Planning Report
13th March 2026

NEW APPLICATIONS

Application Reference: 26/00889/CLPU

Application Address: 4 Dilly Meadows, West Harptree, Bristol, Bath And North East Somerset, BS40 6DR

Proposal: Loft conversion with Velux roof lights (Certificate of Lawful Proposed Use)

Application Received: 09/03/2026

Application Status: Pending Consideration

This certificate will most likely be granted NOTWITHSTANDING that it will breach policy on parking space allocation

See comments under RECENT DECISIONS below

RECENT & PENDING DECISIONS

Application Reference: 26/00071/CLPU

Application Address: 18 Dilly Meadows, West Harptree, Bristol, Bath And North East Somerset, BS40 6DR

Proposal: Provision of loft conversion with Velux roof lights (Certificate of Lawfulness for a Proposed Development).

Application Received: 09/01/2026

Application Status: Lawful

This certificate was granted NOTWITHSTANDING that it breaches policy on parking space allocation

This decision exposes a fundamental flaw in current policy where **permitted development rights** (as set out in The Town and Country Planning (General Permitted Development) (England) Order 2015) override B&NES planning policy (as set out in the Transport and Development Supplementary Planning Document.

The proposed loft conversion is *lawful* in that it is deemed “permitted development” as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

The development **does not** therefore need a full planning application and **does not** therefore need to comply with the requirements set out in the Transport and Development Supplementary Planning Document, which include such as parking spaces, access and cycle storage facilities.

This is a bit of a trap however there might be things which could be done to address the concern

DRAFT EMAIL TO DEVELOPMENT MANAGEMENT AND. ALSO THE PLANNING POLICY LEAD {Email: Richard_Daone@bathnes.gov.uk}.

> **Application Reference: 26/00071/CLPU**
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> **Application Address: 18 Dilly Meadows, West Harptree, Bristol, BS40 6DR**
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> **Proposal: Provision of loft conversion with Velux roof lights (Certificate of Lawfulness for a Proposed Development).**
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> **Application Address: 4 Dilly Meadows, West Harptree, Bristol, BS40 6DR**
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> **Proposal: Loft conversion with Velux roof lights (Certificate of Lawful Proposed Use)**
>
> Dear Sirs,

We note the recent issue of a Certificate of Lawful Proposed Use pursuant to Application Reference: 26/00071/CLPU and also the similar pending Application Reference: 26/00889/CLPU. In both cases, the developments would appear to be **permitted** in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015) but involve the creation of additional bedrooms which elsewhere would result in a clear breach of B&NES policy in respect of parking spaces as set out in the Transport and Development Supplementary Planning Document.

It is widely accepted that parking is a very significant issue in rural communities. Off street parking is generally very limited, there is huge pressure on such limited on-street parking as may exist and this inevitably results in pedestrian safety and road safety issues.

We therefore respectfully request that the planning team takes appropriate actions to address the issue, possibly by:

1. Issue of one or more Article 4 directives for rural areas removing or limiting permitted development rights unless the relevant development also meets the requirement of the Transport and Development Supplementary Planning Document; and / or
2. Attachment of a standard condition to all future planning consents removing or limiting permitted development rights unless such development also meets the requirement of the Transport and Development Supplementary Planning Document.

We look forward to hearing from you on this important issue.

Application Reference: 25/04802/FUL

Application Address: 17 Dilly Meadows, West Harptree, Bristol, Bath And North East Somerset, BS40 6DR

Proposal: Loft conversion to create a cinema room/snug room, bedroom and study and single garage conversion to create a formal dining space within the lounge.

Application Received: 16/12/2025

Application Status: Application Permitted

The development was permitted DESPITE that it is in breach of policy namely the Transport and Development Supplementary Planning Document.

Here is an extract from the Case Officer's Delegated Report

> *The proposal would result in an increase from a three bedroom to a four bedroom dwelling through the conversion of the loft space. West Harptree Parish Council has requested that the adopted Transport and Development SPD be rigorously applied in the assessment of this application. The site lies within Zone D for the purposes of the B&NES Transport and Development SPD, where maximum parking standards apply in line with the Council's wider objectives to reduce car dependency and support sustainable modes of travel. For a four bedroom dwelling, the SPD sets a maximum provision of three parking spaces in this zone. The submitted plans demonstrate that two off street parking spaces would be provided, which falls within the maximum standard and is therefore policy compliant.*

HOWEVER, the SPD sets out MIMUMUM (not MAXIMUM) requirements.

DRAFT EMAIL TO DEVELOPMENT MANAGEMENT

> **Application Reference: 25/04802/FUL**
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> **Application Address: 17 Dilly Meadows, West Harptree, Bristol, BS40 6DR**
>
> **Proposal: Loft conversion to create a cinema room/snug room, bedroom and study and single garage conversion to create a formal dining space within the lounge.**
>
> Dear Sirs,
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> We request most urgent clarification on the recent decision dated 10th February 2026 on this planning application.
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> The Transport and Development Supplementary Planning Document sets out parking requirements for various classes of developments. The number of parking spaces is very deliberately **increased** in rural areas because public transport is negligible, shops and local services are limited and widely dispersed thus leaving residents heavily dependent upon private cars. The SPD therefore sets out the

MINIMUM number of parking spaces required and in this case as a four bedroom dwelling, the development requires at least three off street parking spaces.

We are therefore horrified to see that the Case Officer has seemingly completely misinterpreted the circumstances and instead suggests that Supplementary Planning Document sets out the MAXIMUM number of parking spaces required.

Please investigate and advise what actions you are taking to correct this fundamental error.

Application Reference: 25/04021/FUL

Application Address: Ridings, Widcombe Common, West Harptree, Bristol, Bath And North East Somerset, BS40 6HW

Proposal: Erection of single storey North West and South East extensions and 2 storey side extension to create garage with first floor study. Erection of front porch and boundary fence.

Application Received: 16/10/2025

Application Status: Application Permitted

Application Reference: 25/00920/OUT

Application Address: New Manor Farm , Bath Road, West Harptree, Bristol, Bath And North East Somerset, BS40 6HW

Proposal: Outline planning application with all matters reserved for the construction of a domestic garage and carport

Application Received: 10/03/2025

Application Status: Pending Consideration

Application Reference: 25/00923/OUT

Application Address: New Manor Farm , Bath Road, West Harptree, Bristol, Bath And North East Somerset, BS40 6HW

Proposal: Outline planning application with all matters reserved for the construction of a building to be used as a nursery school (in addition to the existing building)

Application Received: 10/03/2025

Application Status: Pending Consideration