



Bristol City Council – LPA S62A Statement Note

Planning Inspectorate reference: S62A/2025/0093

LPA reference: 25/11073/PINS

Address: 43A Ambleside Avenue (Land Adjacent To 43) Bristol BS10 6HB

INTRODUCTION

This statement of case relates to a full planning application (LPA reference: 25/11073/PINS) made under Section 62A of the Town and Country Planning Act 1990 for the erection of a 3-bedroom semi-detached house (over two floors and 'loft conversion). The dwelling will be red brick and red tile roof to be in keeping with the area at 43A Ambleside Avenue (Land Adjacent To 43) Bristol, BS10 6HB.

The LPA considers that the application does not overcome reasons for refusal within the previous submission (LPA reference: 22/00347/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 that fails to respect the character and appearance of the host dwelling and wider street. The proposal due to its width and inclusion of front, rear and large rear dormer extensions would fail to be subservient to the host dwelling and would unbalance the pair of semi-detached properties. The proposal would also result in the loss of boundary features and grass verge and creation of a large area of hardstanding for car parking 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 dwelling by virtue of its scale, form, siting and massing would have a harmful impact on no. 41 Ambleside Avenue in terms of overbearing impacts and the proposal would fail to safeguard the amenities enjoyed at this neighbouring property.

The proposal therefore is contrary to Policies BCS21, DM27, DM29 and DM30 and the National Planning Policy Framework (2024) as well as SPD2 guidance.

THE APPLICATION SITE

The site is located on Ambleside Avenue in the Southmead Ward of Bristol. The site relates to land to the side of 43 Ambleside comprises of a two storey semi-detached dwelling which benefits from an existing side extension and front and rear gardens. The site itself relates to currently includes a wrap-around extension.

The building is finished in brick and the roof is pitched and tiled. Windows and doors are upvc.

The application site is not located within a Conservation Area. There are no Listed Buildings in the surrounding area. There are no TPO protected trees on or around the site. The surrounding area is residential.

RELEVANT PLANNING HISTORY

Ref. No: 24/02821/F - Erection of new dwelling (WITHDRAWN).

Ref. No: 22/02253/F - The erection of a 1-bedroom semi-detached dwelling with garden, bin and bike storage, and a parking space, adjacent to the existing dwelling at 43 Ambleside Avenue (GRANTED SUBJECT TO CONDITIONS).

Ref. No: 22/00347/F - 2 bedroom semi-detached dwelling with garden, bin and bike storage, and parking space, adjacent to existing dwelling (REFUSED).

Ref. No: 06/03449/H - 2 storey side extension (GRANTED SUBJECT TO CONDITIONS).

CONSULTATION RESPONSES

Bristol City Council Transport Development Management (TDM):

TDM required further information before a recommendation can be made on the application.

1. A three-bedroom house should provide a minimum of 2no. cycle parking spaces in the form of a Secured By Design accredited store or enclosed, secure, weatherproofed, well illuminated, and overlooked Sheffield Stands. Further information on the nature of the cycle store is required.
2. A three-bedroom house should provide a refuse store with capacity for one set of the following: a 180L Refuse bin, 55L Green recycling box, 45L black recycling box, 23L Food waste bin, 5L Kitchen caddy, and 90L Blue sack.

Urban Design:

The scheme is situated in a well-established urban area characterized by semi-detached dwellings and terraced houses, typically arranged in groups of six. The application proposes adding a new 3-bedroom house to an existing pair of semi-detached dwellings. This proposal

is incongruent and inconsistent with the established urban context and sets a harmful precedent for future applications, including the risk of a terracing effect where additional houses could be added in a similar manner. Consequently, Urban Design cannot support the scheme as currently presented.

Nature Conservation:

No comment received.

Pollution Control:

No objection, subject to conditions.

Contaminated Land Environmental Protection

The application has been reviewed in relation to land contamination.

The proposed development is sensitive to contamination but is not situated on or adjacent to land which has been subject to land uses which could be a potential source of contamination.

Given that the proposed development site does contain buildings and structures that will be removed, adding relevant conditions and advisory to any grant of permission.

Mining Remediation Authority

The site falls within the Coal Authority's defined Development Low Risk Area. On this basis the Mining Remediation Authority have no specific comments to make.

However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant.

KEY ISSUES

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

The site is currently occupied by an existing extension and garden located to the side of the existing dwellinghouse (no. 43 Ambleside Avenue). The site is within an existing residential area. The site has previously had permission to erect a two storey side extension in 2006 but was never built out. An application for a new dwelling was refused in March 2022 (ref. no: 22/00347/F). Following refusal, proposals for the site were revised and a permission for the erection of a 1-bedroom dwelling adjacent to the existing dwelling at 43 Ambleside Avenue was granted, subject to conditions in August 2022 (ref. no: 22/02253/F).

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 site is located approximately 480m to Arneside Road (Southmead) District Centre and is approximately 230m from the nearest bus stop which has links to Cribbs Causeway, Broadmead, Hengrove Park etc. and approximately 3.3km from Filton Abbey Wood Train Station. The site is also located 280m from Doncaster Road Park and is near to retail and leisure services on/around Concorde Drive and Greystoke Avenue. In this case, it is subsequently considered that overall the proposal would be located in an area where higher densities are appropriate. The creation of a new dwelling within the garden space of no. 43A Ambleside Avenue therefore raises no concern in land use terms in this instance.

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 development should be of a high quality design and respect the local 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 Southmead West LSOA within the Southmead 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 24% flats and 76% houses. 12.8% of which are households with 1 bedroom, 27.2% with 2 bedrooms, 52.5% with 3 bedrooms, and 7.5% 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 3-bedroom dwelling to the local area. It is not considered that an addition of a 3-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, LAYOUT AND SCALE 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. New house infilling existing 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. Side and front 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.

SPD2 states that "gaps between detached or semi-detached houses are an important characteristic and their infilling with side extension can detract from the appearance of the neighbourhood. As a cramped, 'terracing effect' can result, for this reason a side extension should ideally, where space is available, leave at least 1 metre between it and the adjoining boundary". Additionally, in cases where two storey side extensions are proposed on semi-detached houses, they should appear subservient which should be achieved by setting development back from the front elevation of the property by a minimum of 1m and by dropping the roof height of the extension and maintaining the existing roof pitch".

The application site is located on Ambleside Avenue, an area characterized by a mixture of terraced and semi-detached properties. The immediate surrounding area possesses a high degree of visual coherence. Several components including distinct spaces between semi-detached and terraced dwellings especially at first floor level, hipped and gabled roof forms, strong building line, repeated use of and largely regular placement of similarly configured dwellings, and a limited range of materials add to the strong character of the street. The buildings typically feature a simple layout with flat front elevations, complemented by front and rear gardens. Several properties have small porches and side extensions, while most are finished in brick. Where front gardens have been converted into parking spaces, boundary

features have generally been retained. Additionally, a large grass verge runs along the front of the site, interspersed with street trees, contributing to the overall character of the street.

The application proposes to erect a new dwelling to the side of 43 Ambleside Avenue. The existing wrap around extension and lean to would be demolished to accommodate the proposals.

The proposed development is not considered to respect the host dwelling or the wider area. It fails to be subservient to the host dwelling and would un-balance the pair of semi-detached dwellings. The proposed dwelling, at approximately 93.2m², would be larger than the existing dwelling (approximately 67m²), and the inclusion of a front, rear, and large dormer elements results in a property that appears extensively extended in most directions. These elements, intended to meet national space standards for 3b4p dwelling, highlight the tightness of the site, suggesting that the scale of development is excessive and the proposal appears cramped within the available space. The scale of the development would in-fill the gap between the host dwelling and No. 41 at ground and first floor level, potentially prejudicing any future development at No. 41. This proposal also results in a wider extension than the previously approved extension or the extension at No. 45 Ambleside Avenue, which unbalances the appearance of the semi-detached pair.

Should a similar scheme come forward for the number No.41 Ambleside Avenue - there is a high degree of a possibly for a "terracing effect" to occur, against the guidance of the SPD2. DM27 states that "Proposals should not prejudice the existing and future development potential of adjoining sites or the potential for the area to achieve a coherent, interconnected and integrated built form". While each case is assessed on its own merits, in the event of the proposed development was approved, it could prejudice future development potential for the owners of No.41, as most 2 storey side extension designs would likely result in a terracing effect. Therefore, the proposed development would be contrary to DM27, as it would significantly restrict potential 2 story side development opportunity for No.41. Policies BCS21, DM26 and DM27 seek to preserve the character of the area, the openness and the separation of the dwellings is a crucial component of that.

The proposal would include a large front extension which also fails to respect the character and appearance of the area. The proposal would be 2.73m in height, 4.55m in width and 1.5m in depth. The LPA strongly objects to large front extensions and the proposal would be out of character with the wider area which is home to smaller porches. The proposal would also reduce the overall quality of the build and results in a large front flat roofed projection. The LPA understands that there is an existing forward projection and canopy, however this does not benefit from planning permission and SPD2 guidance suggests that large front extensions are generally not acceptable but small porches may be permissible. The proposed front extension is overall not considered to be an appropriate element in this instance.

The application is accompanied with a design and access statement which makes reference to a dwelling approved by the LPA within the locality of the site at 23A Gosforth Road (LPA ref. no: 19/01089/F). This development exhibits subservient design approach to the host property, and set back from the side boundary, maintaining a locally characteristic gap between

properties. This is also exhibited within the previous consent at the site (ref. no: 22/02253/F), where the consented dwelling had subservient design, maintaining characteristic with the neighbouring 41 Ambleside Avenue. The LPA considers that the current proposals under consideration represent an overly intensive approach of development, detrimental to the character of the locality and recommends the application is refused on this basis.

The proposal would also result in the loss of the front boundary hedge, grass verge and remaining front garden for car parking. This is regrettable and would cause harm to the overall character and appearance of the host dwelling and proposed dwelling. The LPA is of the view that new entrances on a boundary should retain as much as possible and large open hard surfaced areas can impact the visual settings. The proposed car parking area could have better incorporated soft landscaping, retained more of the boundary hedge and reduced hardstanding.

The proposed materials would match the existing and/or be appropriate alternatives which respect the character of the building and surrounding area. It would be necessary to attach material sample conditions for the bricks and tiles to ensure they are acceptable. The proposed windows and doors would be acceptable in principle and details of these including cills and surrounds could be secured via conditions. The inclusion of a living roof is beneficial for surface water and ecology.

Overall, the LPA recommends that the application is refused in line with the above. This would be contrary to the adopted guidance set out within SPD2 'A Guide for Designing House Alterations and Extensions' (2005), Policy BCS21 of the adopted Bristol Local Plan (2011) and Policies DM26, DM27, DM29 and DM30 of the adopted Site Allocations and Development Management Policies Plan (2014).

(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 3-bedroom 4 person dwelling across 2 levels. In accordance with Core Strategy Policy BCS18 and national space standards all new 4-person two level residential units with 3 bedrooms should contain 90 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 93.2 square metres. All bedrooms (at 7.9 sqm, 8.2sqm, 11.5sqm) would meet the minimum space standard. The proposed floor to ceiling height would also exceed the minimum standard. The proposal is therefore considered to comply with National Space Standards.

The proposed dwelling would include windows would face towards the front and rear which would offer dual aspect and sunlight/daylight throughout the day.

The proposed amenity space would be of an acceptable size and layout.

The LPA raised concerns that the proposal would lack adaptability and flexibility for future occupiers. Notably, no rear access path has been provided, which further limits the potential for future expansion. This is not considered to be ideal however these projections are required to comply with National Space Standards.

The proposed development is overall considered to comply with National Space Standards and protect the interests of 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 side of 43 Ambleside Avenue.

41 Ambleside Avenue

The proposed development is considered to result in harm to the amenities enjoyed by the occupiers of No. 41 Ambleside Avenue. The proposal when compared to the existing extension would be much larger, it would be approximately 9.6 meters in depth, two stories in height and leave no gap along the boundary with No. 41. It would extend beyond the rear elevation of this neighbouring property by 1.5 meters at first-floor level and 3 meters at ground-floor level. Given that the neighbouring property is set on lower ground, the proposal would be positioned between 2.7 meters and 3.4 meters from No. 41 and would rise to a height of approximately 8 meters.

Due to its scale, height, and lack of separation from the neighbouring property, the proposal is considered overbearing and would fail to protect the amenities of No. 41 Ambleside Avenue. According to SPD2 guidance, two-storey elements should be set at least 1 meter from the boundary. However, this proposal leaves no gap, which is not acceptable, especially considering the difference in land levels and the size of the proposed extension.

While the proposal would not result in significant overshadowing, loss of daylight/sunlight or overlooking impacts on no. 41 Ambleside Avenue. The proposal would be north of this neighbour and this neighbour does not have any side facing windows as they have been bricked up. The proposed outlook from the dwelling would be towards its rear garden and orientated away from this neighbour which is considered to be acceptable. It is noted that there are two high level side facing windows to the ground floor of the proposed dwelling. It is considered poor practice to locate windows within an elevation directly adjacent to the neighbouring boundary, which would add to the poor quality of design outlined within section C of this statement. However, these windows would be high level and obscure glazed, therefore would not merit a refusal in regards to overlooking.

43 Ambleside Avenue

The proposed development would impact amenities at the host dwelling (no. 43 Ambleside Avenue) due to the location of the rear extension and orientation of the host and proposed dwelling. The proposed rear extension would result in some overbearing and overshadowing impacts to the host dwelling and its garden however the rear extension would be policy compliant in terms of its depth and height and therefore would be acceptable on balance. The proposed dwelling would be located adjacent to the host dwelling and is not considered to be overbearing or overshadowing to the host dwelling. The proposed outlook from the proposed dwelling would face towards both host dwelling's garden and proposed dwelling's garden which is not ideal and would result in some increases in overlooking. However, windows from habitable rooms are located away from this neighbour which would mitigate any significant harm. Outlook from the proposed dwelling directly into the host dwelling would also not be achievable. The proposed overlooking impacts whilst not ideal would be acceptable on balance in this instance.

The proposal is not considered to result in harm to no. 45 Ambleside Avenue due to the distance between the development and this dwelling. The proposal is not considered to result

in overbearing or overshadowing impacts or increase opportunities for overlooking to this neighbour.

The proposal is not considered to result in significant harm to properties on Concorde Drive. The proposal would be set over 18m to no. 40 Concorde Drive and it is noted that the proposal would be orientated in a different direction to these properties. The proposal would be set over 21m from directly facing windows which would be acceptable. The proposal would achieve similar views to the existing dwelling and is not considered to result in overbearing or overshadowing impacts.

In light of the above, the proposal is considered to have a significantly harmful impact upon neighbour amenity in relation to overbearing impacts on no. 41 Ambleside Avenue. The application fails to comply with Policies BCS21, DM27 and DM30 which seeks to protect neighbouring properties.

Noise and Disturbance

The proposal includes the provision of ASHP unit and the Council's Pollution Control Team raised no concerns in relation to ASHP unit(s) as these can 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 noise levels should 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 provide 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), and no significant objections were raised. However, further information would be required in relation to the proposed cycle and waste stores, which should be of a standard to accommodate storage for 2 bicycles and waste receptacles.

The proposed new dwelling would retain the existing dropped kerb is of an adequate nature to provide access for the house, however the hardstanding would be resurfaced. Appendix 2 of Site Allocations and Development Management Policies outlines the standards for parking provision where a single parking space should have a width of 2.4 metres and 4.8 metres in depth. It further states that 0.5 metre buffer should be provided from clearance of structures. The front of the property would include a parking for 1 no. vehicle as well as cycle and waste storage enclosures. Officers raise concern that the lack of buffers could result in difficulty accessing cycle and waste stores when a vehicle is parked onto the driveway, which could result in waste receptacles being left onto the highway to the detriment of pedestrian safety character of the locality. However, it is not considered that this would merit a refusal of the scheme in this instance. Should the Inspector be minded granting a permission, further detail of waste and cycle storage should be secured via 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 identified the location of the proposed ASHP unit and PV panels, however it is considered that further detail of these should be secured by appropriately worded conditions should the Inspector is minded granting the permission.

(H) 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.

The applicant has provided a Biodiversity Net Gain Exemption Statement. Based on the information available, the application would appear to impact less than 25 sq.m of onsite habitat, however further checks are recommended on site to evidence this.

(I) 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.

(J) COMMUNITY INFRASTRUCTURE LEVY

The application is a “chargeable development” as it results in the creation of a new dwelling. Therefore it is liable for the Community Infrastructure Levy (CIL).

CIL Calculation

The applicant has provided a CIL Form 1: CIL Additional Information, in which it states that the existing GIA of the buildings on site is 16.5sqm and the GIA of the proposed scheme is 93.2sqm.

The existing buildings are in lawful use for the purposes of CIL. However they will cease to be in lawful use on 9 May 2025. The CIL calculation has been undertaken on the assumption

that the application will not be determined by that date. Therefore the existing floorspace is not offset. Consequently the whole floorspace of 93.2sqm would be liable for CIL.

The development would be charged at the “Outer Residential Zone” CIL Rate of £50/sqm. The indexation factor from 2013 to 2025 is (391 / 224).

The CIL calculation is therefore as follows: 93.2sqm x £50/sqm x (391 / 224) = £8,134.20

Need for CIL payment

The Council wishes to make it clear that the need for CIL to be paid is totally separate for the need for mitigating measures to be in place to make the development acceptable in planning terms. We are concerned that recent PINS Reports on Section 62A applications (and indeed the guidance on the PINS website) are conflating CIL with mitigating measures. Mitigating measures are specified and secured through planning conditions and planning obligations, whereas CIL is a levy to provide the infrastructure necessary to support growth across the local authority area. There is no requirement for there to be a direct link between a CIL Liable development and the infrastructure that is funded from CIL.

Whilst the Council acknowledges that PINS cannot currently charge CIL in respect of applications submitted to it under S62A, CIL is nonetheless a material financial consideration under the Localism Act. Consequently, we consider that PINS should be considering whether approving applications that would otherwise have been liable for CIL would have an adverse impact on the Council’s ability to provide infrastructure to support the growth of Bristol.

The infrastructure to be funded from CIL is set out in the Councils Annual Infrastructure Statement.

The Infrastructure List identifies the infrastructure schemes that the Strategic Element of CIL has been allocated to, by the Council. The CIL Report sets out the current position in respect of CIL Receipts and Spend. This is summarised in the table below:

Strategic CIL Allocations made by the Council as at 31 March 2024 (A)	£53,616,000
Strategic CIL Receipts held as at 31 March 2024 (B)	£29,187,000
Shortfall (B) – (A)	£24,429,000

Given the current shortfall in funding, it is essential that CIL is charged on, and paid by, all liable developments in order to enable the delivery of the identified infrastructure schemes necessary to support the growth of Bristol. This is consistent with the principles behind CIL which are that development contributes a proportionate sum to infrastructure to support the growth of an area, based on the size of the development and the viability of the relevant development typology. As the necessary CIL payment of £8,134.20, cannot be achieved under Section 62A, the application should not be considered as acceptable.

Section 106 payment

The Council is not currently aware of any mitigation necessary to make the development acceptable in planning terms that could fall within the regulatory tests of CIL Regulation 122, which are as follows:

- “(a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development”

Recommendation to PINS

There is no requirement for a Section 106 Agreement as there will be no site specific mitigation necessary that complies with the regulatory tests. However, in order to fund the infrastructure needed to support the growth of the City, a CIL payment of £8,134.20 will be required. As PINS is unable to charge CIL on Section 62A applications, this necessary contribution towards infrastructure cannot be achieved and therefore the Council advises that the application should not be considered as acceptable and recommends that PINS refuse the application accordingly.

(K) 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 Bristol Housing Trajectory 2024 the council has supply of housing land to deliver 14,611 homes. When measured against the current standard method housing need with a 20% buffer this results in a housing land supply of 4.08 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 that fails to respect the character and appearance of the host dwelling and wider street. The proposal due to its width and inclusion of front, rear and large rear dormer extensions would fail to be subservient to the host dwelling and would unbalance the pair of semi-detached properties. The proposal would also result in the loss of boundary features and grass verge and creation of a large area of hardstanding for car parking 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 dwelling by virtue of its scale, form, siting and massing would have a harmful impact on no. 41 Ambleside Avenue in terms of overbearing impacts and the proposal would fail to safeguard the amenities enjoyed at this neighbouring property. The proposal therefore is contrary to Policies BCS21, DM27, DM29 and DM30 and the National Planning Policy Framework (2024) as well as SPD2 guidance.

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. 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.

3. Further Details

Prior to the commencement of development, 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:

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

Development shall be completed in accordance with the approved drawings.

Reason: To ensure the external appearance is acceptable.

4. Material Samples

Prior to the commencement of development, samples of the following external materials shall be submitted and approved in writing by the Local Planning Authority:

- o Proposed roof tile
- o Proposed brick

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

Reason: To ensure the external appearance is acceptable.

5. 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

6. 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.

7. Landscape (Soft and Hard)

Prior to commencement of development, 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.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Any tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of completion shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).

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.

8. Details of Living Roof

Prior to the commencement of development, details of the Living Roof shall be submitted and approved in writing by the Local Planning Authority. The details shall include a section across the whole roof at a minimum scale of 1:10 and a strategy to include details relating to the extent, specification, installation method and the management and maintenance of the living roof unless otherwise agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance biodiversity and the character of the site and the area.

Pre-occupation

9. 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...'.

10. 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, 55L Green recycling box, 45L black recycling box, 23L Food waste bin, 5L Kitchen caddy, and 90L Blue sack. 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.

11. Further Details of Cycle Parking Provision before occupation

Details of cycle parking provision (for minimums of 2 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.

12. 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 <https://www.planningportal.co.uk/permission/common-projects/heat-pumps/themicrogeneration-certification-scheme>).

Reason: To safeguard the amenities of neighbouring occupiers.

13. Reporting of Unexpected Contamination

The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the LPA that unexpected or previously unidentified contamination was not encountered during the course of development works. If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the LPA for approval:

I. Risk Assessment (GQRA or DQRA);

II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval.

The actions required above shall be completed in full accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

Reason for all conditions: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 125 (c), 187 (e & f), 196 & 197 of the National Planning Policy Framework (2024).

Post-Occupation Conditions

14. Restriction of use of roof

The flat roof areas of the dwelling hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises.

15. Obscured glazed 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) the proposed ground floor side windows shall be glazed with obscure glass and shall be permanently maintained thereafter as obscure glazed.

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

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. 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.

18. 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.

List as appropriate.

Reason: For the avoidance of doubt.

Advice notes:

1. Radon Advice:

The site falls within a radon referral area, the applicant is advised to undertake a radon risk assessment to establish if radon protection measures are required as part of the development.

An initial risk assessment can be undertaken by visiting <http://www.ukradon.org/> or contacting UK Radon on 01235 822622.

2. Sustainable Drainage System (SUDS)

The development hereby approved includes the construction/provision of a sustainable drainage system. You are advised to contact the Highway Authority's Flood Risk Management Team at flood.data@bristol.gov.uk before any works commence.

3. Bats and bat roosts:

Anyone who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats, &c.) Regulations Act. Prior to commencing work you should ensure that no bats or bat roosts would be affected. If it is suspected that a bat or bat roost is likely to be affected by the proposed works, you should consult English Nature (Taunton office 01823 283211).

4. Street Name and Numbering

You are advised that to ensure that all new properties and streets are registered with the emergency services, Land Registry, National Street Gazetteer and National Land and Property Gazetteer to enable them to be serviced and allow the occupants access to amenities including but not limited to; listing on the Electoral Register, delivery services, and a registered address on utility companies databases, details of the name and numbering of any new house(s) and/or flats/flat conversion(s) on existing and/or newly constructed streets must be submitted to the Highway Authority.

Any new street(s) and property naming/numbering must be agreed in accordance with the Councils Street Naming and Property Numbering Policy and all address allocations can only be issued under the Town Improvement Clauses Act 1847 (Section 64 & 65) and the Public Health Act 1925 (Section 17, 18 & 19). Please see www.bristol.gov.uk/registeraddress

5. Impact on the highway network during construction

The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at traffic@bristol.gov.uk before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.