

Planning Inspectorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN

Dear Sir or Madam

12th July 2024

FULL PLANNING APPLICATION FOR EXTERNAL ALTERATIONS.

We are instructed by Fairhold Brislington Ltd to submit a full planning application for external alterations at 1 Repton Road, Brislington, Bristol, BS4 3LS. Accordingly, please find attached:

- Application forms (duly completed);
- Site Location and Block Plan;
- Existing/Proposed Floorplans;
- Proposed Floorplans; and
- Proposed Elevations.

Details of the proposal

The proposal involves external alterations to the existing commercial building, including:

- Replacement of ground floor shop front with separate windows and doors;

In parallel to this application for external alterations the applicant has submitted a separate Class MA change of use application (Prior Notification) to Bristol City Council (24/02548/COU).

Impact on Character and Appearance of the Host Building and Surrounding Area

Policy BCS21 (Quality Urban Design) states that development should be of a high quality design and respect the local area.

Policy DM26 (Local Character and Distinctiveness) states that development should respond appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes. Development should also respect, build upon or restore the local pattern and grain of development.

Policy DM30 (Alterations to Existing Buildings) sets out that new development will be expected to respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene.

The proposed external alterations to the front, side and rear elevations involve windows and brickwork infilling the shopfront are required to facilitate the change of use of the commercial property into residential dwellings as submitted under application 24/02548/COU. The proposed shopfront would be removed and replaced by a more residential appearance in terms of openings and fenestration detailing. The proposed external alterations are considered acceptable in terms of its overall size, siting, design and appearance which would respect the character and appearance of the host building and

surrounding area. As such, the proposal would comply with policies outlined above and comparable permission granted in the local area for similar commercial to residential conversions including:

- 23/03955/F - External alterations to existing building – 3 Repton Road
- 23/01802/F - External alterations to existing building – 105 Sandy Park Road
- 23/04856/F - External alterations - 109 Sandy Park Road

Harm to residential Amenity

Policy BCS23 in the Bristol Core Strategy (2011) states that the locating of development should take account of the impact of the proposed development on the viability of existing surrounding uses by reason of its sensitivity to noise pollution. This policy further states that development should be sited and designed in a way as to avoid adversely impacting upon the environmental amenity or biodiversity of the surrounding area by reason of light pollution.

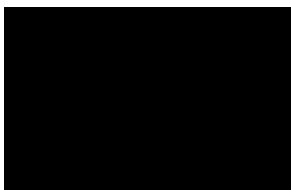
Policy DM35 in the Site Allocations and Development Management Policies (2014) states that any scheme which will have an unacceptable impact on environmental amenity by reason of noise will be expected to provide an appropriate scheme of mitigation. Policy DM33 in the Site Allocations and Development Management Policies (2014) states that development which has the potential for an unacceptable impact on environmental amenity by reason of pollution will be expected to provide an appropriate scheme of mitigation. This policy further state in the supporting text that light pollution occurs when the night sky, important views or other properties close to development sites become unduly lit by excessive or poorly directed lighting. Light pollution can be mitigated by reducing the overall levels of lighting and ensuring that light is directed away from the sky and nearby light-sensitive development such as housing.

The proposed openings would not result in any harmful impact on neighbouring amenities in terms of loss of light and privacy. It is important to note that the adjacent property is currently being converted to residential following the grant of comparable planning application's and will result in No 1 Reprton Road having only residential neighbours. As such, the proposal would comply with policies outlined above.

Overall

The proposed external alterations would be considered acceptable in design, scale and siting and would not have a harmful impact on neighbouring amenities. The proposal would be considered in keeping with the character and appearance of host building and surrounding area. As such, the proposal complies with policies outlined above.

Yours sincerely



Paul Jobson
Director
BA (Hons) MTP MRTPI