



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:	24/00564/F
Type of application:	Full Planning
Site address:	8 Druid Stoke Avenue, Bristol, BS9 1DD.
Description of development:	Proposed dwelling and associated works.
Applicant:	Mr & Mrs K Ashby
Agent:	Your Design Bristol Ltd
Committee/Delegation Date:	09.05.24
Date of notice:	09.05.24

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 dwelling by virtue of its siting, scale, form, footprint, height and massing would represent a cramped, intensive and incongruous form of development in the backland setting. The proposed dwelling would be of an unsympathetic design which would appear out of keeping with the immediate context and surrounding properties; failing to respect the local pattern and grain of development in this part of Druid Stoke Avenue and failing to appear subservient in scale, mass and form to the frontage building. The proposals represent over development of the site and thus are contrary to guidance contained within National Planning Policy Framework (2023) and Policy BCS21 (Quality Urban Design) of the adopted Bristol Core Strategy 2011 or policies DM21 (Development of Private Gardens), DM26 (Local Character & Distinctiveness), DM27 (Layout & Form), DM29 (Design of New Buildings) of the Site Allocations and Development Management Policies Local Plan (July 2014).
2. The proposed garage to front of 8 Druid Stoke Avenue by virtue of its principal siting, design and form would detrimentally harm the character and appearance of the application dwelling and this part of Druid Stoke Avenue. It would be an incongruous and prominent addition within the street scene harmful to the character of the street and the locality. As such, the proposals would be contrary to adopted guidance set out within SPD2 'A Guide for Designing House Alterations and Extensions' (2005), Policy BCS21 (Quality Urban Design) of the adopted Core Strategy 2011 and Policies DM26 (Local Character and Distinctiveness), DM27 (Layout and Form) and DM30 (Alterations to Existing Buildings) of the Site Allocations and Development Management Policies (2014).
3. The proposed development by virtue of its scale, bulk, form, massing, height, design, layout and siting in close proximity to neighbouring properties would have an unacceptable overbearing impact on those properties (including private external amenity spaces) and would result in an unacceptable sense of enclosure, overshadowing, loss of light and outlook to the detriment of the amenity of occupiers of those properties. The development would also result in harmful levels of direct and perceived overlooking of habitable room windows and external amenity space of neighbouring properties to the detriment of the amenity and privacy of occupiers of those properties. As such, the proposal would be contrary to National Planning Policy Framework (2023); Policy BCS21 (Quality Urban Design) of the adopted Bristol Local Plan (2011) and Policies DM27(Layout and Form) and DM29 (Design of New Buildings) of the adopted Site Allocations and Development Management Policies Plan (2014).
4. The proposed development would result in the loss of features which contribute to nature conservation (hedgerow) and fail to provide evidence of acceptable net gains for biodiversity. The application is therefore contrary to the National Planning Policy Framework (2023) and Site Allocations and Development Management Policy (2014) DM19 (Development and Nature Conservation).

Advice(s)

1. Refused Applications Deposited Plans/Documents

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

OS extracts, received 13 March 2024

Survey, received 13 March 2024

Proposed basement and ground floor plan, received 13 March 2024

Proposed ground floor plan and first floor plan, received 13 March 2024

Proposed roof plan and visual representations, received 13 March 2024
Proposed elevations, received 13 March 2024
Proposed basement and ground floor plan measured, received 13 March 2024
Proposed ground floor and first floor plan measured, received 13 March 2024
Proposed site plan, received 13 March 2024
Proposed green products, received 13 March 2024
Proposed elevations measured, received 13 March 2024
Proposed garage plans and elevations, received 13 March 2024
Proposed bin storage plans and elevations, received 13 March 2024
Arboricultural report, received 12 February 2024
Energy and sustainability statement, received 12 February 2024
Planning, design and access statement, received 12 February 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.