

REASONS GIVEN FOR RECOMMENDATION TO REFUSE PLANNING PERMISSION AT TOWN COUNCIL PLANNING COMMITTEE

Civic Year: 2017-18

NUMBERS EXPLAIN FREQUENCY OF REASON GIVEN

Too high	Poor Elevation Design	Poor Roof Design	Unacceptable back garden development	against policy 11.2 town statement	poor access shown on drawings
10	2	1	3	3	2
Overdevelopment	Overlooking	Detrimental impact on neighbours	Loss of amenities	Loss of light	Out of character with surrounding dev.
19	11	10	3	5	5
Over all poor Design	Highway Safety Issues	Detrimental impact on Conservation Area	Loss of trees	not suitable for class A1 business	Parking concerns
5	7	2	1	1	8
Out of keeping Street Scene	inappropriate use of garage facilities	Cramming	Too close to adjoining properties	Loss of Privacy	Increased Noise
15	1	5	2	6	1
In front natural building line	Out of keeping with pattern of development in Area High Townscape Value	Loss of vista from both sides	inappropriate materials	impact of flue	Increase in pollution
1	12	1	1	1	1
loss of views	Materials not in keeping with BSPTC Town Design Statement	lack of capacity through main drains	over shadowing	fully support conservation officers	should be new application
2	2	1	1	1	2
Rear garden Cramming	lack of detail in plans 2	Overbearing	Detrimental to Street Scene	should be used for education	No amenity area provided
3		1	4	1	1
pedestrian crossing needed					

No boundary clearance	Highway Safety Issues	Detrimental impact on Conservation Area	Loss of trees	Proposed garage in front of building line	Parking concerns
3	10	3	3	1	2
Out of keeping Street Scene	No garage facilities	Cramming	Too close to adjoining properties	Loss of Privacy	Increased Noise
3	1	4	2	2	2
In front natural building line	Out of keeping with pattern of development in Area High Townscape Value	Loss of vista from both sides	Building on Joss Bay clifftop	Potential future use of building	Increase in pollution
2	2	1	1	1	1
Window should be fixed frame non opening and obscured glass.	Materials not in keeping with BSPTC Town Design Statement	Bright illumination attracts noise disturbance and anti-social behaviour	Listed Building from 1601	Signs large and unsightly	No amenity area provided
1	1	1	1	1	1
Rear garden Cramming	Room sizes not suitable for human habitation	Inadequate documentation	Detrimental to Street Scene	Extends to front of building causing terracing effect	New build not change of use
2	1	8	6	1	1
Too close to boundary fencing	Overbearing	Obscuring views of church			
2	7	1			