

Application ref no: S62A/2024/0062
Application by: S Dawson (CPG Bristol Ltd)
Grid ref:
Site address: Unit H, Eastgate Retail Park, Eastgate Road, Bristol
Postcode: BS5 6XX
BCC REFERENCE: 24/03763/F

STATEMENT OF BRISTOL CITY COUNCIL

This statement relates to the above application submitted under Article 12 of the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (as amended) - Applications direct to the Secretary of State (Designated Local Planning Authorities).

SITE DESCRIPTION

This application relates to the property known as Unit H, Eastgate Retail Park, which currently operates as a retail unit and is located within the boundaries of the Lockleaze ward.

RELEVANT HISTORY

There is no relevant planning history.

APPLICATION

This is an application for full planning permission for external alterations comprising the removal of the tower corner feature and alterations to the roof parapet, with replacement cladding and glazing alterations forming extended shopfront glazing and entrances.

PUBLICITY AND CONSULTATION

This application would have been advertised by way of a Notice on Site.

No other consultations would have been deemed necessary.

POLICY CONTEXT

National Planning Policy Framework – December 2023

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017 and the Hengrove and Whitchurch Park Neighbourhood Development Plan 2019. In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

EQUALITY ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equality Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that this application would not have any significant adverse impact upon different groups or implications for the Equality Act 2010.

CONCLUSION

The proposal has been assessed against the following:

Impact on amenity: Acceptable

Overlooking/loss of privacy: Acceptable

Visually overbearing: Acceptable

Loss of sunlight/daylight: Acceptable

Over shadowing: Acceptable

The design is considered to be suitable, and not out of character with the property or the surrounding area.

There are no other material considerations that warrant refusal of the scheme.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

This development is not CIL liable.

SUGGESTED CONDITIONS

Time limit for commencement of development

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

List of approved plans

2. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

10195-P4-PL-L01 – Site location plan and Existing Block Plan

9852-P4-PL-E01 - Existing north-east elevation and south-east and north-western elevation sections

10195-P4-PL-P01 – Existing part plan

10195-P4-PL-P03 – Existing roof plan

10195-P4-PL-L02 – Proposed block plan

10195-P4-PL-P02 – Proposed part plan

10195-P4-PL-P04 – Proposed roof plan

9852-P4-PL-E02 – Proposed south-east and north-west sections and north-east elevation

Reason: For the avoidance of doubt.