



Decision Notice and Statement of Reasons

Decision By Zoe Raygen DipURP MRTPI

Site Visit undertaken on 1 October 2025

A person appointed by the Secretary of State

Decision date: 7 October 2025

Application Reference: S62A/2025/0114

Site address: 87 Queenshill Road, Bristol BS4 2XQ

- The application is made under section 62A of the Town and Country Planning Act 1990.
 - The site is located within the administrative area of Bristol City Council.
 - The application dated 17 July 2025 is made by Mr Paul Rhodes and was validated on 4 August 2025.
 - The development proposed is the erection of a detached bungalow in rear garden.
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Decision

1. Planning permission is granted for the erection of a detached bungalow in rear garden in accordance with the terms of the application dated 17 July 2025, subject to the conditions set out in the attached schedule.

Statement of Reasons

Procedural matters

2. The application was made under Section 62A of the Town and Country Planning Act 1990, which allows for applications to be made directly to the Planning Inspectorate where a Council has been designated by the Secretary of State. Bristol City Council (BCC) have been designated for non-major applications since 6 March 2024.
3. Consultation was undertaken on 12 August 2025 which allowed for responses by 9 September 2025. I have received one response from an interested party which I have taken into account in my decision.
4. Bristol City Council (BCC) submitted comments on 15 September 2025 which indicated that no objections were raised with the proposal.
5. I carried out a site visit on 1 October 2025, which enabled me to view the site internally and externally as well as the surrounding area.

6. I have taken account of all written representations in reaching my recommendation.

Main Issues

7. Having regard to the application, the consultation responses, and the information from BCC, together with what I saw on site, the main issues for this application are:
 - The effect of the proposal on the character and appearance of the area;
 - The effect of the proposal on the living conditions of the occupiers of nearby residential properties;
 - Whether the proposal would provide acceptable living conditions for prospective residents; and
 - The effect of the proposal on highway safety.

Reasons

Relevant Planning History and Background

8. The application site forms a semi-detached house and garden sited on the corner of Queensway Road and Crossways Road with access to a garage in the rear garden from Crossways Road. It is predominantly a residential area.
9. A planning application for a detached house in the rear garden and attached house to the host dwelling was refused planning permission in 2024¹. An application for the attached dwelling only was refused in 2024 but then subsequently granted consent in 2025².
10. This planning application proposes the erection of a detached bungalow in the rear garden.

Character and appearance

11. The surrounding area is mainly characterised by semi-detached two storey housing set back from the road behind small forecourts/gardens. New housing on Crossways Road follows this pattern.
12. The proposed bungalow would replace the existing garage and be set back from the road by a small way. Although it would project beyond the proposed attached dwelling to the host dwelling, it would only be by a small amount and there is no set particular building line on this road. In addition, the bungalow would be low with a modest footprint and therefore its scale and massing would not be overly obtrusive. As a result, it would be visually subservient integrating satisfactorily into the broader street scene.
13. Policy DM21 of the Bristol Local Plan – Site Allocations and Development Management Policies 2014 (the Local Plan) deals specifically with the development of garden land such as that proposed here. I have already found

¹ 23/00867/F

² S62A/2024/0044 & S62A/2024/0064 (the previous application)

that there would be no harm to the character and appearance of the area. Furthermore, I am satisfied that the application site is within walking distance of the Wells Road/Broad walk Town Centre and public transport links to the city centre. Consequently, the proposal would fulfil the requirements of Policy DM21 resulting in the satisfactory, more efficient, use of land where higher densities are appropriate.

14. For the reasons above, I conclude that the proposal would not harm the character and appearance of the area and therefore would comply with policies BCS21 of the Bristol Development Framework Core Strategy (2011) (CS) and Policies DM21, DM26, DM27 and DM30 of the Local Plan. Together these require that development respects the local building pattern and grain of development and responds appropriately to existing characteristics creating quality urban design.

Living conditions

15. The proposed bungalow would present a rear elevation towards the rear garden of 85 Queenshill Road and a side elevation to flats at Paignton Square and the proposed attached dwelling at No 87. The boundary treatment is formed from close boarded fencing which would be retained. The rear of the existing garage on the site forms part of the boundary to No 85 to which a structure is attached in the garden of that property.
16. The proposed building would be single storey. Any potential for overlooking from windows and consequent loss of privacy for surrounding residents would be mitigated by existing boundary treatment. The low nature of the proposal together with the pitched roof would ensure that the outlook from the surrounding properties would be appropriately maintained and not materially harmed.
17. The proposed bungalow would be sited away from No 85 and boundary treatment provided between the gardens. This could be designed in a way to ensure the structure in the garden of No 85 would be maintained.
18. The proposed bungalow would provide living space in accordance with the Nationally Described Space Standard for a two bedroom single storey dwelling. There would also be adequate garden space provided for the size of the dwelling.
19. Consequently, for the reasons above, I conclude that the proposal would not be harmful to the living conditions of neighbouring residents and would provide acceptable living conditions for the proposed occupiers. There would therefore be no conflicts with the requirements of Policy BCS21 of the CS and Policy DM30 of the Local Plan which require that development safeguards the amenity of neighbouring occupiers and creates a high quality environment for future occupiers.

Highway Safety

20. Policy DM23 of the Local Plan sets out maximum parking standards for development proposals. For a two bedroom house this would be 1.25 spaces. The proposal allows for 1 space accessed from Crossways Road. The existing boundary wall would be lowered to 0.6metres to allow for adequate visibility splays. This would be an improvement on the existing situation whereby the garage in the rear garden is accessed from Crossways Road where the high walls restrict visibility.
21. Two car parking spaces would be relocated to the front of No 87 which have been considered acceptable by the Inspector determining the previous planning application at the site. I see no reason to disagree.
22. Concerns have been raised regarding an increase in traffic and the consequent effect on the safety of people accessing the local school and the adjacent footpath leading from Crossways Road to a play area and development beyond. I saw at my site visit that parking does occur on Crossways Road outside of the parking restrictions present. However, given the proposal is only for a two bedroom dwelling with one parking space, I am satisfied that there would not be a significant increase in traffic movements to cause material harm to highway safety. There would also be adequate visibility to ensure that drivers would be aware of pedestrians.
23. For the reasons above, I conclude that the proposal would not be harmful to highway safety. There would therefore be no conflict with Policy DM23 of the LP and Policy BCS10 of the CS which seek to secure appropriate parking provision and ensure proposals do not harm highway safety.

Other Matters

24. Under the statutory framework for biodiversity net gain (BNG), every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met, subject to exemptions. The applicant considers the proposal meets the BNG de minimis exemption because less than 25 square metres of habitat would be affected.
25. Evidence had been submitted from Bristol Tree Forum that shows the application site covered by well-established garden in May 2021 and the Forum considers the Regulations require it is from this baseline that the pre-development biodiversity should be assessed. However, the proposal does not affect the whole of the application site and, taking into account the amount of the site covered by buildings which would be included, I am satisfied that the proposal would be exempt from the statutory BNG requirements. Furthermore, the proposal would create new areas of garden together with the provision of bird boxes which would support new biodiversity.

Conditions

26. I have considered the planning conditions suggested by BCC and I have had regard to the tests set out in the National Planning Policy Framework. In the

interests of precision and clarity I have amended the wording of the conditions suggested by the Council where they have been imposed.

27. In addition to the standard three-year time limit condition; it is necessary to specify the approved plans in the interest of certainty.
28. Although the proposed site plan details the location of the bin and cycle storage exact details of the structures have not been provided. I have therefore imposed conditions to secure these.
29. I have imposed a condition requiring the provision of bird boxes to improve biodiversity.

Conclusion

30. For these reasons, and having regard to all other matters raised, the proposal accords with the development plan and therefore I conclude that planning permission should be granted.

Zoe Raygen

Inspector and Appointed Person

Schedule of Conditions

Conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: As required by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- 2149-PL07 Site Location Plan
- Proposed Site plan Rev A
- Proposed Floor Plan Rev A
- Proposed Elevations Rev A

Reason: To provide certainty.

3. The bungalow shall not be occupied until detailed designs 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

dwelling of a 180L refuse bin, two dry-recycling boxes (44L & 55L), a kitchen waste bin (23L) and a cardboard waste sack (90L) in accordance 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 be stored within this dedicated store/area, as shown on the proposed site plan Rev A. 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 character and appearance of the area and highway safety.

4. The bungalow shall not be occupied until detailed designs of the following have been submitted to and approved in writing by the Local Planning Authority:
 - The intended location, dimensions, layout, and capacity of cycle storage for at least 2x cycles per dwelling, using the preferred 'Sheffield stand' design or metal cycle lockers, in compliance with the Council's Guidance on Cycle Storage.

The detail thereby approved shall be carried out in accordance with that approval and thereafter be kept free of obstruction and available only for the parking of cycles.

Reason: To ensure the provision of cycle parking to encourage sustainable travel principles.

5. The bungalow shall not be occupied until bird boxes have been installed in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity

END OF CONDITIONS

Informatives:

- i. In determining this application no substantial problems arose which required the Planning Inspectorate, on behalf of the Secretary of State, to work with the applicant to seek any solutions
- ii. The decision of the appointed person (acting on behalf of the Secretary of State) on an application under section 62A of the Town and Country Planning Act 1990 ("the Act") is final, which means there is no right to appeal. An application to the High Court under s288(1) of the Town and Country Planning Act 1990 is the only way in which the decision made on an application under Section 62A can be challenged. An application must be made within 6 weeks of the date of the decision.
- iii. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and;
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Bristol City Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. This permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption is considered to apply:

Development below the de minimis threshold, meaning development which:

- does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and;
 - impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- iv. These notes are provided for guidance only. A person who thinks they may have grounds for challenging this decision is advised to seek legal advice before taking any action. If you require advice on the process for making any challenge you should contact the Administrative Court Office at the Royal Courts of Justice, Strand, London, WC2A 2LL (0207 947 6655) or follow this link:
<https://www.gov.uk/courts-tribunals/planning-court>

- v. Responsibility for ensuring compliance with this Decision Notice rests with Bristol City Council.