



NOTICE OF DECISION

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Decision :	REFUSED
Application no:	24/04286/F
Type of application:	Full Planning
Site address:	7 Cotham Hill, Bristol, BS6 6LD
Description of development:	Retention of two external seating areas, used in association with Bravas restaurant.
Applicant:	Bra Bristol Limited
Agent:	D2 Planning Limited
Committee/Delegation Date:	09.07.25
Date of notice:	09.07.25

The reason(s) for refusal associated with this decision are attached

DECISION: REFUSED

The following reason(s) for refusal are associated with this decision:

Reason(s)

1. The proposed seating arrangement would appear incongruous to the Cotham Hill street scene and this part of the Whiteladies Road Conservation Area. The material palette and design of the structure would be out of keeping with other surrounding buildings in the area, and would also appear bulky and create a crowded street scene. This would have a negative impact upon the character conservation area. This therefore goes against the objectives of Policies BCS21 and BCS22 of the Bristol Local Plan Core Strategy (2011), DM27, DM30, DM31 of the Site Allocations and development Management Policies (2014), the Whiteladies Road Conservation Area Statement (PAN02 - Conservation Area Enhancement Statements 1993), The Listed Buildings and Conservation Areas act 1990, and the National Planning Policy Framework (2025).
2. The proposal fails to provide adequate space for an emergency vehicles to perform their statutory duty. The proposed structure does not leave adequate space for a fire tender to operate in this area. A minimum width of 3.7m is required, as outlined in Transport Development Management Guidance, whereas the remaining width would be 2.7m. The presence of a permanent structure directly adjacent to the footway would impinge on the effective width of the footway in this location, and the cumulative effect of a series of such structures would significantly impact on the footway provision along Cotham Hill to the detriment of safety and comfort. As well as this, the presence of a permanent structure in this location would have a significant impact upon the useability of the adjacent footpath. No demonstration has been made within the application to address these points or outline how they would be mitigated, and therefore the proposal cannot be supported. The proposal also fails to address concerns about maintenance of the carriageway in terms of access for sweeping and cleansing. This could potentially lead to a rise in public health issues, flooding and drainage due to obstruction of gullies and drainage channels, the inability to access underground utilities, and damage to the highway. It has not been demonstrated how this would be addressed within the application and therefore the application cannot be supported. The proposal therefore goes against policy BCS10 of the Bristol Local Plan Core Strategy (2011), DM23 of the Site Allocations and Development Management Policies (2014) and paragraphs 115 and 116 of the National Planning Policy Framework 2025.

Advice(s)

1. Refused Applications Deposited Plans/Documents

The plans that were formally considered as part of the above application are as follows:-

PL01 - Location plan and ground floor plan, received 29 October 2024

PL01 - Pavement layout plan, received 29 October 2024

PL02 - Canopy elevation, received 29 October 2024

Planning, heritage, design and access statement, received 29 October 2024

Article 35 Statement

The council always wants to work with the applicant in a positive and proactive manner. Unfortunately the proposed development is contrary to the policies of the Development Plan as set out in the officer report. Clear reasons have been given to help the applicant understand why planning permission has not been granted.

The right to appeal

You have the right to appeal against this decision. Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If you intend to submit an appeal that you would like examined by inquiry then you must notify us (development.management@bristol.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

You are allowed six months from the date of this notice of decision in which to lodge an appeal.

Negotiations

Before making an appeal, you may wish to contact the case officer who dealt with your application, who may be able to advise you, how the council's objections to your proposal might be overcome if you amend your scheme. Please note that if negotiations are successful, you will need to submit a new planning application, which may, of course, be refused by committee.

Lodging an appeal will not prejudice your negotiations but you may need to agree with the council to postpone the appeal, to allow negotiations to take place.

Complaints

Only planning matters can be considered at an appeal. If you think that the council did not properly consider your application, you can make a complaint under the council's complaints procedures, details can be found on the website www.bristol.gov.uk/complaints-and-feedback or by calling 0117 9223000.