housing, must provide for sufficient off-road car parking to avoid worsening on-road parking and congestion.

Comments –

- No objections raised.

Recommendations –

- Comment – regarding quality of materials being proposed in a conservation area, and the need to ensure sufficient parking space is provided.

Planning Application Reference: 22/03691/FUL

Address of Proposal - Dunkirk Mill , Rosemary Lane, Freshford, Bath, Bath And North East Somerset, BA2 7UD

Proposal

Erection of oak frame garage (Retrospective).

Type of Application

Full Application

Planning Constraints

Agric Land Class 3b,4,5, Colerne Airfield Buffer, Conservation Area, Contaminated Land, LLFA - Flood Risk Management, Listed Building, MOD Safeguarded Areas, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE3 SNCI, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, SSSI - Impact Risk Zones

Key points –

- This is a retrospective application.

Comments –

- No objections raised.
- Whilst we see no issue with the building, we may not wish to support the application as this may be considered encouraging building without planning permission.

Recommendations –

- Discuss.