



Bristol City Council – LPA S62A Statement Note

Planning Inspectorate reference: S62A/2024/0072

LPA reference: 24/04484/PINS

Address: 8 Druid Stoke Avenue, Bristol, BS9 1DD

INTRODUCTION

This statement of case relates to a full planning application (LPA reference: 24/04484/PINS) made under Section 62A of the Town and Country Planning Act 1990 for the proposed self build dwelling and associated works at 8 Druid Stoke Avenue, BS9 1DD.

The LPA considers that the application does not overcome reasons for refusal within the previous submission (LPA reference: 24/00564/F) and would therefore recommend refusal on the following grounds:

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 (2024) 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 development by virtue of its scale, bulk, form, massing, height, design, layout, orientation 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 (2024); 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).

3. Based on the information supplied, the proposed development represents detrimental risk to protected species and would result in the loss of features which contribute to nature conservation and fail to provide evidence of acceptable net gains for biodiversity. The application is therefore contrary to the National Planning Policy Framework (2024) and Site Allocations and Development Management Policy (2014) DM19.

THE APPLICATION SITE

This application relates to a plot of garden to the rear of 8 Druid Stoke Avenue, comprising a substantial detached property within a large garden area. Druid Stoke Avenue is verdant in character with large, detached properties set behind substantial front gardens.

The application site is not located within a designated Conservation Area. The application site is located approximately 100 metres east from Grade II Listed 2 Druid Stoke Avenue. There are several trees and hedges within the application site, however these are not protected by a Tree Preservation Order.

RELEVANT PLANNING HISTORY

Ref. No: 24/00564/F - Proposed dwelling and associated works (REFUSED).

Ref. No: 88/01157/P - Creation 2 No building plots with access (REFUSED).

Ref. No: 73/00733/P_U - Erection of two three-storey blocks containing twenty-four flats and conversion of the two existing houses into two self-contained flats each (REFUSED).

CONSULTATION RESPONSES

Bristol City Council Transport Development Management (TDM):

TDM have no objections to the application.

Please indicate on the Site Plan the location of the waste storage and cycle parking.

Once this has been resolved, the application can be supported, subject to conditions.

Nature Conservation:

No comment received.

Flood Risk Manager:

The flood risk comments concerning sustainable drainage and surface water management will still need to be addressed.

Pollution Control:

The energy statement states that air source heat pumps will be used for space and water heating but I can't see that any further information regarding these has been provided in the application.

Due to the size and position on these premises I would think that air source heat pumps could be used without causing any noise disturbance to neighbouring properties however I cannot be completely sure of this. In order to make a reasoned judgement on this application I would need to see details of which model of heat pump to be provided along with a calculation(s), in accordance with MSC 020 to show that the heat pump will be at or below the 42 dB limit at the neighbouring property. There is a standard form under the Microgeneration Certification Scheme planning standards (MCS 020) regarding this.

Link at [REDACTED]
[REDACTED]

If however it is minded to approve the application, details of air source heat pump should be secured via a condition.

KEY ISSUES

(A) WOULD THE PROPOSED DEVELOPMENT BE ACCEPTABLE IN PRINCIPLE IN LAND USE TERMS?

The site is currently garden space serving an existing dwellinghouse (8 Druid Stoke Avenue). The site is not allocated for any specific future use but given the local context, and subject to other assessments, the principle of residential use of the site is acceptable.

The development of private gardens is however assessed against policy DM21 of the Site Allocations and Development Management Policies (2014), which states that development will not be permitted unless:

- (i) the proposal would represent a more efficient use of land where higher densities are more appropriate; or
- (ii) the development will result in a significant improvement to the urban design of the area; or
- (iii) the proposal is an extension to an existing dwelling.

In all cases any development of garden land should not result in harm to the character and appearance of the area.

Policy states that higher densities of development are appropriate in and around the city centre, in or close to other centres and along or close to main public transport routes. The proposed site will be located within approximately 260 metres of the designated Druid Hill, Stoke Bishop Local Centre and approximately 500 metres from Shirehampton Road Local Centre. The site is also within 5 min walk of bus stops along Shirehampton Road that cover bus routes to the City Centre as well as Cribbs Causeway. It is therefore considered that the

application site is in a sustainable enough location and higher densities are appropriate at the site in principle.

In this case, the proposal would subsequently result in the more efficient use of land in an area where higher densities are appropriate. The loss of the garden space and creation of a new dwelling is therefore considered acceptable with regard to criterion i) of Policy DM21. However, the policy also requires that in all cases any development of garden land should not result in harm to the character and appearance of the area. As set out in Key Issue C below, the proposal would not meet the requirement of this policy and as such fails to meet the requirements of DM21.

(B) MIXED AND BALANCED COMMUNITY ISSUE

The NPPF (2024) states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Policy BSC18 of the adopted Core Strategy reflects this guidance and states that "all new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities", with reference to the evidence provided by the Strategic Housing Market Assessment, also notes that 'developments should contribute to a mix of housing types and avoid excessive concentrations of one particular type'. The policy wording states that development 'should aim to' contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists.

Bristol comprises a diverse range of residential neighbourhoods with significant variations in housing type, tenure, size, character and quality. A wide range of factors influence the housing needs and demands of neighbourhoods. Such factors include demographic trends, housing supply, economic conditions and market operation. The inter-relationship between these and other factors is often complex and dynamic. In the circumstances, housing requirements will differ greatly across the city and will be subject to change over time. With this in mind an overly prescriptive approach to housing mix would not be appropriate.

However, it has been possible to identify broad housing issues that are applicable to many neighbourhoods.

Analysis of the city's general housing needs and demands has identified a number of indicative requirements for each of 6 city zones. The zones reflect sub-market areas used in the Strategic Housing Market Assessment (SHMA). The intention is to provide a strategic steer for all sizes of residential scheme within each zone. A local area-based assessment is required to assess the development's contribution to housing mix as a smaller scale will not provide a proper understanding of the mix of that area; a larger scale may conceal localised housing imbalances. As a guide the neighbourhood is defined as an area equivalent to the size of a Census Lower Level Super Output Area (average of 1,500 residents).

The application site is located within the Stoke Bishop South LSOA within the Stoke Bishop Ward. An up-to date picture of the proportion of different residential accommodation types in the LSOA can be obtained by assessing the 2021 Census data. The Stoke Bishop South (LSOA) still has a proportion of flats to houses at 13.5% flats and 86.5% houses. 8.5% of which are households with 1 bedroom, 10% with 2 bedrooms, 29.9% with 3 bedrooms, and 51.6% with 4 or more bedrooms. It can consequently be concluded that the area around the application site is dominated by larger family housing.

The proposal would introduce a 4-bedroom dwelling to the local area. It is not considered that an addition of a 4-bedroom dwelling would contribute to the diversity of the local housing stock, however there would be no loss of any smaller housing units, and there is a recognised need for family housing across the city. It is not considered that this type of development would therefore merit a refusal owing to its impact on the local housing stock in this instance.

(C) WOULD THE PROPOSAL BE ACCEPTABLE IN RESPECT OF DESIGN AND THE CHARACTER OF THE AREA?

Section 12 of the National Planning Policy Framework (2024) seeks to achieve well-designed places. Paragraph 135 states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Paragraph 139 states that development which is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant

weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The National Design Guide should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

Paragraph 41 of the National Design Guide states that well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Paragraphs 52 and 53 outline that local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. Well-designed new development is influenced by an understanding of local character including built form and includes the composition of street scenes, individual buildings and their elements; the height, scale, massing and relationship between buildings; roofscapes; and façade design, such as the degree of symmetry, variety, the pattern and proportions of windows and doors and their details.

Bristol Core Strategy Policy BCS21 (2011) advocates that new development should deliver high quality urban design that contributes positively to an area's character and identity, whilst safeguarding the amenity of existing development.

Policy DM26 in the Site Allocations and Development Management Policies (2014) expands upon BCS21 by outlining the criteria against which a development's response to local character and distinctiveness will be assessed. This policy states that the design of development proposals will be expected to contribute towards local character and distinctiveness by responding appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and setbacks from the street, skylines and roofscapes. Development should also reflect locally characteristic architectural styles, rhythms, patterns, features and themes taking account of their scale and proportion. Development will not be permitted where it would be harmful to local character and distinctiveness or where it would fail to take the opportunities available to improve the character and quality of the area and the way it functions. Infill development will be expected to have regard to the prevailing character and quality of the surrounding townscape. The higher the quality of the building group and the more unified the character of the townscape, the greater the need to reproduce the existing pattern, form and design of existing

development. Backland development will be expected to be subservient in height, scale, mass and form to the surrounding frontage buildings. It should not prejudice the opportunity to develop the adjoining land of similar potential nor should the proposed access arrangements cause adverse impacts to the character and appearance, safety or amenity of the existing frontage development.

Policy DM27 in the Site Allocations and Development Management Policies expresses that the layout, form, pattern and arrangement of streets, buildings and landscapes should contribute towards to creation of quality urban space and that the height, scale and massing of development should be appropriate to the immediate context, site constraints, character of adjoining streets and spaces and setting. DM27 further states that the layout and form of development, including the size, shape, form and configuration of blocks and plots, will be expected to establish a coherent and consistent building line and setback that relate to the street alignment.

Policy DM29 in the Site Allocations and Development Management Policies states that new buildings should be designed to a high standard of quality, responding appropriately to their importance and reflecting their function and role in relation to the public realm. This policy further states that proposals for new buildings will be expected to be clearly organised in terms of their form and internal layout and circulation to reflect the hierarchy of function they will accommodate, the uses they will serve and the context they will address.

In addition to the above, Policy DM21 in the Site Allocations and Development Management Policies (2014) states that in all cases, development of garden land should not result in harm to the character and appearance of an area. Development involving front gardens should ensure that the character of the street is not harmed and that appropriate boundary treatments and planting are retained. Policy DM27 further states that proposals for landscape design should incorporate hard detailing and materials and planting appropriate to context and fit for purpose, for all elements including surfacing, change of level, boundary treatments, and site furniture.

Notwithstanding, the information within previous delegated report (ref. no: 24/00564/F), Druid Stoke Avenue formed the historic drive to Grade II Listed Druid Stoke House at the far west end. The entrance lodge to the parkland around the house was the Grade II Listed No.2 Druid Stoke Avenue. The road was once lined with a formal avenue of trees before being subdivided for development in the early 20th Century. Houses built on the north side of the road either side of the application site, Nos 6, 8, 10, and 12 were designed by well-known local architect R Milverton Drake. These, as well as the first houses, 1 and 5, on the south side of the road, were built between 1904 and 1908. The houses and gardens were designed in

Edwardian Arts and Crafts style and there is design consistency and harmony in the first executed houses at the east end of the Avenue, which contributes positively to the high-quality townscape of the locality.

Druid Stoke Avenue is distinguished by its landscaped setting and prevalence of mature trees. Houses along Druid Stoke Avenue are set back from the road behind high hedges, vegetation including trees and large front gardens which gives an impression of open and green spaces along the road, beyond which are large detached secluded houses on substantial plots. Buildings along the street benefit of intricate roof forms, predominantly constructed of clay/red tiles, with a mix of hipped and gabled roofs including elegant, tall, chimneys. The roof forms rise proud above vegetation aligning the street and are particularly prominent within long views along the street. These are important components that result in attractive, distinctive, and verdant character of the locality.

8 Druid Stoke Avenue is an attractive, detached property dating from the Edwardian era set within a generous plot and wide frontage with its principal elevation facing towards the road. It sits on the northern side of the road within a row of similarly configured and scaled detached dwellings. Whilst each property has its own individual style and detailing, there is a very definite building line and regular set back, emphasised by the largely straight alignment of this section Druid Stoke Avenue. This allows for an appreciation of the ordered yet spacious settlement pattern and is further enhanced by the verdancy of the street scene due to the prevalence of established trees and hedgerows both lining the street and within front gardens. Overall, the application site possessed qualities individually and as a wider group of dwellings on the street that make a positive contribution to the character of the locality.

The application proposes to erect a new detached dwelling within the backland setting of 8 Druid Stoke Avenue. In order to provide access to the proposed sub-division of the site, the existing detached garage to the side of the existing property would be demolished.

The proposed new dwelling would be sited to the rear of 8 Druid Stoke Avenue. There is existing backland and infill development within the locality including 6 Druid Stoke Avenue (LPA ref. no: 87/01804/F) as well as Nos 14, 16, 16A Druid Stoke Avenue (LPA ref. no: 86/00444/F) dating back to late 1980s/early 1990s. This development is located at the bottom/back of historic rear gardens and follows a clear pattern and approximate building line to the rear of frontage properties.

Since the previous application on site (ref.no: 24/00564/F), which was refused by the LPA, the proposal has been amended, including the siting and orientation, design, removal of a basement level, removal of garages seeking to rectify the previous reasons for refusal.

The current application proposes a plot subdivision that would result in the proposed new dwelling set between two existing properties; south of the existing backland property at 6 Druid Stoke Avenue and north of the existing frontage building at 8 Druid Stoke Avenue. Since the previous application, the proposal has been amended to move the built form more toward the western proportions of the site, which is considered a small improvement. However, the proposed building would significantly protrude the established building line and pattern of development in this backland position which is set at the bottom/back of historic rear gardens. No other backland developments have been constructed in the local area in such a position between frontage and backland dwellings, and therefore the proposal will be out of keeping with the existing townscape and grain in this respect.

The proposed location of the building forward of the established rear building line of the existing backland development would increase its prominence within the streetscene of Druid Stoke Avenue and interrupt the spacious character with views to the large verdant private gardens. The application is not accompanied by streetscenes outlining the height of surrounding development; however, it is estimated that the proposed building would be similar in height to the surrounding backland development. The proposed building would therefore be highly prominent within the street scene due to its siting forward of other backland buildings and its height.

A defining characteristic within the locality is substantial dwellings on substantial plots. The proposed dwelling would have a footprint marginally smaller than the footprint of the existing frontage building 8 Druid Stoke Avenue, however it will be located in a smaller plot. As a result, the proposed development would be out of keeping with the predominant local character in this respect and not adhere to general principles for backland development which is expected to be subservient in scale, mass and form to the surrounding frontage buildings as outlined within Policy DM26.

The LPA considers development within this location should be subservient in scale, mass and form to the buildings, especially given its siting in relation to the backland dwellings within the immediate locality as this creates an overly dominant approach within the street scene against the established pattern of development. Druid Stoke Avenue is characterised by high-quality elegant architecture and detailing. The proposed development would fail to ensure the area's local character and distinctiveness was sustained.

The design of the proposed building includes a mix of elements lacking cohesion and hierarchy which would appear visually incongruous within a context of high quality townscape and architecture. The Council's design team have reviewed the proposals and object to the proposal in its current form. It has been highlighted that the proposed dwelling lacks a coherent architectural strategy with a poor relationship with the surrounding development. The overall composition of the building appears visually cluttered with principal and back elevation relationship being unresolved. Each component seems disconnected from the others, result in lack of rhythm and overall poor-quality design. Additionally, while the form is busy, the elevations – such as reveals, eaves, materials and roof details – lack architectural interest.

The principal elevations of the buildings along Druid Stoke Avenue typically front the street - this applies to buildings situated within backland setting. Whilst surrounding properties are intricate, they offer clearly delineated and evenly proportioned elevations which is absent to the dwelling proposed, given its orientation and overall poor quality of design. The proposed south-east elevation would directly face the frontage development and, consequently, Druid Stoke Avenue. When viewed from the south-east the proposed dwelling would appear incongruous, overly dominant and unsympathetic within its context.

Generally contemporary style of homes are not resisted, however such an approach would likely only be successful in this setting subject to siting, scale, mass, form, architectural details and an adherence to certain overarching design principles, particularly balance and symmetry, arrangement and hierarchy. The current proposal fails to respond appropriately to these principles for the reasons set out above.

Therefore, the proposed dwelling by virtue of its siting, design, scale, height, form, footprint and massing would appear an unusual, incongruous and overly prominent feature which would appear out of keeping with the immediate context and surrounding properties; failing to respect the local pattern and grain of development within this part of the Druid Stoke Avenue, which is characterised by verdant streets and substantial private gardens with detached dwellings of architectural merit. The LPA recommends the application is refused on this basis.

(D) DOES THE PROPOSAL PROVIDE A SATISFACTORY LEVEL OF RESIDENTIAL ACCOMMODATION?

Site Allocations and Development Management (2014) Policy DM27 expects proposals to enable existing and proposed development to achieve appropriate levels of privacy, outlook and daylight; enable the provision of adequate appropriate and usable private or communal amenity space, defensible space, parking and servicing where necessary. Policy DM14 in the same document requires developments to deliver a healthy living environment.

The adopted Bristol Core Strategy Policy BCS18 makes specific reference to residential developments providing sufficient space for everyday activities and space which should be flexible and adaptable, by meeting appropriate space standards. The Core Strategy states that building to suitable space standards will ensure new homes provide sufficient space for everyday activities. Under the 2015 Housing Standards Review a new nationally described space standard was introduced and in March 2015 a written ministerial statement to parliament confirmed that from 1 October 2015 existing Local Plan policies relating to internal space should be interpreted by reference to the nearest equivalent new national technical standard.

Policy DM29 in the Site Allocations and Development Management Policies (2014) also states that new development should be dual aspect where possible, particularly where one of the aspects is north-facing. This policy, as well as DM27, further states that new buildings will be expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

The application proposes a 4-bedroom 8 person dwelling across 2 levels. In accordance with Core Strategy Policy BCS18 and national space standards all new 8-person two level residential units with 4 bedrooms should contain 124 square metres internal floor space as a minimum in order to meet space standards. The proposed dwelling will have an internal floor space of approximately 256 square metres. All bedrooms (at 26.8 sqm, 16.3sqm, 15.1sqm, 14.9sqm) would meet the minimum space standard for a double bedroom (minimum 11.5 square metres). The proposed dwelling would therefore meet and comfortably exceed the minimum space standards.

In relation to outlook and light levels, the property contains an appropriate amount and size of windows to all elevations, providing a dual aspect of outlook to ground and first floors. The proposed dwelling would also include adequate private outdoor amenity space.

Overall, the proposal would provide a satisfactory living environment to the future occupiers.

(E) WOULD THE PROPOSAL UNACCEPTABLY AFFECT THE RESIDENTIAL AMENITY OF NEIGHBOURING RESIDENTIAL PROPERTIES?

Policy BCS21 in the Bristol Core Strategy (Adopted 2011) advocates that new development should deliver high quality urban design and safeguard the amenity of existing development. Policy DM29 in the Site Allocations and Development Management Policies (2014) states that proposals for new buildings will be expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight. This policy, as well as DM27, further states that new buildings will be expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight. Policy BCS23 in the Bristol Core Strategy and Policy DM35 in the Site Allocations and Development Management Policy also state that new development should also not lead to any detrimental increase in noise levels.

The proposed dwelling would be sited to the rear of the 8 Druid Stoke Avenue.

8 Druid Stoke Avenue

The proposed dwelling would be located rear of 8 Druid Stoke Avenue; however, it would be located to the western proportion of the site as not result in direct overlooking impacts between habitable room windows to this property. The proposed building would be located approximately 3.4 metres from the proposed boundary with this neighbour. The built form closest to this boundary would be lower in height and would not include any windows to the upper floor levels. There would however be a number of windows (including habitable room windows within this elevation within main part of the building, which would be located approximately 8.4 to 13.5 metres from this boundary. The nearest habitable room window from this boundary would serve the main bedroom to the first floor. Whilst it would be approximately 8.4 metres from this boundary, the window would overlook the private amenity spaces of 8 Druid Stoke Avenue. The windows furthest away from this boundary facing the south-east elevation would serve bathrooms and a bedroom. Given the form of the proposed building, views from these windows towards private amenity spaces to 8 Druid Stoke Avenue would be at oblique angles. The proposed site plans show tree planting along this boundary. However, trees can take a considerable time to mature, and even when matured might provide a different level of privacy throughout the year. It is therefore

considered that the planting would not overcome the level of overlooking to the private amenity spaces of 8 Druid Stoke Avenue.

6 Druid Stoke Avenue

The proposed building would be set between approximately 3.6 to 4.5 metres from the neighbouring property at 6 Druid Stoke Avenue. The proposed building along the boundary with 6 Druid Stoke Avenue would be approximately 5.5 metres in height and span for a depth of approximately 11 metres. It is not considered that the proposed building would result in direct overlooking impacts to habitable to this neighbour, given its siting within the site. However, this elevation contains upper floor windows serving a staircase and a bedroom window. The staircase windows would be high level and serve a non-habitable space; therefore, it is not considered that this would have a rise in significant levels of direct overlooking. The bedroom window would directly face the private amenity spaces of this neighbour, given the limited set back from this neighbour, it is considered that the garden space would be overlooked to an unacceptable degree. Additionally, given the limited set back from the boundary of this neighbour, the proposed buildings height and span of approximately 11 metres along this boundary, the building would feel overbearing to private amenity spaces of 6 Druid Stoke Avenue.

The application is not accompanied with shadow studies, however a rough drawing showing compliance with 45-degree tests is contained within the planning statement. It is not considered that the proposed building would overshadow habitable room windows of 6 Druid Stoke Avenue, given its siting within the site. However, given the proposed buildings proximity of the boundary, its height and the orientation of the neighbouring garden, levels of overshadowing are likely to occur.

10 Druid Stoke Avenue

The proposed building would be located approximately 7.9 metres from the boundary of 10 Druid Stoke Avenue. It is not considered that the proposed ground floor windows located within the south-west elevation would have detrimental levels of overlooking and be acceptable. The south-west elevation would have a number of windows to the first-floor level serving a staircase, bathroom and a bedroom. The upper floor windows within this elevation would not directly face habitable room windows, however these would face the private amenity spaces of 10 Druid Stoke Avenue. It is considered given the distance to this boundary and orientation towards the private amenity spaces of this neighbour, there would

be harmful level direct and perceived overlooking to the private amenity spaces of this neighbour. The perception of overlooking would be exacerbated due to development within the locality being spaced out and having significant distances between dwellings and their boundaries as well as building orientation.

1 & 3 Shirehampton Road

The proposed north-east elevation would serve as the principal elevation of the building, with most of the glazing located within this elevation. It is not considered that the ground floor level windows would give rise to unacceptable levels of overlooking. This elevation would be set from its boundary by approximately 15-20 metres. There would be a significant separation distance between habitable room windows of the proposed dwelling and the neighbouring properties at No.1 and 3 Shirehampton Road. Therefore, it is not considered that there would be significant adverse impact to overlooking between habitable room windows. However, introduction of significant number of habitable room windows located at elevated position to a low density setting where there is currently no existing or expected levels of overlooking result in overbearing sense of overlooking to the private amenity space of these properties. The perception of overlooking would be exacerbated due to development within the locality being spaced out and having significant distances between dwellings and their boundaries as well as their orientation.

Therefore, the proposed development would be detrimental to the amenity of the neighbouring occupiers through means of overlooking, loss of privacy, and overbearing. As such, the proposal would be contrary to National Planning Policy Framework (2024); Policy BCS21 of the adopted Bristol Local Plan (2011) and Policies DM27 and DM29 of the adopted Site Allocations and Development Management Policies Plan (2014).

Noise and Disturbance

The sustainability and energy statement outlines that that ASHP would be installed. The application fails to provide the location of the unit(s), as to re-assure that any impact of noise would be limited. Despite of the lack of information, the Council's Pollution Control Team raised no concerns in relation to ASHP unit(s) as these could be located such not to cause any noise disturbance to neighbouring properties. Should the Inspector be minded granting a permission, details of ASHP, including its location could be secured via a condition.

(F) HIGHWAY SAFETY, TRANSPORT AND MOVEMENT ISSUES

Section 9 of the NPPF (2024) states that transport issues should be considered from the earliest stages of development proposals. This should involve identifying and pursuing opportunities to promote walking, cycling and public transport use are identified and pursued and the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account including appropriate opportunities for avoiding and mitigating any adverse effects. This policy further states that development proposals should ensure that net environmental gains, and patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.

Policy BCS10 in the Bristol Core Strategy (2011) states that developments should be designed and located to ensure the provision of safe streets and reduce as far as possible the negative impacts of vehicles such as excessive volumes, fumes and noise. Proposals 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 in the Site Allocations and Development Management Policies (2014) in addition states that development should not give rise to unacceptable traffic conditions. Examples of unacceptable traffic conditions referred to in the policy include the introduction of traffic of excessive volume, size or weight on to unsuitable highways/or in to residential or other environmentally sensitive areas. This could result in high levels of transport noise and disturbance, a decrease in air quality and unsafe conditions both on the highway and for pedestrians. This policy further states that development proposals will be expected to provide an appropriate level of safe, secure, accessible and usable parking provision (including cycle parking) and that proposals for parking should make effective and efficient use of land and be integral to the design of the development. The approach to the provision of parking aims to promote sustainable transport methods, such as walking, cycling and public transport, as encouraged by Core Strategy Policy BCS10.

Policy BCS15 in the Bristol Core Strategy states that all new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of its design. Policy DM32 in the Site Allocations and Development Management Policies states all new developments will be expected to provided recycling

facilities and refuse bins of sufficient capacity to serve the proposed development. This policy further states that the location and design of recycling and refuse provision should be integral to the design of the proposed development. In assessing recycling and refuse provision, regard will be had to the level and type of provision, having regard to the above requirements and relevant space standards; and the location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles and operatives. Policy DM23 also states that the provision in new development of safe, secure, well-located cycle parking can be very important in encouraging people to cycle regularly. It is important that development proposals incorporate these facilities and parking at the outset of the design process. Applicants should refer to the council's 'Guide to Cycle Parking Provision' for guidance on this matter.

The application has been considered by the Council's Transport Development Management Team (TDM). TDM have not objected to the proposal, however it is noted that the application fails to show the location of the proposed waste and cycle storage location within the site.

The proposed new dwelling would share access drive with 8 Druid Stoke Avenue through a front gate which would be substantially set away from the public highway. Given the location of the gates, it is not considered that the opening of these would be detrimental to highway safety and would not impact on the visibility when entering and exiting the drive. There would be sufficient space for vehicle parking and manoeuvring space to be able to exit the drive in forward gear. The proposal would be acceptable in this regard.

The application is accompanied with detailed drawings of the proposed waste stores. It is considered that these would be adequate for the storage of waste, however the proposal lacks detail of the location of these stores. It is noted that the proposed site plan indicates a location of what could be a waste store along the access drive, however this is within the proposed boundary of 8 Druid Stoke Avenue and is not assumed to serve the proposed dwelling. Nevertheless, it is considered that there would be sufficient space within the site to accommodate the storage of waste receptacles. As such, the provision of the location for the proposed waste stores is recommended to be secured via a condition to ensure that the proposal includes an adequate waste store, and waste is not left on the public highway to the detriment of pedestrian safety.

Additionally, Policy DM23 outlines the requirements for the provision of cycle stores. Appendix 2 Parking Standards Schedule of the Site Allocations and Development Management Policies (2014) further outlines that 4 or more bedroom dwellings should

provide the storage for 3 bicycles. The application lacks any information for the provision of cycle storage. However, it is considered that there would be sufficient space on site to provide this. Therefore, it is considered reasonable and necessary that cycle storage is provided to be secured via a condition to ensure the proposal provides a full range of sustainable transport options and genuine choice about how future occupants travel in line with policy DM23 should the Inspector is minded granting the permission.

Overall, it is considered that the proposal could be acceptable on transport and highway safety grounds, subject to conditions.

(G)SUSTAINABILITY AND CLIMATE CHANGE

Current planning policy within the adopted Bristol Development Framework, Core Strategy (2011) requires new development to be designed to mitigate and adapt to climate change and meet targets to reduce carbon dioxide emissions. This should be achieved, amongst other measures, through efficient building design, the provision of on-site renewable energy generation to reduce carbon dioxide emissions by at least 20% based on the projected residual energy demand of new buildings. The approach proposed should also be supported by the provision of a sustainability statement and an energy strategy.

Policy BCS14 states that new development will be expected to demonstrate that the heating and cooling systems have been selected according to the following heat hierarchy:

1. Connection to existing CHP/CCHP distribution networks
2. Site-wide renewable CHP/CCHP
3. Site-wide gas-fired CHP/CCHP
4. Site-wide renewable community heating/cooling
5. Site-wide gas-fired community heating/cooling
6. Individual building renewable heating

The applicant has provided a sustainability/energy statement which demonstrates that a 20% reduction in carbon emissions through the use of photovoltaic panels to roof slope of the building in conjunction with an Air Source Heat Pump would be achieved. The heating and hot water system will also be achieved by the Air Source Heat Pump, which will be in accordance with the heat hierarchy referenced above. The proposal has not identified the

location of the proposed ASHP unit(s), however it is considered that an appropriately worded conditions could be applied for further detail of the renewable measures should the Inspector is minded granting the permission.

(H) FLOOD RISK

Bristol Core Strategy (2011) Policy BCS16 states that all development will also be expected to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. This should include the use of sustainable drainage systems (SUDS).

The flood risk team has been consulted and it is noted that sustainable drainage and surface water management would need to be considered as part of the proposals. It is recommended that an appropriate condition relating to sustainable drainage is attached to a decision should the Inspectorate is minded supporting the proposals.

(I) ARBORICULTURE

Paragraph 136 of the NPPF (2024) states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. This paragraph of the NPPF also states that existing trees should be retained wherever possible.

Policy BCS9 in the Bristol Core Strategy (2011) states that the integrity and connectivity of the strategic green infrastructure network should be maintained, protected and enhanced and that individual green assets should be retained wherever possible and integrated into new development. Loss of green infrastructure will only be acceptable where it is allowed for as part of an adopted Development Plan Document or is necessary, on balance, to achieve the policy aims of the Core Strategy. Appropriate mitigation of the lost green infrastructure assets will be required. Policy BCS21 in the same document states that development should contribute positively to an area's character and identity and proposals should deliver high quality inclusive buildings and spaces that integrate green infrastructure. Policy BCS22 also states that development proposals should safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including conservation areas.

Policy DM17 in the Site Allocations and Development Management Policies (2014) states that all new development should integrate important existing trees. Where tree loss of damage is essential to allow for appropriate development, replacement trees of an appropriate species should be provided in accordance with the tree compensation standard. Policy DM15 in the same document states that green infrastructure provision facilitates a positive effect on people's health by providing space and opportunities for sport, play, and social interaction. The provision of additional and/or improved management of existing trees will be expected as part of the landscape treatment of new development. Policy DM26 states that the design of development proposals will be expected to contribute towards local character and distinctiveness by responding appropriately to and incorporating existing green infrastructure assets. Policy DM27 states that development will be expected to incorporate existing green infrastructure to reinforce the character of streets and spaces.

The application is not supported with proposal specific arboricultural information. It is noted that there are trees and hedges within the curtilage of 8 Druid Stoke Avenue. Given the location of trees present on site, it is considered that the proposal could be developed without causing harm to these trees by the erection of fences prior to the commencement of development. It is therefore recommended to attach a condition for erection of protective fences to prevent damage to trees during the period of development should the Inspector is minded granting the permission.

(J) NATURE CONSERVATION AND BIODIVERSITY NET GAIN

Paragraph 187 of the NPPF (2024) states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Para 192 further states that to protect and enhance biodiversity and geodiversity, plans should...identify and pursue opportunities for securing measurable net gains for biodiversity.

Core Strategy Policy BCS9 states that the integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced. Opportunities to extend the coverage and connectivity of the existing strategic green infrastructure network should be taken. Where development would have an impact on the Bristol Wildlife Network it should ensure that the integrity of the network is maintained or strengthened Policy DM19 in the Site Allocations and Development Management Policies (2014) further states that development which would be likely to have any impact upon habitat, species or features, which contribute to nature conservation in Bristol will be expected to:

- i. Be informed by an appropriate survey and assessment of impacts; and
- ii. Be designed and sited, in so far as practicably and viably possible, to avoid any harm to identified habitats, species and features of importance; and
- iii. Take opportunities to connect any identified on-site habitats, species or features to nearby corridors in the Wildlife Network.

Ecology statement by Seasons Ecology references a Preliminary Ecological Appraisal from June 2024, however no such appraisal is before the LPA at the time of this s62a statement.

The application proposes to demolish an existing garage to accommodate site access. There is no information before the LPA that no protected species such as bats are not present on site. Given the lack of information before the LPA, it cannot be concluded that the proposal would not cause undue harm to protected species and is recommended for a refusal on this basis.

The applicant has claimed BNG exemption. Following advice of the Planning Inspectorate, the application has been accompanied with Unilateral Undertaking and BNG exemption statement claiming that the development should be exempt from biodiversity-net gain. It is noted that The Inspectorate has advised that self-built should be secured by planning obligation rather than a condition.

In line with NPPF (2024), BNG would be necessary to make a development acceptable unless an exemption applies. A unilateral undertaking has been put forward for the proposed dwelling to be self-build, which in principle could exempt the development from BNG requirements should it meets the relevant criteria.

In other circumstances BNG would be imposed by a condition on a planning permission, therefore necessary to make a development acceptable unless an exemption applies. Planning Practice guidance (2024) states that biodiversity net gain is not just a post-permission matter. To ensure the biodiversity gain objective is met and the condition can be discharged successfully, it is important biodiversity net gain is considered throughout the planning process.

When claiming self-build exemption, such as for CIL, there are mechanisms in place following grant of planning permission where CIL liability would be applied should the development no longer qualifies as self-build, for example at a point of sale. Currently the LPA is not aware of a compatible mechanism in place for BNG exemptions.

It is noted that circumstances can change and should the self-build BNG exemption for any reason no longer apply, a condition to meet the requirements of BNG would need to apply. Whilst a unilateral undertaking could be accepted by the LPA for the purpose of the BNG exemption, the LPA is of the view that there is no mechanism in place to secure that biodiversity net gain would be achieved should circumstances change, and the applicant needs to sell the property post development, no longer meeting the self-build criteria. Additionally, the LPA is of the view that Unilateral Undertaking should be specific to the individual site circumstances. The application is not accompanied with a small site metric which would outline the type and number of units lost, which would need to be clarified in Unilateral Undertaking and agreed prior to a decision being made. It is not likely that the loss of biodiversity could be accounted for post development.

Officers consider that when securing a unilateral undertaking, the decision maker should be presented with information of the biodiversity units lost, in order to make an informed decision of the biodiversity units that would be required to be met should the self-build exemption for any reason no longer apply post decision. No such information has been presented within the application, and it therefore cannot be concluded beyond reasonable doubt that there would be mechanism in place to secure BNG should the self-build exemption ceased to apply post development. Officers therefore consider that should self-build exemption apply; any planning obligation should cover instances where self-build criteria for any reason fails to apply in order to comply with the requirements of BNG. No such caveat has been presented within the unilateral undertaking; therefore, the LPA is of the view that in this instance the proposal represents an unacceptable risk to loss of biodiversity and recommends the application is refused on this basis.

At the time of this report the unilateral undertaking submitted is being reviewed by the LPA legal team. Any such agreement would follow within two weeks of the representation period.

(K)DO THE PROPOSALS ADEQUATELY ADDRESS ANY CONTAMINATION ISSUES RELATING TO THE SITE?

Policy DM34 in the Site Allocations and Development Management Policies (2014) states that new development should demonstrate that:

- i. Any existing contamination of the land will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use and that there is no unacceptable risk of pollution within the site or in the surrounding area; and

ii. The proposed development will not cause the land to become contaminated, to the detriment of future use.

The proposed development could be sensitive to contamination but is situated on land not thought to have been subject to a potentially contaminating land use. In light of this and the small nature of the development no objections were raised, subject to condition requiring that in the event that contamination is found at any time when carrying out the development it must be reported immediately to the Local Planning Authority.

(L) PLANNING BALANCE AND CONCLUSION

Section 5 (Delivering a sufficient supply of homes) of the NPPF outlines that "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay". In relation to maintaining sufficient supply and delivery of homes, paragraph 78 of the NPPF outlines: "Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites."

Bristol has a positive approach to boosting the supply of homes. Policy H1 of the emerging Bristol Local Plan (Publication Version November 2023) proposes an ambitious housing requirement of 1,925 homes per year, substantially higher than that of the current Core Strategy (June 2011). The emerging plan offers a large range of potential development sites, areas of growth and regeneration and a variety of policy interventions that will help to ensure that the housing requirement is delivered and preferably exceeded. In doing so the emerging plan seeks to meet as much of the identified housing need as possible, consistent with the National Planning Policy Framework (NPPF).

Until the new local plan is adopted, the council is expected to identify and update annually a supply of specific deliverable sites to meet its local housing need for the next few years. If it cannot do this, the presumption in favour of sustainable development applies. For Bristol, a five year supply must be demonstrated.

Consequently, despite a substantial stock of planning permissions and a positive approach, the council confirms that it is currently unable to demonstrate a five year supply of housing land. As set out in the SHLAA report (April 2024) the council has supply of housing land to

deliver 12,682 homes. When measured against the current standard method housing need this results in a housing land supply of 3.54 years.

As a result paragraph 11(d) of the NPPF is engaged and the tilted balance applies.

There are two aspects to understanding whether planning permission as prescribed by Paragraph 11(d) should be granted and whether policies which are most important to determining the application are out of date. The first is where the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed. Amongst the areas of particular importance that may be relevant to Bristol, the footnote to paragraph 11d includes habitats sites including those designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty; irreplaceable habitats; designated heritage assets and areas at risk of flooding or coastal change.

Or the second, where any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

This report has set out that the proposal's design and impact on the character of the area and amenity of neighbouring occupiers fail to meet the expectation of Core Strategy (2011) Policy BCS21 and Site Allocations and Development Management Policies (2014) DM21, DM26, DM27 and DM29.

The fact that policies have to be considered out-of-date does not mean that they can carry no weight. To carry weight, policies must be consistent with the NPPF, as explained in Paragraph 232 which, amongst other things, explains that the closer the policies in the plan are to the policies in the NPPF, the greater the weight that may be given to them. As such, it is perfectly possible for policies which are deemed out-of-date for reasons of an inadequate housing land supply to still carry significant weight. Such is the case in this instance, as all the policies cited within this report for reasons to refuse the development are consistent with the NPPF. The policies referenced should therefore still all carry significant weight in the determination of this application. No policies covered by NPPF paragraph 11(d)(i) apply in this case, so the application should be determined in the context of NPPF paragraph 11(d)(ii).

The development would result in some benefits, and these are acknowledged. For example, the proposal would provide an additional dwelling to the Council's housing supply. There

would also be economic benefits, including short term employment associated with building works, and more long-term benefits associated with the additional people residing the area, including Council Tax. However, this report demonstrates that the proposal would conflict with a number of development plan policies, particularly those related to achieving well-designed places and amenity of neighbouring occupiers which should still carry significant weight, as all the policies of concern are fully consistent with the NPPF's overall objectives. Turning to Paragraph 11(d)(ii) of the NPPF, the identified adverse impacts of the proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole. For these reasons, the LPA is of the view that the application should be refused.

CONCLUSION

The LPA is of the view that the application is unacceptable and respectfully requests that planning permission is refused.

Reason(s) for refusal:

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 (2024) 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 development by virtue of its scale, bulk, form, massing, height, design, layout, orientation 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 (2024); 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).

3. Based on the information supplied, the proposed development represents detrimental risk to protected species and would result in the loss of features which contribute to nature conservation and fail to provide evidence of acceptable net gains for biodiversity. The application is therefore contrary to the National Planning Policy Framework (2024) and Site Allocations and Development Management Policy (2014) DM19 (Development and Nature Conservation).

The LPA would recommend consideration of the following conditions should the Inspector reach a different conclusion with regards to the merits of the case.

LIST OF 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.

Pre-commencement Conditions

2. Protection of Retained Trees during the Construction Period

No work of any kind shall take place on the site until temporary tree protection fence has been erected around the proposed site perimeter in the position shown on the Proposed Site Plan during the period of the development. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences.

The protective fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Under no circumstances should the tree protection be moved during the period of the development and until all works are completed and all materials and machinery are removed.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area in line with Policy DM17.

3. Sustainable Drainage System (SuDS)

No development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

4. Ecological Mitigation & Enhancement Strategy (EMES)

Prior to the commencement of the development hereby approved the applicant shall submit an Ecological Mitigation & Enhancement Strategy (EMES). This shall include details of the provision of bird, bat, insect and hedgehog* boxes. The bird boxes must include bricks or tiles for swift and house sparrow. The location, specification, height and orientation of these features shall be shown on a site plan.

The development shall be carried out in full accordance with the approved details or any amendments agreed in writing by Bristol City Council.

Reason: (1) The Natural Environment and Rural Communities (NERC) Act 2006 (Section 40) obliges the LPA '... in exercising its functions, [to] have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. In order to discharge its biodiversity duty, the LPA must satisfy itself that all developments deliver ecological enhancement wherever reasonably possible; (2) Ecological enhancement is a requirement within the National Planning Policy Framework (2024) which states (in paragraph 187) that 'Planning policies and decisions should contribute to and enhance the natural and local environment...'. * Hedgehog is a Priority Species in the Bristol Biodiversity Action Plan

5. Large scale detail

Prior to the commencement of the relevant part of the works hereby approved drawings to a minimum 1:10 scale (also indicating materials, treatments, and finishes) of the following items shall be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

(a) All new windows, doors, rooflights (including sectional profiles, cills, surrounds and depth of external reveals)

(b) Roof eaves, soffits, verges, parapets, and all other walling junctions including rainwater goods and flues

(c) Front gate

The detail thereby approved shall be carried out in accordance with that approval.

Reason: To ensure that the external appearance of the building is satisfactory.

6. Material samples

Prior to the commencement of the relevant part of the works hereby approved the samples of the following (detailing their intended colour, texture, and workmanship) are to be made available to the LPA and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

a) Brickwork with its intended colour bonding and mortar

b) Roof tile

c) Entrance gates

d) Windows

e) All external paving materials

The development shall be completed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

7. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the Environment Agency's 'Land Contamination: risk management' guidance and BS 10175:2011 + A2:2017: Investigation of Potentially Contaminated Sites - Code of Practice. Where remediation is necessary a remediation scheme must be prepared which ensures the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This is in line with the National Planning Policy Framework.

8. Renewable energy (Solar Panels and Air Source Heat Pump) - where further detail is required

Prior to the commencement of the relevant part of the works hereby approved details of the renewable energy technology (including the exact location, dimensions, design/ technical specification) together with calculation of energy generation and associated CO2 emissions to achieve the reduction on residual emissions from renewable energy in line with the approved Energy Strategy and Sustainability Statement should be submitted to the Local Planning Authority and approved in writing. The renewable energy technology shall be installed prior to the occupation of the dwelling and thereafter retained in perpetuity.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

Pre-Occupation Conditions

9. Landscaping

Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner.

Details shall include:

- a) A scaled plan showing vegetation to be retained and trees and plants to be planted.
- b) Proposed hardstanding and boundary treatment.
- c) A schedule detailing sizes and numbers of all proposed trees/plants.
- d) Maintenance schedule to ensure successful establishment and survival of new planting, including watering quantities and schedule.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental, and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with DM15 and DM17.

10. Ecological Mitigation & Enhancement Strategy Compliance

Prior to occupation of the development hereby approved, the applicant shall submit evidence that:

- ecological enhancements such as the bird, bat and hedgehog boxes, or bee/bug bricks have been installed as outlined in the applicant's Ecological Mitigation and Enhancement Strategy (EMES), to Bristol City Council in order that the council may verify that the agreed ecological enhancement/mitigation measures proposed are in place when the development is complete. Evidence can be submitted as photos.

Reason: to support Policy DM29 in the Site Allocations and Development Management Policies Local Plan, which states that: 'Proposals for new buildings will be expected to incorporate opportunities for green infrastructure such as green roofs, green walls and green decks'. And, in order to discharge its biodiversity duty, the LPA must satisfy itself that all developments deliver ecological enhancement wherever reasonably possible; (2) Ecological enhancement is a requirement of the revised National Planning Policy Framework (2024) which states (in paragraph 187) that 'Planning policies and decisions should contribute to and enhance the natural and local environment...'.

11. Further details of Refuse Storage and Recycling Facilities before occupation

No building or use hereby permitted shall be occupied or use commenced until detailed designs and location of the following have been submitted to and approved in writing by the Local Planning Authority:

- Dedicated, suitably screened, ventilated and secure storage for each proposed dwelling of a 180L refuse bin, two dry-recycling boxes (44L & 55L), a kitchen waste bin (23L) and a cardboard waste sack (90L) that complies with the Council's Waste & Recycling Guidance.

The detail thereby approved shall be carried out in accordance with that approval, and thereafter all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the buildings that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises; protect the general environment; prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

12. Further Details of Cycle Parking Provision before occupation

Details of cycle parking provision (for minimums of 3 cycles) including the proposed location, means of secure enclosure and storage arrangements shall be submitted to and be approved in writing by the Local Planning Authority prior to the occupation of development. No use hereby permitted shall be commenced until the cycle parking provisions have been

completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking and promote sustainable transport options for future occupants.

13. Details of air source heat pump

There shall be no commencement of use of any air source heat pump until details including location, noise levels, and a calculation, in accordance with Microgeneration Certification Scheme planning standards (MCS 020) to show that the heat pump will be at or below the 42 dB limit at any neighbouring property have been submitted to and been approved in writing by the Local Planning Authority. (Details of the Microgeneration Certification Scheme planning standards (MCS 020 including the calculation can be found at [REDACTED]).

Reason: To safeguard the amenities of neighbouring occupiers.

Post occupation management

14. Energy and Sustainability in accordance

The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the Energy Strategy and Sustainability Statement.

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate, in accordance with policies BCS13 (Climate Change), BC14 (sustainable energy) and BCS15 (Sustainable design and construction).

15. No further extensions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order)

no extension or enlargement (including additions to roofs) shall be made to the dwellinghouses hereby permitted, or any detached building erected, without the express permission in writing of the council.

Reason: The further extension of this (these) dwelling(s) or erection of detached building requires detailed consideration to safeguard the amenities of the surrounding area.

16. No Further Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in any elevation of the buildings hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

17. 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.

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Reason: For the avoidance of doubt.