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## Appeal Decision

Site visit made on 17 February 2020

**by Simon Hand MA**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 24 February 2020**

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**Appeal Ref: APP/Z0116/G/19/3225271**

**Land next to 267 West St, Bedminster, Bristol, BS3 3PZ**

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a Discontinuance Notice relating to the use of a site for the display of advertisements with deemed consent.
  - The appeal is made by Insite Poster Properties Ltd against discontinuance action by Bristol City Council.
  - The Council reference is DJM/IA3.1389. The Discontinuance Notice is dated 12 February 2019.
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### Decision

1. The appeal is dismissed. The Discontinuance Notice shall come back into effect immediately and that the use of the site for the display of advertisements with deemed consent cease by the end of 28 days from the date of this decision.

### Main Issue

2. Whether the continued use of the site for the display of advertisements causes substantial injury to amenity and/or to highway safety.

### Reasons

3. West Street meets Temple Street, Parson Street and Bedminster Down Road at a busy traffic light controlled junction. The hoarding sits on the flank wall of a building set back from the corner of the junction of West Street and Temple Street, above a single storey, flat roofed, extension with its own wrap around advertising. The area is best described as mixed commercial and residential and contains numerous commercial advertisements and hoardings. Opposite the site is a walled area supporting several large hoardings and further up West Street is another first floor, flank walled hoarding, facing downhill towards the junction.
4. Despite its mixed appearance, behind the appeal hoarding it is predominantly residential and the fact that there are other hoardings around does not make any and all advertising acceptable. In this case the appeal hoarding is a large light box that is considerably larger than the flank wall it sits on. It protrudes above the eaves level and overlaps with the gable end of the roof. Inevitably it extends beyond the roof slope on both sides. It therefore looks entirely out of place and over-dominant. This is accentuated by its very prominent location in the streetscene. It clearly substantially harms the character and appearance of the area.

5. The road junction is busy and forms part of a larger gyratory system. It involves several lanes of traffic joining each other, as well as a bus lane travelling in the opposite direction. Although controlled by traffic signals it still requires considerable care on the part of drivers to negotiate safely. Although set up above the traffic lights the hoarding is very close to them and with brightly lit advertisements there is possible room for confusion.
6. I agree with the appellant there is no substantial harm to traffic safety, but there is minor harm and this adds to the harm to amenity I have already found. Overall there is substantial injury to amenity and road safety and I shall dismiss the appeal and uphold the discontinuance notice.

*Simon Hand*

Inspector