

Relevant Planning History – 23 Hillsborough Road, BS4 3QW

Reference	Description of Development	Decision and Date
04/01402/H	Erection of single storey side extension and front porch.	Permission Granted 28/05/2004
19/03153/F	Two storey rear extensions and change of use from dwellinghouse (Use Class C3) to a large HMO (Sui-Generis use).	Refused 03/12/2019 (see reasons for refusal below)
19/06117/CE	Application for a Certificate of Existing Development - two storey rear extension and use of building as small HMO (use class C4).	Certificate of Lawfulness Issued 14/02/2020
20/02380/F	Change of use from 6 bedroom HMO (Use Class C4) to 7 bedroom HMO (Sui Generis use).	Permission Granted 12/11/2020
24/04448/PINS S62A/2024/0071	Provision of an additional bedroom within an existing 7-bed House in Multiple Occupation, to create an 8-bed HMO.	Permission Granted 10/01/2025

Reasons for Refusal for application **19/03153/F** (Two storey rear extensions and change of use from dwellinghouse (Use Class C3) to a large HMO (Sui-Generis use)):

1. The proposed double storey extension by virtue of its siting, and overall scale and massing would disrupt the uniformity and rhythm and balance of the existing property and the wider street by introducing a first floor extension which would be highly visible from the public realm. The failure to respond to this important aspect of the local townscape would result in the development appearing unduly prominent, obtrusive and incongruous, in contrast to the flat-backed and flat-fronted dwellings on Hillsborough Road and the surrounding streets. Furthermore, the cumulative impact of the proposed double storey extension alongside the existing single storey side extension would detrimentally alter the character of the host property and disrupt the uniformity of the existing street scene. In this regard, the development would fail to promote local character and distinctiveness, representing poor quality design. The development is therefore contrary to Section 12 of the National Planning Policy Framework, Bristol Core Strategy Policy BCS21 and Site Allocations and Development Management Local Plan Policies DM2, DM26, DM27 and DM30.
2. The application has failed to demonstrate that the proposed enlarged building would safeguard an acceptable living environment for all adjacent residential dwellings. Specifically, the proposed rear extension is likely to result in some loss of light to the neighbouring property, no. 21 Hillsborough Road, at ground floor level owing to the overall depth and massing of the proposal. The proposal would be 6.5 metres in height and

would therefore result in an undue sense of enclosure with regard to the adjacent residential property. The combined effect of the aforementioned factors would result in a sense of overbearing and detriment to the experience within the rear rooms at no. 21 Hillsborough Road. This would result in undue harm to residential amenity retained at this adjacent property. Development which fails to safeguard acceptable living conditions and amenity at adjacent properties is contrary to section 12 of the National Planning Policy Framework, Policy BCS21 of the Bristol Core Strategy as well as Policies DM2 and DM30 of the Site Allocations and Development Management Policies Local Plan as well as guidance found within Supplementary Planning Document 2: A Guide for Designing House Alterations and Extensions.