



## Assessment and Appeal Statement

### SITE DESCRIPTION

This application relates to the property known as 1 Repton Road in Brislington West. The property is located on the western side of Repton Road and occupies a corner position at the intersection with Sandy Park Road, a local high street that features a mix of residential and commercial properties. The property is part of a terrace and consists of a two-storey, semi-detached building. A vacant shop is currently accommodated on the ground floor with a flat above. There is a bus stop along the side elevation of the building.

The building's ground floor features shopfront windows, with the front façade finished in stone and the side elevation and existing extension finished in render. The property is in a state of disrepair and does not contribute positively to the visual appeal of the area.

Repton Road is primarily residential, while the surrounding area is characterised by a mix of residential and commercial uses, with terraced rows finished in stone as the prevailing building style.

The property falls within the Sandy Park Road Local Centre but is not within a conservation area. There are no Listed Buildings in the immediate vicinity.

### RELEVANT HISTORY

In parallel to this application for the replacement of the ground floor shop front with separate windows and doors to the Planning Inspectorate (24/02799/PINS), the applicant submitted a separate application for the Class MA change of use (Prior Notification). A decision was issued on 23.08.2024 to approve the application.

24/02548/COU – Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) - Change of use of existing vacant commercial building (Use Class E) to create four new residential dwellings.

STATUS: Prior approval given

Permission has been granted for similar proposals in the local area, including:

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

### APPLICATION

This application seeks full planning permission for external alterations to existing building.

The proposal is to replace the ground floor shopfront with separate windows and doors. The proposed external alterations to the front, side and rear elevations involve windows and brickwork infilling the shopfront to facilitate the change of use of the commercial property into residential dwellings as submitted under application 24/02548/COU.

Additionally, there are two new rooflights proposed on the existing rear extension.

The proposed materiality of the alterations is not specified on the drawings. A condition to the consent relating to materials is therefore necessary to ensure that external building materials shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance.

## **RESPONSE TO PUBLICITY AND CONSULTATION**

20 neighbours were consulted on 02.08.2024 with an expiration date of 02.09.2024.

### **OTHER COMMENTS**

The application has been considered by the Councils Transport Development Management Team (TDM). The comment is as follows:

*More information is needed about the waste storage at the front of the property. Site plans should show adequate storage for all the various waste containers for four dwellings, and as the store is not shown on elevation plans TDM cannot determine whether the size is appropriate. Waste storage should be suitably screened, ventilated and secure. As the store is located directly next to the footway, it may be beneficial to install a boundary wall at the front of the site to segregate the area and prevent unauthorised use.*

*Site plans should show an appropriate door to access the bin stores, which does not open onto the adopted highway. If refuse storage is inadequate it could result in bins being left obstructing the highway to the detriment of safety and amenity, contrary to BCS10, BCS15, DM23, and DM32.*

## **KEY ISSUES**

### **A. DESIGN**

In determining this application, the Local Planning Authority has had to regard all relevant policies of the Bristol Local Plan and relevant guidance:

Policy BCS21 of Bristol's Core Strategy 2011 states that development should be of a high quality and should positively contribute towards an area's character.

Policy DM26 of the Site Allocations and Development Management Policies 2014 sets out 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; and respect, build upon or restore the local pattern and grain of development.

Policy DM27 states height, scale and massing of development should be appropriate to the immediate context.

Policy DM30 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.

Additionally, SPD2 'A Guide for Designing House Alterations and Extensions' states that successful extensions should be subservient to the original house in terms of scale and positioning. Extensions should reflect the character of the property and the wider area using complementary design, form, building materials and windows and doors.

The planned external changes to the front, side, and rear of the building include modifying the windows and filling in brickwork where the shopfront currently is. These changes are necessary to convert the commercial property into residential units, as outlined in application 24/02548/COU, which has been granted approval.

The shopfront will be removed and replaced with openings and windows more typical of a residential building. The proposed detailing and fenestration are deemed appropriate in terms of size, location, design, and appearance, and will be in keeping with the character of the building and the surrounding area.

The proposal complies with the relevant policies and guidance and is therefore acceptable.

## B. NEIGHBOURING AMENITY

In determining this application, the Local Planning Authority has had to regard all relevant policies of the Bristol Local Plan and relevant guidance:

Policy BCS21 of Bristol's Core Strategy 2011 states that new development should safeguard the amenity of existing development.

Policy DM30 of the Site Allocations and Development Management Policies 2014 states that proposals should not prejudice the existing and future development potential of adjoining sites.

SPD2 states that development should not result in a significant loss of sunlight, daylight, or cause overshadowing of a neighbour's property. It also states that developments should not be overbearing or result in overlooking. The City Council will seek to prevent excessive daylight loss from habitable rooms of neighbouring properties and requires all extensions to comply with the 45-degree guide.

The proposal will have minimal impact on neighbouring amenity. Due to the nature of proposed alterations being changes to doors and fenestration, there will be no overshadowing, overlooking, or overbearing impacts on nearby properties. The application therefore is in accordance with policies BCS21, DM30 and SPD2 guidance and is acceptable.

## C. HIGHWAYS

Policy BCS10 of Bristol's Core Strategy 2011 states that developments should be designed and located to ensure the provision of safe streets. Development should create places and streets where traffic and other activities are integrated and where buildings, spaces and the needs of people shape the area.

Policy DM23 of the Site Allocations and Development Management Policies 2014 states that developments should not give rise to unacceptable traffic conditions and will be expected to provide safe and adequate access for all sections of the community within the development and onto the highway network.

Development will be expected to protect and enhance the function and amenity of public rights of way. Diversions of public rights of way will only be appropriate where an alternative route of equal or improved character, amenity, safety, directness, and convenience is provided.

Chapter 9 of the National Planning Policy Framework (NPPF): Promoting sustainable transport states that development proposals should ensure safe and suitable access to the site can be achieved for all users and any significant impacts from the development on the transport network, in terms of capacity and congestion, or on highway safety can be cost effectively mitigated to an acceptable degree. It also states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

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Following comment from TDM, the applicant submitted revised plans

The applicant subsequently sent updated plans showing adequate storage for all the various waste containers on plans, including elevations and an appropriate door to access the bin stores on plans. A boundary wall at the front of the property to enclose the bin store has also been introduced. **These plans were submitted and approved under application reference 24/02548/COU and thus should also be considered within this application.** The revised plans are attached for review by the Planning Inspectorate.

In conclusion, the proposed development is not cause for concern for public safety.

## **CONCLUSION**

The proposed developments are of an appropriate height, scale and form as to respect the overall design of the host dwelling and surrounding area's character and is considered to comply with policies BCS21, DM26, DM27, DM30, and SPD2 guidance. In addition, the development would not detriment the residential amenity of future or adjacent occupiers by means of overlooking, overshadowing, or overbearing, in compliance with policies BCS21, DM30 and SPD2 Guidance. Finally, the proposed development is not cause for concern for public safety, meeting the requirements of policies BCS10 and DM23.

The proposed development is therefore recommended for approval, subject to conditions.