Planning Statement – Land at the Rear of 61 Cotman Walk, Lockleaze, Bristol, BS7 9UG

Job Number: 3M-467 **Date: 24th August 2025** **Author: Paul Jobson**

1 Introduction

1.1 This Planning Statement has been prepared by Three Magnets Planning on behalf of Fairholm Developments Ltd who are seeking full planning permission for *"Erection of a single dwelling (C3) with associated parking, cycle storage, bin storage and gardens"* at land at the rear of No 61 Cotman Walk, Lockleaze, Bristol, BS7 9UG.

1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. The Development Plan for Bristol City Council consists of the Bristol Core Strategy (2011), Site Allocations and Development Management Policies Local Plan (2014) and other supplementary planning documents such as the Urban Living SPD (2018).

1.3 This statement describes the proposal, its context and planning history. This supporting statement should be read alongside the submitted application forms, proposed plans and energy strategy/sustainability statement. The remainder of this statement is structured as follows:

- **Site Context** – provides a description of the site context and relevant planning history;
- **The Proposed Development** – describes the proposed development and the supporting evidence provided;
- **Planning Context** – sets out the national and local planning policy framework against which the application is to be considered;
- **Planning Assessment and Conclusion** – evaluates the application proposal in the context of relevant planning policy framework and other material considerations to reach an overall conclusion;

2 Site Context

2.1 The following section sets out details on the site surroundings, planning constraints, and planning history for the site.

Site Surroundings and Constraints

2.2 Land at the rear of 61 Cotman Walk is located in Lockleaze, North Bristol and the rear of the properties include residential garden/storage that fronts onto Blake Road to the rear. The host property is a semi-detached home fronting onto Cotman Walk, but the proposed site has previously been used for a garage and commercial storage. The site is surrounded by other residential properties and gardens on all sides. The prevailing character of Blake Road, where the proposal is located is residential, with a mix of terraced and detached properties with a relatively simple rendered elevations.

2.3 An inspection of the Bristol City Council Policies Map confirms that the site is not allocated or safeguarded for a specific form of development. The proposed site is within the urban area where new housing including specialist housing is actively encouraged.

2.4 The site is situated within Flood Zone 1 and as such is not considered to be at risk of flooding. The site is not located within a Conservation Area and is not within close proximity to any Listed Buildings. There are no environmental designations impacting the site. The site is relatively unconstrained.

Planning History

2.5 The site has the following planning history:

- **24/00617/CP** – Certificate of proposed development for existing roof structure to be changed from a hip roof to a gable end roof – Issued 7th May 2024
- 24/00616/HX – Notification of Prior Approval for the erection of a single storey rear extension that would exceed beyond the rear wall of the original house by 4 metres, have a maximum height of 2.94 metres, and have eaves that are 2.6 metres high – Prior Approval Not required 15th March 2024

2.6 The above decisions confirm the works on the roof and rear extension are permitted developments. Other relevant permissions include:

- **25/10064/F** – Demolition of existing garage and erection of a detached single storey dwelling (Use Class C3, self-build) - 235 Hillside Road Bristol BS5 7PX – Granted 27th May 2025
- **24/02126/F** –New 2-bedroom dwelling –87 Hogarth Walk Bristol BS7 9XS
- **21/02368/F** – Demolish the existing garage on site and erect a new single storey dwelling – Land To Rear Of 98 Landseer Avenue Bristol BS7 9YR – Granted 20th August 2022
- **19/05900/F** – Erection of 1 bed dwelling - 66 Kingsway Avenue Bristol BS5 7PY – Granted 25th March 2020

2.7 The Council have granted permission for new backland/infill scheme to the rear of 98 Landseer Avenue (near the site) and continue to grant permission for new detached dwellings on infill plots across Bristol. The above three examples are a few of many that have been granted in recent years and illustrate the acceptability of small plots in close proximity to existing residential dwellings.

3 The Proposal

3.1 The proposal is for the erection of a new detached dwelling in accordance with National Space Standards. It comprises 1 no two bedroom dwelling over two floors. The proposal is effectively a one and a half storey bungalow. The proposal includes cycle and bin storage and a single off street parking space at the front of the property.

3.2 Please find enclosed the following supporting information:

- Application Form (duly completed);
- Community Infrastructure Levy Form 1;
- Location Plan;
- Existing Block Plan;
- Proposed Block Plan;
- Proposed Floorplans and Elevations;
- Existing and Proposed Sections
- Existing and Proposed Front Context Elevations;
- Preliminary Ecological Appraisal:
- BNG Exemption Statement; and
- Energy Strategy.

4 Planning Policy Context

4.1 In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Planning Applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Accordingly, the relevant planning policies and guidance relating to this site are contained within the following national planning guidance and local Development Plan documents:

- National Planning Policy Framework (NPPF) (February, 2024);
- Bristol Core Strategy (adopted 2011);
- Site Allocations and Development Management Policies (adopted 2014);
- Urban Living SPD (adopted November, 2018);

National Planning Policy Framework (NPPF)

4.2 NPPF paragraph 60 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 then needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay".*

4.3 NPPF para 119 states that *"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land".*

4.4 It goes on to state in para 120 that *"planning policies and decisions should:*

c) give substantial weight to the value of using suitable brownfield land within

settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)".

4.5 *NPPF para 124 states* that *"Planning policies and decisions should support development that makes efficient use of land, taking into account:*

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
b) local market conditions and viability;
c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
e) the importance of securing well-designed, attractive and healthy places"

Five Year Land Supply

4.6 It is noted that Bristol City Council can't illustrate a five-year land supply and this triggers the presumption in favour of sustainable development as outlined at paragraph 11 of the National Planning Policy Framework (NPPF, 2024).

4.7 Paragraph 11(d) of the NPPF is therefore engaged and clearly states that *"For decision-taking this means… where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless 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".*

4.8 In our view granting permission for this proposal conforms with the adopted development plan irrespective of the 5-year land supply position, but we would note that the decision maker is now required to determine the application in light of the titled balance which requires permission to be granted unless the benefits of redevelopment are significantly and demonstrably outweighed by the negatives.

Bristol Core Strategy (2011)

4.9 Key policies for the consideration of the proposal include:

- **Policy BCS5** - The Core Strategy aims to deliver new homes within the built-up area to contribute towards accommodating a growing number of people and households in the city. It sets a minimum target of 26,400 homes between 2006 and 2026.

- **Policy BCS13** - Development should contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions.

- **Policy BCS18** - 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.

- **Policy BCS21 (Quality Urban Design)** - advocates that new development should deliver high quality urban design. With regards to amenity, it is outlined that new development is expected to safeguard the amenity of existing development. In particular, development should give consideration to matters of neighbouring privacy, outlook and natural lighting.

Site Allocations and Development Management Policies Local Plan (2014).

4.10 The following key policies have been considered:

- **Policy DM1 (Presumption in Favour of Sustainable Development)**

- **Policy DM21 (Development of Private Gardens)** – allows the development of private gardens there the proposal would represent a more efficient use of land at a location where higher densities are appropriate.

- **Policy DM23: Transport Development Management** – ensures that development does not give rise to unacceptable traffic conditions, provides safe and adequate access for all sections of the community onto the highway network and provide an appropriate level of safe, secure, accessible and usable parking provision having regard to the parking standards, the parking management regime and the level of accessibility by walking, cycling and public transport.

- **Policy DM26: Local Character and Distinctiveness** -the design of development proposals will be expected to contribute towards local character and distinctiveness.

- **Policy DM27: Layout and Form** – ensures continuity of development edge that encloses and clearly defines the public realm whilst physically securing the private realm.

- **Policy DM29: Design of New Buildings –** ensures that new buildings are designed to a high standard of quality, responding appropriately to their importance and reflecting their function and role in relation to the public realm.

- **Policy DM32: Recycling and Refuse Provision in New Development** – ensures the sufficient provision of refuse and recycling equipment in a functional location.

5 Planning Assessment and Conclusion

5.1 The section seeks to set out the main planning issues and supporting evidence to illustrate the relative planning merits of the proposal compared with policy. It considers the following areas:

- Principle of Development
- Residential Amenity;
- Design and Development of Residential Gardens;

- Transport and Access: and
- Energy and Sustainability

5.2 **Principle of Development** – The proposal represents the addition of a new dwelling within the urban area where new development is encouraged and actively planned for. Policy BCS5 states that "*new homes should be delivered within existing built-up areas within Bristol*".

5.3 Policy BCS20 states that *"effective use of brownfield land should be sought by promoting development"*. Whilst residential garden within the urban area, the site has been used as a storage yard for a long period of time. The proposed development would provide 1 no. new dwellings within the Lockleaze Ward, contributing towards the 30,600 new dwellings required across the plan period at a time when the Council cannot illustrate a five year land supply. The proposed development accords with the requirements of Policies BCS5 and BCS20. As such, the principle of development should therefore be acceptable.

5.4 **Residential Amenity** – Policy BCS21 provides a set of criteria for the assessment of design in new development. Proposals are expected to safeguard the amenity of existing development and deliver a high-quality environment for future occupiers. The proposal is a detached single storey building that respects the neighbours amenity. The proposal is set down from No 61 Cotman Walk to avoid overlooking (see proposed section) and windows on the rear elevation have been restricted to the ground floor to ensure that the proposal will not raise any concerns about overlooking to/from adjacent properties in accordance with DM27. It is not considered to have any negative residential amenity impacts.

5.5 **Design and Development of Residential Gardens** –The new building has been proposed to be a high quality bungalow using a high quality palette of material (including render) to be in conformity with Policy DM30 regarding the design of new buildings and comparable to other existing residential properties on Blake Road.

5.6 Development of residential gardens is acceptable under a number of circumstances. Policy DM21 states *"Development involving the loss of gardens will not be permitted unless:*

i. The proposal would represent a more efficient use of land at a location where higher densities are appropriate; or

ii. The development would result in a significant improvement to the urban design of an area; or

iii. The proposal is an extension to an existing single dwelling and would retain an adequate area of functional garden.

In all cases, any 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".

5.7 It is considered that the proposal represents a more efficient use of the site as it removes a low-density parking/storage area to provide a new dwelling in an area of medium density housing. The resulting gardens are comparable to adjacent residential properties.

5.8 Policy DM26 requires Infill development to have regard to the prevailing character and

quality of the surrounding townscape. The surrounding street scene is relatively unified on Blake Road therefore the design has sought to reflect the materials used. We consider that the proposal improves the character and appearance of the street and the existing boundary arrangements, which have previously represented a negative feature in the street scene.

5.9 **Transport and Access** – Policy DM23 states that *"Development should not give rise to unacceptable traffic conditions and will be expected to provide:*

i. Safe and adequate access for all sections of the community within the development and onto the highway network including designs which secure low vehicle speeds; and

ii. Adequate access to public transport including, where necessary, provision for public transport improvements; and

iii. For appropriate transport improvements to overcome unsatisfactory transport conditions created or exacerbated by the development; and

iv. For pedestrians and cyclists including, where appropriate, enhancing the pedestrian and cycle network and, for major non-residential schemes, providing adequate changing, shower, storage and drying facilities for cyclists.

5.10 The proposal, provides one off-street parking. It is considered that the site is in a relatively sustainable location within the city in close proximity to Filton Avenue and Gainsborough Square which are well served with bus routes, the former being a major bus corridor in the city. The area is also well served with retail and community facilities which will support walking and cycling.

5.11 The scheme includes an appropriately sized bike store and has good access to the Concorde Way Strategic Cycle route. The site is considered in accordance with DM23 with regard to parking provision which sets out parking standards as a maximum requirement and allows car free development in sustainable locations.

5.12 Policy DM32 requires "all new development will be expected to provide, as a minimum sufficient space for the storage of individual recycling and refuse containers to reflect the current collection regime". The proposal includes for a bin store suitable for storage of all the require bin and recycling receptacles.

5.13 **Energy and Sustainability** – An Energy Strategy has been produced by Complete Energy Consultancy to demonstrate how the proposed revised development at the rear of No 61 Cotman Walk will comply with Bristol City Council Policies:

- BCS13 – Climate Change
- BCS14 – Sustainable Energy (from the Development Framework Core Strategy).
- BCS15 – Sustainable Design and Construction
- BCS16 – Flood Risk and Water Management.

Conclusion

5.14 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.15 From a review of the relevant development plan policy covering the site, it is

considered that the development is in accordance with the development plan and comparable to other approved applications. The proposed plans show that the development can be achieved without detriment to the surrounding residential amenity and local distinctiveness. It is considered that there are no issues that significantly and demonstrably outweigh the benefit of additional housing.

5.16 We would contend that a new dwelling in this location is an efficient use of the existing underutilised garden/storage area. In light of the above it is concluded that the granting of permission would accord with the development plan and there are no other material considerations that would indicate otherwise. Given the lack of housing supply across the city, we believe that the benefits of 1 no additional dwelling on the site is not significantly or demonstrably outweighed by any planning constraints.