



City of Bristol
City Planning Department

I. R. Patterson, RIBA, MRTPI
City Planning Officer

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Cabot House
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Telephone (0272) 26031

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Please ask for Ext.505

Notice of Decision on Proposed Development
Town and Country Planning Acts and Regulations

Committee Date: 16.9.81 Application No: 3177/81W File Ref: M/070

Address of Site: 11 Mayfield Park, Fishponds

Details of Development: Detached garage

Applicant: Mr. L.A. Green
11 Mayfield Park, Fishponds, Bristol

Agent:

Type of Application: FULL PLANNING

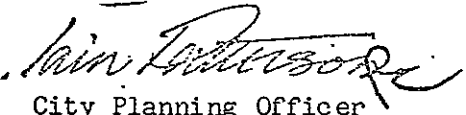
Decision of the Planning and Traffic Committee of Bristol City Council on the above date.:

The proposal is permitted

C40 The garage(s) hereby permitted shall be used for purposes incidental to the enjoyment of the dwelling(s) only, and no trade or business shall be carried out therefrom - reason - to safeguard the amenities of the surrounding residential area.

The Planning and Traffic Committee wish me to advise you that:-

A13 You must obtain the prior consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate, or in any other way carry out any works in connection with this development. This permission granted by the Council in no way authorises you to take such action without first obtaining this consent.


City Planning Officer

Please note that this Notice relates only to the Council's decision in relation to the Town and Country Planning Acts and NOT to any similar proposal which may be being considered under the Building Regulations.

Date of Notice : 21.9.81

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES SET OUT OVERLEAF

BUILDING REGULATIONS 1976

1. The deposit of the plans may be declared by the Local Authority to be of no effect if the work to which they relate is not commenced within three years of the date of deposit.
2. NO DEVIATION FROM THIS PLAN WILL BE PERMITTED UNLESS AMENDED PLANS HAVE BEEN APPROVED BY THE APPROPRIATE COMMITTEE.
3. A "builder" shall furnish the Local Authority with notices of commencement and completion of certain stages of work as laid down in the Building Regulations 1976, Sec. A11 (2), (5) and (6) as set out on the form enclosed, further copies of which may be obtained from the City Planning Officer.
4. If any person contravenes or fails to comply with any provision contained in the Building Regulations, he shall be liable to a fine not exceeding one hundred pounds (£100) and to a further fine not exceeding ten pounds (£10) for each day on which the default continues after he is convicted.
5. Before commencing the opening of any highway in connection with the works now approved, 7 days' notice in writing must be given to the City Engineer,
6. A duly authorised officer of the Local Authority shall be permitted to make such tests of any drain or private sewer as may be necessary to establish compliance with any relevant provisions of the Regulations.
7. You have a right of appeal against this decision to a Court of Summary Jurisdiction within a period of twenty-one days from the date of posting of this Notice. The provisions of Section 67, Public Health Act, 1936 may also apply.

TOWN PLANNING

- (1) If the applicant is aggrieved by the decision of the Council to refuse permission of approval for the proposed development, or to grant permission or approval subject to conditions he may by notice served within six months of receipt of this Notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Council or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order. Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Council or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Part VIII of the Town and Country Planning Act, 1971.
- (3) In certain circumstances, a claim may be made against the Council for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act, 1971.

PAVEMENT CROSSINGS AND SECONDARY ACCESS WAYS

- (a) The levels of entrance, pedestrian or vehicular must be above the level of the kerb opposite thereto; $\frac{3}{8}$ in. for each foot width of footway or at a level specifically agreed with the Assistant City Engineer (Works), Tel. 26031 Ext. 566.
- (b) Section 40 of the Highways Act, 1971 enables the Corporation to construct a carriage crossing over a grass verge or kerbed footpath on an adopted highway at the expense of an occupier who habitually crosses it by a vehicle other than a motor cycle or a vehicle of which the cylinder capacity of the engine does not exceed two hundred and fifty cubic centimetres. An estimate of the cost may be obtained from this office. You should note that if the pavement crossing is carried out concurrently with the development, Value Added Tax would not be payable.
- (c) You must ensure that the level of the garage floor is kept above the level of the secondary access way. Failure to do so may involve additional works and extra expense to the frontagers when access way is made up. Advice as to levels to be observed may be obtained from the Assistant City Engineer (Works), Tel. 26031 Ext. 566.

UTILITY SERVICES

Any approval given in this Notice of Decision does not imply that adequate Gas, Water, Electricity or Telephone Services are available. Applicants are advised, in their own interests, to satisfy themselves on this matter by making enquiries from South West Gas, the Bristol Waterworks Company, the South Western Electricity Board and the Post Office Telephones Department.