

**PLANNING CHAIRMAN'S REPORT
TO TOWN COUNCIL MEETING – 9TH JANUARY 2002**

**DELEGATED PLANNING APPLICATIONS AS REPORTED BY THE
PLANNING CHAIRMAN**

01/P/2252/F UNIT 7 HARBOUR ROAD, PORTISHEAD

Usage change from light industrial to gymnastics centre.

This is one of the double units in Harbour Road. It has 10 parking spaces and after 5.00pm probably some other parking would be available in the area. The opening hours of 9am – 9pm should not affect anyone.

Recommend APPROVAL.

01/P/2275/F REDCOT, ST MARY'S ROAD, PORTISHEAD

Two storey rear extension to enlarge kitchen and provide additional bedroom and alterations to front porch to provide study.

A small side extension. There will be fewer windows overlooking neighbour.

Recommend APPROVAL.

01/P/2280/F 52 COMBE AVENUE, PORTISHEAD

Single storey rear extension.

The neighbour will not lose the sun as side wall faces south.

No objections – Recommend APPROVAL.

01/P/2285/F 24 SOUTH ROAD, PORTISHEAD

Loft conversion.

The front elevation is not significantly affected. The rear elevation has a large flat dormer.

No objections – Recommend APPROVAL.

01/P/2293/F 37 HERON GARDENS, PORTISHEAD

Three foot picket fence between driveway of neighbour.

The fence will provide separate drives for each house. The neighbour should derive benefit from the alteration.

Recommend APPPROVAL.

01/P/2298/F

HSBC BANK PLC, 40 HIGH STREET, PORTISHEAD

Proposed disabled access ramp.

This is a minor change to Planning Application 01/P/2088/F for full refurbishment of branch. Railing on disabled access is a simpler design, perhaps more suited to the High Street.

Recommend APPROVAL.

01/P/2315/F

71 NORE ROAD, PORTISHEAD

Access and car parking space for two vehicles at front of property.

The plan shows the demolition of random rubble stone wall and excavation at front. New retaining wall to be built – stone faced.

Recommend APPROVAL.

01/P/2318/F

12 PORTLAND DRIVE, PORTISHEAD

Conservatory at rear and pitched roof to garage.

The shallow pitched roof will look better. The area for the conservatory is a gloomy space between garages. The conservatory should not affect the neighbours.

Recommend APPROVAL.

01/P/2320/F

21 BEECHWOOD ROAD, PORTISHEAD

New conservatory together with all works.

The application is a very minor alteration and an improvement to facilities. It should not affect anyone.

Recommend APPROVAL.

01/P/2323/F

5 BLENHEIM WAY, PORTISHEAD

Two storey side extension and incorporation of garage into living accommodation.

The property is on the corner and will therefore not affect neighbours.

Recommend APPROVAL.

01/P/2329/F

10 DOWNLEAZE, PORTISHEAD

Two storey side extension and single storey front extension.

The extension on the ground floor is to the line of the neighbours (No 12). The roofline steps down to the side extension.

Recommend APPROVAL.

01/P/2357/F

22 CHANNEL VIEW CRESCENT, PORTISHEAD

Proposed conversion of 3 no. self-contained residential units into 4 no. self-contained residential units.

Part of the roof in the centre is raised for new stairwell, enabling a one bed room self contained flat on each floor. One extra parking space is provided.

Recommend APPROVAL.

01/P/2361/O

22 FALCON CLOSE, PORTISHEAD

Bay to front of house.

The front ground floor is pushed out 1.6 metres therefore creating a 'bay' with the existing window.

No objections – Recommend APPROVAL.

DELEGATED PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

01/P/2152/RG3

Land off Bristol Road, Portishead

Submission of reserved matters for external appearance, design and landscaping pursuant to outline application no. 00/P/2069/RG3 for replacement primary school with associated playing fields and highway alterations.

(Amendment dated 5th December 2001, Additional elevation detail which shows height of proposed school in context to the height of the existing neighbouring properties together with landscape detail.)

It was a requirement to relate the height to that of the adjoining houses. The school building is approximately 1.2 metres lower than the adjoining houses. A tree schedule is also included.

Recommend APPROVAL.

01/P/1721/F

PHASE 15, FORMER POWERGEN SITE STATION ROAD, PORTISHEAD

Erection of 104 dwellings (55 houses and 49 apartments) and associated car parking. (Amendment dated 17th December 2001, comprising alterations to the fenestration and palette of materials of some of the proposed new blocks.)

The amendments relate to Block SB7. The corner block on the promenade where the main road turns inland. The changes are a more imposing front façade, a colonnaded entrance, and an overhang at the rear marking the end of the major internal axis.

Recommend APPROVAL.