



Appeal Decisions

Site visit made on 8 September 2023

by P N Jarratt BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 September 2023

Appeal A Ref: APP/Z0116/C/23/3316876

Appeal B Ref: APP/Z0116/C/23/3316877

186 Redland Rd, Bristol, BS6 6YH

- The appeals are made under section 174 of the Town and Country Planning Act 1990 as amended. Appeal A is made by Miss Henrietta Ridgeon and Appeal B by Mr Jonathan Cook (Arup) against an enforcement notice issued by Bristol City Council.
 - The notice was issued on 8 February 2023.
 - The breach of planning control as alleged in the notice is without the grant of planning permission the installation of stainless steel/glass balustrade at roof level to form roof terrace.
 - The requirements of the notice are to
 1. Remove the stainless steel/glass balustrade around the edge of the flat roof located at the rear of the property.
 2. Cease the use as a roof terrace.
 - The period for compliance with the requirement is one month.
 - The appeals are proceeding on the ground set out in section 174(2)(g) of the Town and Country Planning Act 1990 as amended.
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Decisions

1. The appeals are dismissed and the enforcement notice is upheld.

Reasons

2. The appeals are made on the single ground that the time to comply with the notice is too short.
3. The appellants have appealed against the refusal of planning permission for the development the subject of the enforcement appeal and consider that the planning appeal should be determined prior to the enforcement appeal to avoid potentially abortive work. That appeal has now been determined under reference APP/Z0116/D/23/3316171. Other than that request, no case was made in respect of the compliance period which is one month.
4. For the reasons given above, I conclude that the appeals should not succeed. I shall uphold the enforcement notice.

P N Jarratt

INSPECTOR