

Extension: Revised expiry date	13 December 2024
'Hold Date'	

## Bristol City Council Development Management

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### Delegated Report and Decision

**Application No:** 24/03733/F **Registered:** 26 September 2024

**Type of Application:** Full Planning **Expiry Date:** 21 November 2024  
**Case Officer:** [REDACTED]

**Site Address:**

7 Belvedere Road  
Bristol  
BS6 7JG

**Description of Development:**

Replacement rear extension and works to existing building to include external alterations to window levels, new dormers to rear and side, formation of windows to lower ground floor level and creation of associated lightwells.

**Ward:** Redland

**Consultation Expiry Dates:**

**Advert** 30 Oct 2024  
**and/or Site** 30 Oct 2024  
**Notice:**

**Neighbour:** 21 Oct 2024

### SITE DESCRIPTION

This application relates to a three-storey building known as 7 Belvedere Road, in Redland, north Bristol.

The building is split into three flats: a maisonette at ground floor and basement level; a flat at first floor level and another flat at second floor level. Each unit is in residential use under Use Class C3 and has two bedrooms. Access to the building is maintained through a single storey porch to the side of the building and via the front of the building.

The building is constructed in pennant stone and render and features a large bay window at the front elevation. There are three large trees located in the rear garden of the site. Belvedere Road includes a number of identical, large, late-Victorian townhouses.

The site is located within the Downs Conservation Area. The surrounding area is almost entirely residential in character.

### RELEVANT HISTORY

49/02356/U\_U: Conversion to three self-contained flats. 947/49. Application GRANTED on 24 June

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21/30487/MINOR: Enforcement Enquiry. CLOSED on 30 November 2021.

**PROPOSED DEVELOPMENT**

The application is as per the description of development. See application documents for further details.

**RESPONSE TO PUBLICITY AND CONSULTATION**

Neighbouring properties have been consulted and in addition a site notice and press advert were published advertising the proposed development.

No comments were received.

**OTHER COMMENTS**

URBAN DESIGN OFFICER's verbal comments are summarised below:

The application is located within the Downs Conservation Area and proposes internal and external alterations. Major alterations are proposed to the rear of the property with a replacement rear extension, addition of a rear dormer and change of windows. The rear extension matches the significant rear extension of adjacent Care home at 8-9 Belvedere Road and is considered acceptable. The change of windows with a new dormer is considered acceptable as it matches the windows with the adjacent properties which is considered an improvement as compared to the existing windows. Changes to the rear are not visible from the public realm and do respect the existing character of the building and the Downs Conservation Area.

The application proposes a new lightwell with metal railings to the front elevation, which would be visible from the public realm, however, they are considered a minor alteration and do respect the character of the building. The proposed side dormer would also be visible from the public realm, however, considering the distance between the neighbouring dwellings and the proposed location of the dormer in between two existing chimney shafts, the side dormer would not be detrimental to the character of the conservation area.

The proposed lightwells at the front and rear are new additions to the conservation area, however, they will provide better light to the existing basement floor improving the quality of liveability for the residents and is supported. Furthermore, the proposed materials respect the existing material palette and are considered acceptable.

**RELEVANT POLICIES**

SPD2      A Guide for Designing House Alterations and Extensions (October 2005)

PAN 2      Conservation Area Enhancement Statements (November 1993)

Planning (Listed Buildings & Conservation Areas) Act 1990

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National Planning Policy Framework – December 2023

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017 and the Hengrove and Whitchurch Park Neighbourhood Development Plan 2019.

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

**KEY ISSUES**

**A. AMENITY**

The application proposes a new set of windows on the rear elevation, a replacement rear extension and a rear and side dormer, which required assessment in lines with impact on neighbour's amenity.

The first-floor window on the rear elevation primarily changes the level of the existing windows and does not create any new openings which would be pose harm by virtue of loss of privacy or overlooking and is considered acceptable. Similarly, addition of a rear dormer window on the second floor would be a new opening, however, considering the distance between the proposed development and the opposite dwellings on Blenheim Road and the existing level of mutual overlooking, the rear dormer window is considered acceptable.

The proposed side dormer windows on the second floor provides openings for a bathroom and a kitchen, which does not directly overlook into adjacent properties and is therefore considered acceptable. The proposed rear extension replaces the exiting rear extension and aligns in length and height with the existing rear extension of the adjacent property at 8-9 Belvedere Road thereby not harming the adjacent properties by virtue of overbearing or overshadowing.

Impact on amenity: acceptable  
 Overlooking/loss of privacy: acceptable  
 Visually overbearing: acceptable  
 Loss of sunlight/daylight: acceptable  
 Over shadowing: acceptable

**B. DESIGN**

The Authority is required under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special regard to the desirability of preserving or enhancing the character or appearance of the area.

With reference to the comments from the Urban Design officer, the proposed design is considered to be suitable, and not out of character with the property or the surrounding area. The proposed alterations to the host building would have a negligible impact upon the character, appearance, and historic significance of the surrounding Conservation Area. The integrity and status of adjacent heritage assets would therefore be preserved by the proposed development.

Officers have undertaken the assessment required under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and have given special regard to the desirability of preserving or enhancing the character or appearance of the area. They have given the harm caused considerable

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importance and weight in reaching this conclusion.

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

**COMMUNITY INFRASTRUCTURE LEVY**

How much Community Infrastructure Levy (CIL) will this development be required to pay?

Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL.

This application falls into one of these categories and therefore no CIL is payable.

**EQUALITY ASSESSMENT**

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

**RECOMMENDED GRANTED subject to condition(s)**

**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.

2. External Works to Match

All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

Reason: In the interests of visual amenity and the character of the area.

**List of approved plans**

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3. 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.

3333\_PA 009 Location and block plan, received 26 September 2024  
3333\_PA 010A Existing lower ground and ground floor plan, received 26 September 2024  
3333\_PA 011A Existing first and second floor plan, received 26 September 2024  
3333\_PA 012 Existing roof plan, received 26 September 2024  
3333\_PA 013 Existing elevation to Belvedere Road, received 26 September 2024  
3333\_PA 014 Existing rear elevation, received 26 September 2024  
3333\_PA 015 Existing side elevation, received 26 September 2024  
3333\_PA 020A Proposed lower ground and ground floor plan, received 26 September 2024  
3333\_PA 021A Proposed first and second floor plan, received 26 September 2024  
3333\_PA 022 Proposed roof plan, received 26 September 2024  
3333\_PA 023 Proposed elevation to Belvedere Road, received 26 September 2024  
3333\_PA 024 Proposed rear elevation, received 26 September 2024  
3333\_PA 025 Proposed side elevation, received 26 September 2024  
3333\_PA 030 Daylight and sunlight impact plans, received 26 September 2024

Reason: For the avoidance of doubt.

**Advices**

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Case Officer: [REDACTED]

Authorisation: [REDACTED]

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