

NOVEMBER 2025

PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT

36 HAMPTON PARK, BRISTOL BS6 6LH

ON BEHALF OF: **MR ROD BENDLE**

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1. INTRODUCTION

- 1.1 This (combined) Planning, Heritage, Design and Access Statement has been prepared by Stokes Morgan Planning Ltd on behalf of Mr Rod Bendle.
- 1.2 It accompanies a full planning application for the erection of a detached dwelling in the rear garden of 36 Hampton Park.
- 1.3 The purpose of this statement is to explain the background to the scheme and provide an assessment of the key planning issues set against the context of national and local planning policy and guidance, and any relevant material considerations.
- 1.4 This document is structured as follows:
- Application Site and Surroundings;
 - Authorised Use and Planning History;
 - Proposed Development;
 - Planning Policy Analysis/Balance; and
 - Conclusions.

2. APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site is approximately 223sqm in size and comprises the front garden, side access, and part of the former rear garden, to 36 Hampton Park, a four-storey Victorian townhouse, converted to flats. It has been sectioned off from the garden to the basement flat to 36 Hampton Park, and is therefore a vacant parcel of land, in planning terms.
- 2.2 The front of the site comprises hardstanding used as refuse storage for the flats. There are then steps to the side of the building, leading down into the application site, which is enclosed by (single species) hedgerow, and comprises vegetated garden, which has been regularly maintained.

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- 2.3 The site lies on the outside of a bend in Hampton Park, and the site therefore widens to the rear; to the front the gap between 36 and 34 Hampton Park is relatively narrow, and the rear of the site is not particularly visible from the street. The surrounding context is residential, including to the rear (properties on Warwick Road). The Temple Meads to Severn Beach railway line passes under Hampton Park, 9 metres to the north.
- 2.4 The site is within the Whiteladies Road Conservation Area. There are no Listed Buildings in the immediate vicinity, though the terrace to the southwest, 1-35 Hampton Park, is Grade II Listed. It lies within Flood Zone 1, there are no TPOs on site, and no other local or national designations apply.

LOCAL SERVICES AND AMENITIES

- 2.5 The site is located within the Clifton Down ward of the district and sited well within the urban confines of the Bristol settlement boundary. The site Whiteladies Road Town Centre boundary commences at the southern end of Hampton Park, within 150 metres.
- 2.6 There are bus stops serving twelve routes (at the time of writing) within 300 metres walking distance of the site, outside the Clifton Down Shopping Centre. These routes link the north and south of the city, via the city centre, which is just over 1km to the north. Clifton Down Railway Station is within 280 metres walking distance.
- 2.7 The site is in a very accessible urban location with access to a range of services and facilities.

HERITAGE

- 2.8 The application site is not listed nationally, or locally, but sits within the Whiteladies Road Conservation Area. The Whiteladies Road Conservation Area Enhancement Statement (WRCAES) was adopted in 1993, and has yet to be updated with a Character Appraisal. Given the age (30+ years) of this document, it is of limited weight, and does not reflect more recent development in the area, and references policies that have long since been superseded.

- 2.9 The enhancement statement notes that the layout of the area is a series of irregular street grids, based on Whiteladies Road, with a character that relies on the subtle combination of mainly domestic qualities: solidly built, substantial villas and terraces in local Brandon Hill, and Bathstone with interesting and varied elevational use of classical architectural motifs, and well-constructed boundary walls in local stone complementing the buildings and harmonising the ground level environment.
- 2.10 Relevant to the application site, it goes on to state that the conversion to flats of the large villas has created pressures for car parking within front gardens, though this document pre-dates the Article 4 that was adopted by the Council to restrict permitted development rights to remove front boundary walls.
- 2.11 Amongst the Key Issues affecting the Conservation Area, are traffic, both moving and stationary, which has a strong, adverse effect, the high density of roadside parking which detracts from the quality of the street scene, and conversion of large houses into flats which has led to the loss of attractive front gardens, trees, boundary walls and gates and their replacement with hardstanding for cars.

3. AUTHORISED USE & PLANNING HISTORY

- 3.1 There have been two previous applications to develop the site, in 2018 and 2020 (ref: 18/01164/F and 20/04305/F), the first of which was also dismissed at appeal.
- 3.2 The 2018 application was refused on three grounds; harm to the Conservation Area, inadequate outlook, and impact on trees. The Inspector upheld the conservation area impact reason for refusal, but concluded that the proposal would provide adequate outlook and residential amenity, and that the proposal would not impact harmfully on trees in the adjoining garden.
- 3.3 The 2020 scheme was refused on Conservation Area impact, and residential amenity (the design having been amended to address CA impact concerns).

4. PROPOSED DEVELOPMENT (DESIGN AND ACCESS STATEMENT)

4.1 The proposed description of development is as follows:

“Erection of a detached dwellinghouse.”

4.2 The dwelling would comprise a ground floor entrance, to the side of (but set back from) 36 Hampton Park, leading down to the living area at lower ground floor level. Both elements would have a flat roof, with a green roof proposed to the lower ground floor level.

4.3 The front elevation would be finished in Ashlar Bath stone, to match the neighbouring dwellings, with the side and rear elevations clad in random-coursed natural stone. Timber doors are proposed, and composite windows (all painted anthracite grey). The entrance would have a traditional lead-rolled roof, with a green roof proposed to the lower ground floor section, as noted above.

4.4 Internally, an open-plan studio is proposed, with 57.47sqm of internal floorspace at lower ground level (and a total of 70.72sqm of gross internal floorspace including the entrance level). The sleeping area is proposed to the rear of the lower ground floor, including a storage cupboard located underneath the staircase down from the entrance hall. The rear of the building would accommodate the kitchen and dining area, and the living room space, with a bathroom situated between the sleeping and living area, to provide an element of division. Patio doors (south-facing) would open out on to a sunken courtyard/patio area, with steps up to the remainder of the garden. Rooflights are proposed above the kitchen area and bathroom, and within the ground floor void above the sleeping area.

4.5 A cycle store (for 1 bike) is proposed next to the entrance, whilst refuse and recycling would be stored within the existing area to the front of 36 Hampton Park, which serves the four flats within the host building.

- 4.6 The development has been designed with a high degree of thermal efficiency and air tightness so that it will exceed the minimum requirements of the Building Regulations.
- 4.7 Accompanying the application is a Sustainability and Energy Statement which details the residual carbon emissions saving achieved through solar panels and an air source heat pump, resulting in a 70% reduction in residual carbon emissions.

5. PLANNING ANALYSIS/BALANCE

- 5.1 The key policy tests and material considerations to be assessed in the determination of this proposal, are:
- Is the principle of development in this location acceptable?
 - Would the proposal be of a suitable design, and would it preserve or enhance the Whiteladies Road Conservation Area (WRCA)?
 - Would the development provide an appropriate housing mix?
 - Would the development harm the residential amenity of neighbours?
 - Would the development provide adequate living and amenity space for future occupiers?
 - Would the proposal adequately meet objectives of sustainability and climate change?
 - Would the proposal impact on highway safety or parking?
 - Would the proposal raise any ecological or biodiversity concerns?
 - Planning balance
- 5.2 These considerations are addressed separately below.

Key Considerations

Is the principle of development in this location acceptable?

- 5.3 Chapter 11 of the NPPF requires planning policies and decisions to make effective use of land. §125d requires decisions to 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.

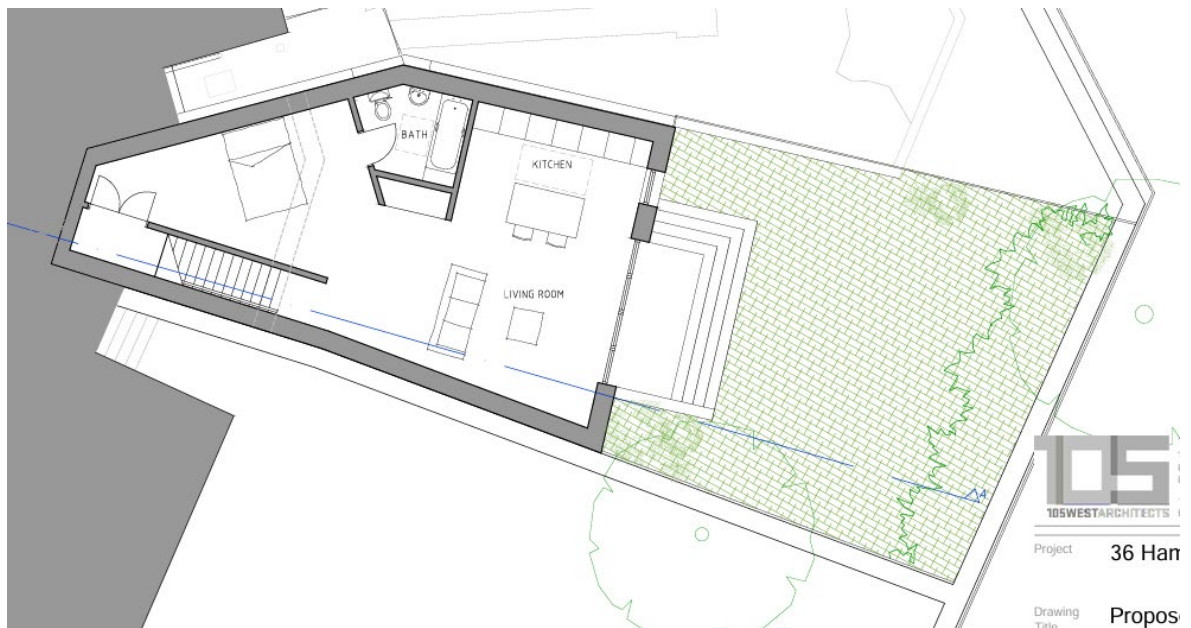
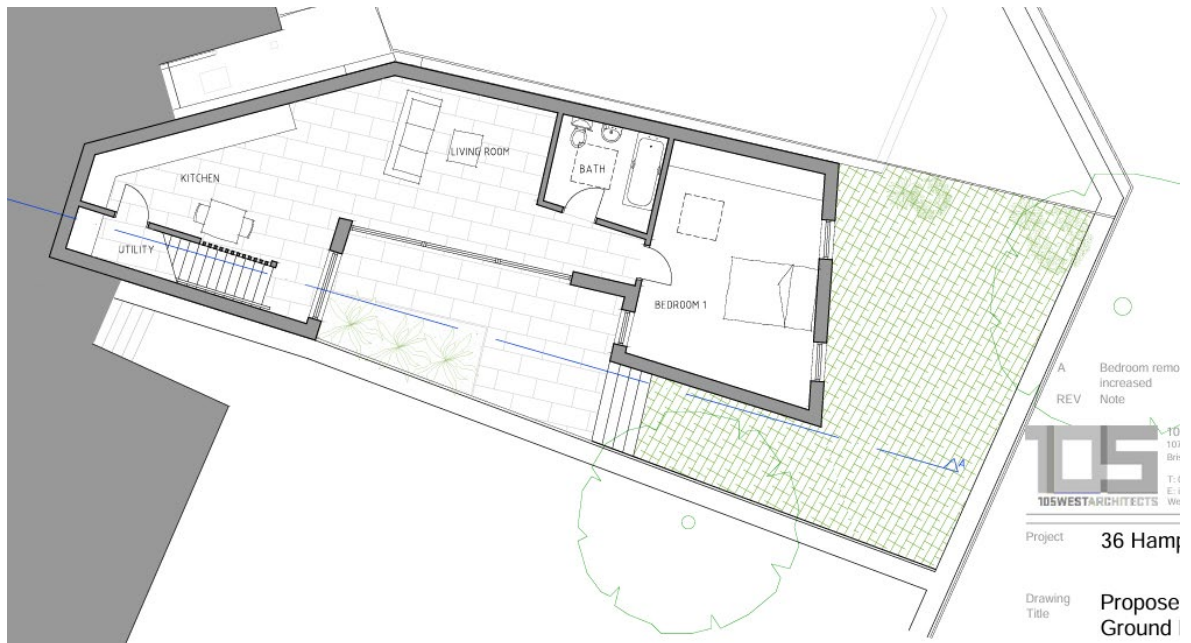
- 5.4 Policy BCS5 outlines that delivery of housing to meet the Council's housing targets will primarily be focused on previously developed sites. BCS20 'Effective and Efficient Use of Land' states that opportunities will be sought to use land more efficiently across the city and that imaginative design solutions will be encouraged at all sites to ensure optimum efficiency in the use of land is achieved. Higher densities of development will be sought in or close to centres and along or close to main public transport routes. For residential development a minimum indicative net density of 50 dwellings per hectare will be sought.
- 5.5 Policy DM21 advises that 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.
- 5.6 It further requires that *"In all cases, any development of garden land should not result in harm to the character or appearance of an area."*
- 5.7 It is pertinent to the application that the policy requires only one of the three criteria to be complied with, by virtue of the inclusion of 'or' as opposed to 'and.' The site is within easy walking distance of the Whiteladies Road Town Centre, bus stops to multiple destinations, and a railway station providing a regular service into Bristol Temple Meads. As such it would represent a more efficient use of land in a sustainable location where a higher density would be appropriate, in compliance with the first proviso of policy DM21, as has previously been accepted by the LPA.
- 5.8 Consequently, the principle of development in this location remains acceptable.

Would the proposal be of a suitable design, and would it preserve or enhance the Whiteladies Road Conservation Area (WRCA)?

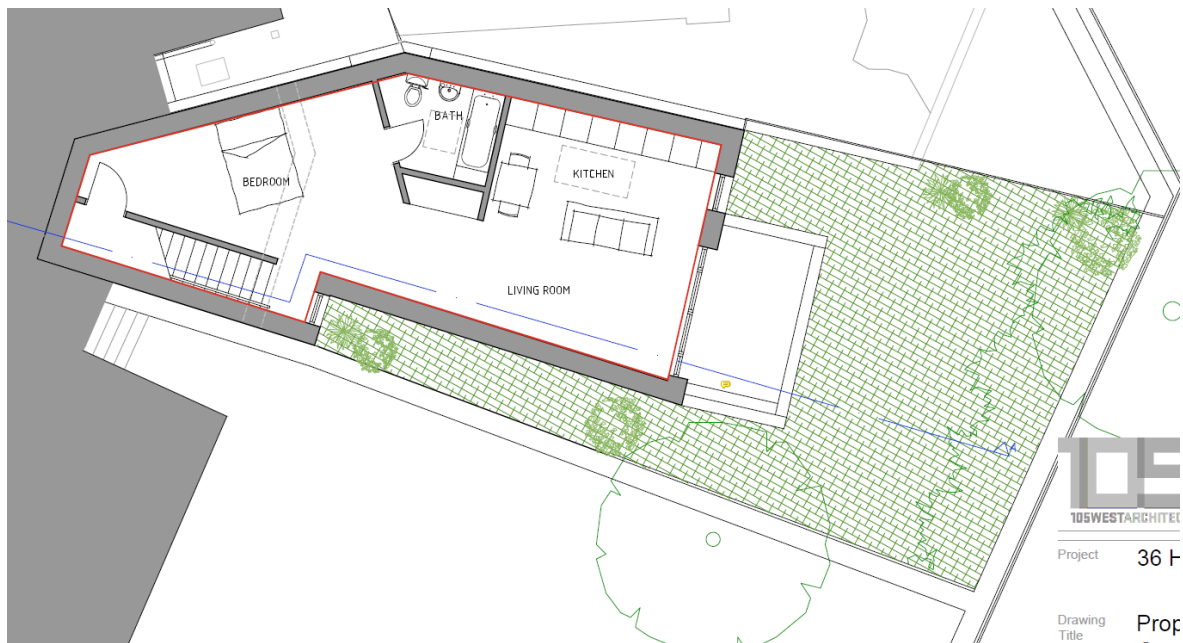
- 5.9 Two earlier schemes were refused at the site, in part, due to the impact on the WRCA.
- 5.10 Policy BCS22 requires development to safeguard or enhance heritage assets. Policy DM31 expects development within or which would affect the setting of a conservation area to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance.
- 5.11 NPPF §212 states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. §215 states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.12 In dismissing the 2018 appeal, the Inspector accepted that there would be limited visibility of the development from the public realm, but that those elements that would be (glimpses of the front elevation and roof) would be out of kilter with the surrounding buildings, and that the development as a whole would be readily visible from vantage points available from adjacent properties. Public benefits (a new dwelling in a sustainable location, with renewable energy and biodiversity measures, which would improve the local housing mix) were found to be modest and to not outweigh the harms, though this was at a time when the LPA had a five-year housing supply.
- 5.13 In its assessment of the 2020 scheme, the LPA noted that the materials had been revised, and the depth slightly reduced, and that whilst it would still largely not be visible from the public realm, the private views remained, and the dwelling would

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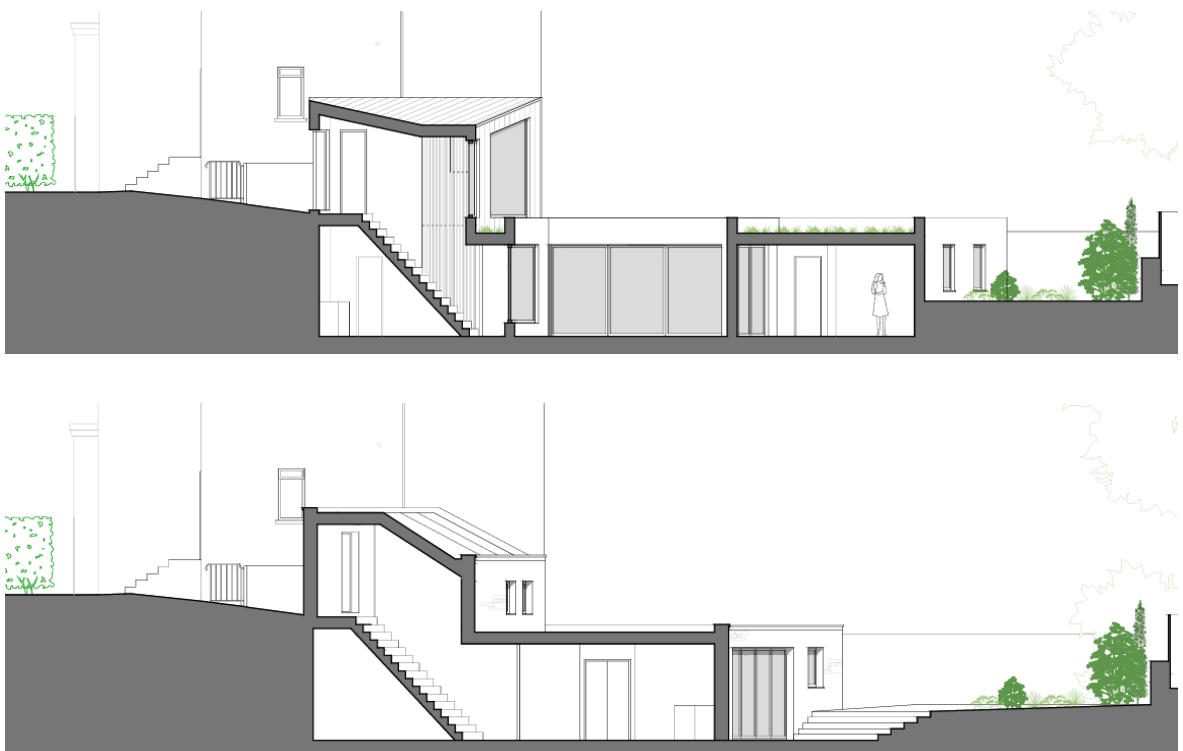
remain a discordant feature. No assessment of the public benefits was provided. Again, the LPA still had a 5YHLS at the time of this decision.



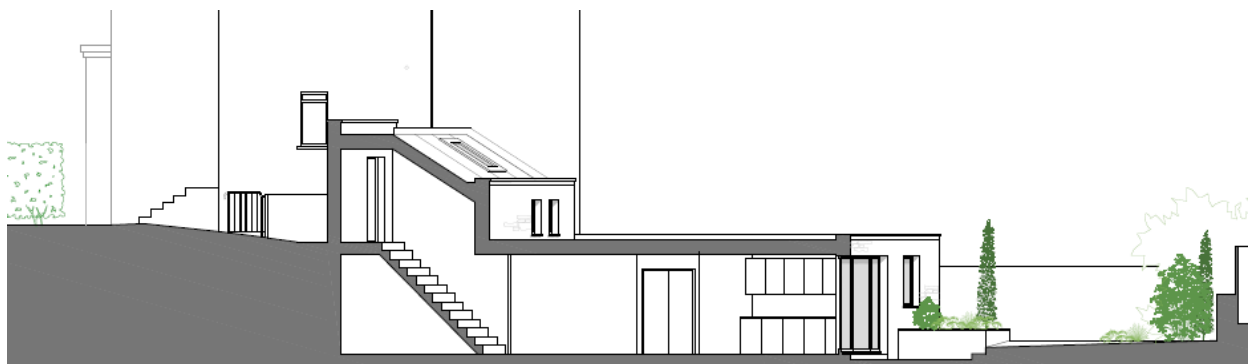
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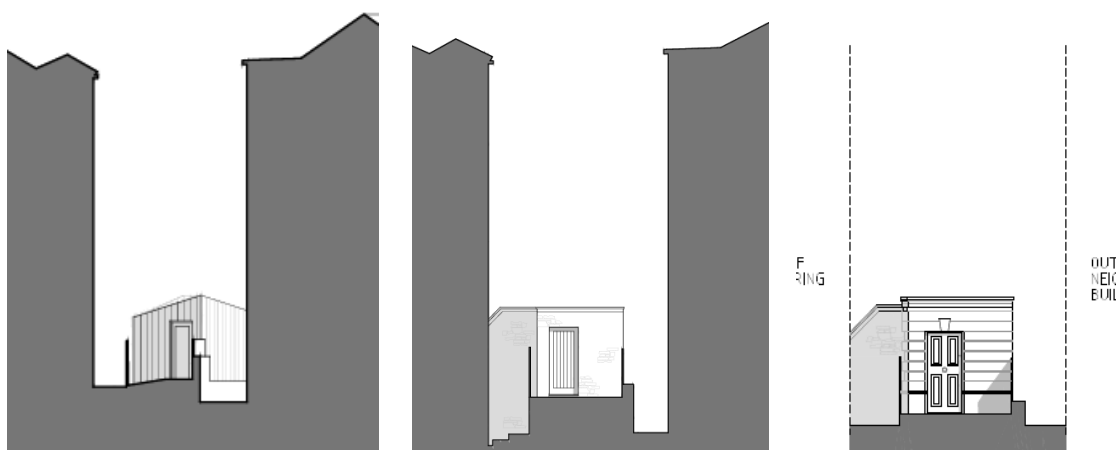
2018, 2020 and current proposed lower ground floor plans



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2018, 2020 and current proposed section A-A



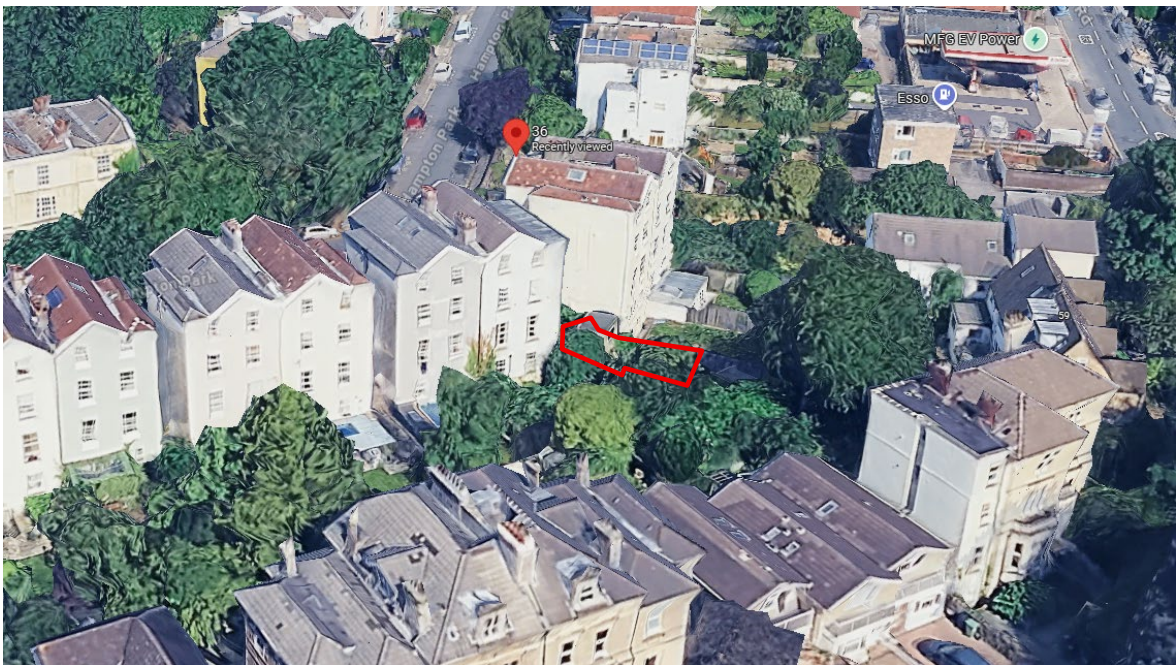
2018, 2020 and current west elevations



2018, 2020 and current proposal street elevations

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5.14 The plan extracts above show the evolution of the scheme. For the current application, the design approach has been to create the impression of a side entrance porch (noting that, due to the angles of the neighbouring houses, from the street, it will be perceived as an extension to 34 Hampton Park), and the facing materials have evolved from standing seam (2018) and random stone (2020) to dressed Ashlar Bath stone with a keystone above the timber entrance door, and a raised parapet wall. As a result, the proposal would no longer appear out of kilter within the streetscene context.



Aerial view of site (approximate outline of building shown in red)

5.15 Turning to the lower ground floor, random course stone is once more proposed, and the building has been pulled away from the boundary with no. 34 by 1.5 metres, so that the roof would not be readily visible from the garden of that property. The ground floor element would not extend beyond the rear elevations of 34 and 36, and would read as a side extension to 36, though due to the large mature trees between the properties on Hampton Park and Warwick Road (to the rear), there would be limited private views from properties on Warwick Road in any case (and also noting that the Conservation Area designation would prevent the felling of these trees).

- 5.16 The only private views of the proposal would be of the green roof, from upper floor windows (first floor level and above), though due to the layout of the street, the roof would only be visible in angled views from 34 and 32, and likely not visible from 30 Hampton Park and beyond. Similarly, the green roof would be visible from the upper floor windows of 36, less so from 38 due to the angle, and beyond this point, given the railway line, it would not be visible. From Warwick Road, due to the line of trees, only glimpsed views of the green roof between branches in the winter months would be available.
- 5.17 As such, it is considered that the previous design and heritage objections have been overcome, and that the proposals would preserve the character and appearance of the conservation area, in accordance with the suite of design and heritage policies within the development plan (BCS21, BCS22, DM26, DM30, and DM31), and the objectives of the NPPF.

Would the development provide an appropriate housing mix?

- 5.18 Policy BCS18 requires all new residential development to maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities; contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists; and respond to the requirements of a changing population.
- 5.19 The supporting text states that evidence provided in the Strategic Housing Market Assessment (SHMA) suggests that new developments should provide for more accommodation for smaller households. The SHMA was updated in February 2019 for the wider Bristol area. This states that single person households are expected to represent 40% of the overall household growth: an increase of 34,000 from 2016 to 2036. The proportion of single person households is therefore predicted to increase from 31.7% to 33.3%, whilst households with children are predicted to remain constant, at 26.2%.
- 5.20 The 2019 SHMA states that, *"whilst there is projected to be an increase of 34,000 extra single person households, only 14,600 extra dwellings have one bedroom*

(5,000 market homes and 9,600 affordable homes). This reflects that many single person households will continue to occupy family housing in which they already live" (para 2.20). The SHMA predicts that the need for 1-bed accommodation will increase by 16.8% over the period, whilst the need for 3-bed houses will increase by a broadly similar figure (17.6%).

- 5.21 At LSOA level, the proportion of 1-bed dwellings has decreased from 34.7% in 2011 (the figures used to assess the previous two applications) to 32.4% in 2021, whilst the proportion of dwellings with four-or-more bedrooms has increased from 17.9% to 19.9%. This suggests that, locally, the housing market is not meeting the shortfall in, or increased need for, one-bedroom dwellings. The increase in larger dwellings may be related to the increased numbers of HMOs in the area, which is a consequence in part of a housing shortage and affordability crisis.
- 5.22 In this context, the provision of an additional one-bedroom would make a modest contribution to the housing mix locally, but one in an area where the housing needs identified in the SHMA are not being met.

Would the development harm the residential amenity of neighbours?

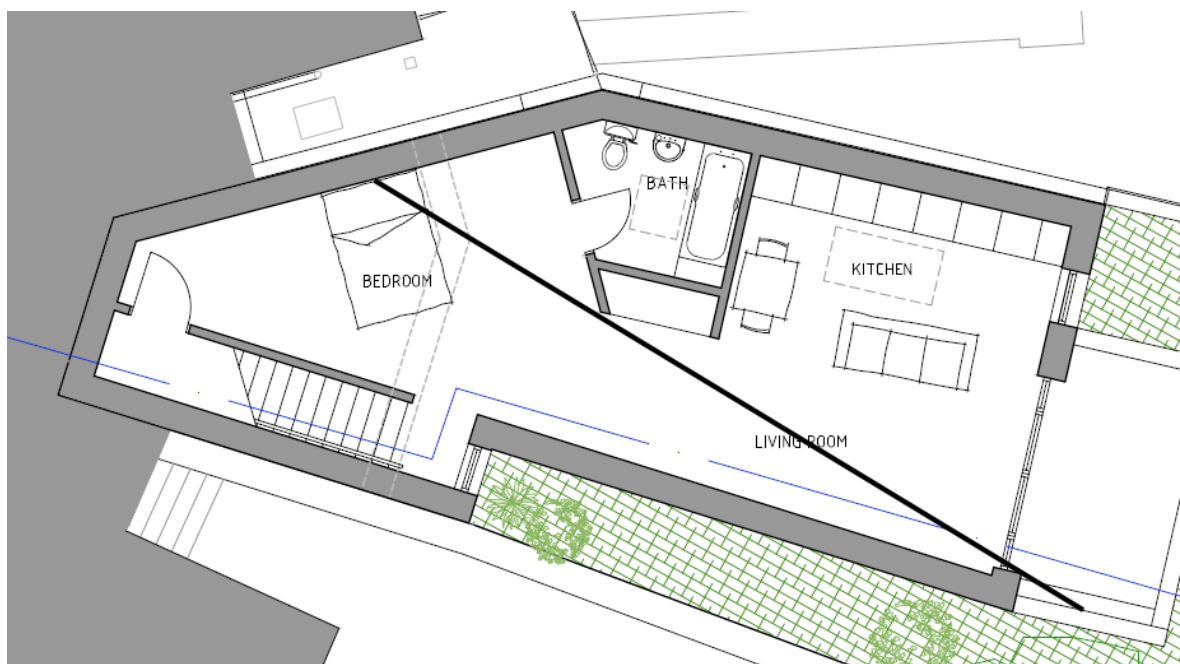
- 5.23 Policy DM29 requires that new development ensures that existing and proposed development achieves appropriate levels of privacy, outlook and daylight. Policy BCS21 states that new development should safeguard the amenity of existing development. Policy DM27 expects that new development will "*enable existing and proposed development to achieve appropriate levels of privacy, outlook and daylight.*"
- 5.24 There was no objection to the previous two schemes on neighbour impact, and given the layout of the dwelling relative to adjoining properties, and the lack of any upper floor windows (other than obscurely-glazed windows serving the ground floor entrance lobby), this remains the case.

Would the development provide adequate living and amenity space for future occupiers?

- 5.25 The NPPF states that policies and decisions should ensure, inter alia, a high standard of amenity for future and existing users. It advises that policies may also make use of the nationally described space standards, where the need for an internal space standard can be justified.
- 5.26 Policy BCS18 requires development to provide sufficient space for everyday activities, which should be flexible and adaptable, by meeting appropriate space standards, though it does not formally adopt the National Space Standard. It also states in the supporting text that building to suitable space standards will ensure new homes provide sufficient space for everyday activities, and that homes can also be used more flexibly and adapted more easily by their occupants to changing life circumstances. Policy DM29 requires development to be clearly organised in terms of their form and internal layout and circulation.
- 5.27 There are no National Space Standards for studio accommodation, but as the 70sqm dwelling proposed comfortably exceeds the minimum 39sqm for a dwelling with a bathroom, and the 58sqm for a one-bed, two-person, two-storey dwelling, and as the LPA has not formally adopted NDSS in any case, the proposal is considered acceptable in terms of space standards.
- 5.28 In assessing the 2018 scheme, the Inspector was satisfied that the proposal would provide acceptable residential amenity, noting that there would be a high content of glazing serving the living room, and two windows to the bedroom, though the depth of separation between these windows and the boundaries of the property would not be great. Nevertheless, all would allow good open views of the sky, augmented by the visual amenity created by the adjacent trees.
- 5.29 As the proposed floor plans in the heritage and design section above show, the scheme evolved to open plan for the 2020 scheme, with patio doors serving the living area, and rooflights and a glazed void serving the bedroom area. The LPA concluded that there would be no outlook from the bedroom, and that whilst the

orientation would aid with light levels, the overall reduction of windows in conjunction with the sunken and constrained nature of the site would exacerbate a poor quality of single aspect outlook (though it should be noted that this decision was not appealed).

- 5.30 The current proposal remains largely unchanged in terms of internal outlook. The applicant disagrees with the previous assessment that the bedroom would have no outlook, as this misinterprets the open plan nature of the dwelling, and how it would be used.
- 5.31 The studio, in effect, comprises one habitable room, with floor-to-ceiling glazing to the southeast elevation providing an outlook on to the garden, a vertical sky component and the surrounding trees, supplemented by rooflights to ensure that all parts of the room receive adequate natural light.
- 5.32 Furthermore, the nature of studio living is such that the bedroom is only required for sleeping/resting, and not as private space away from the rest of the house/household. As such, at the time it would be used, curtains would be drawn and so outlook would not be an issue.



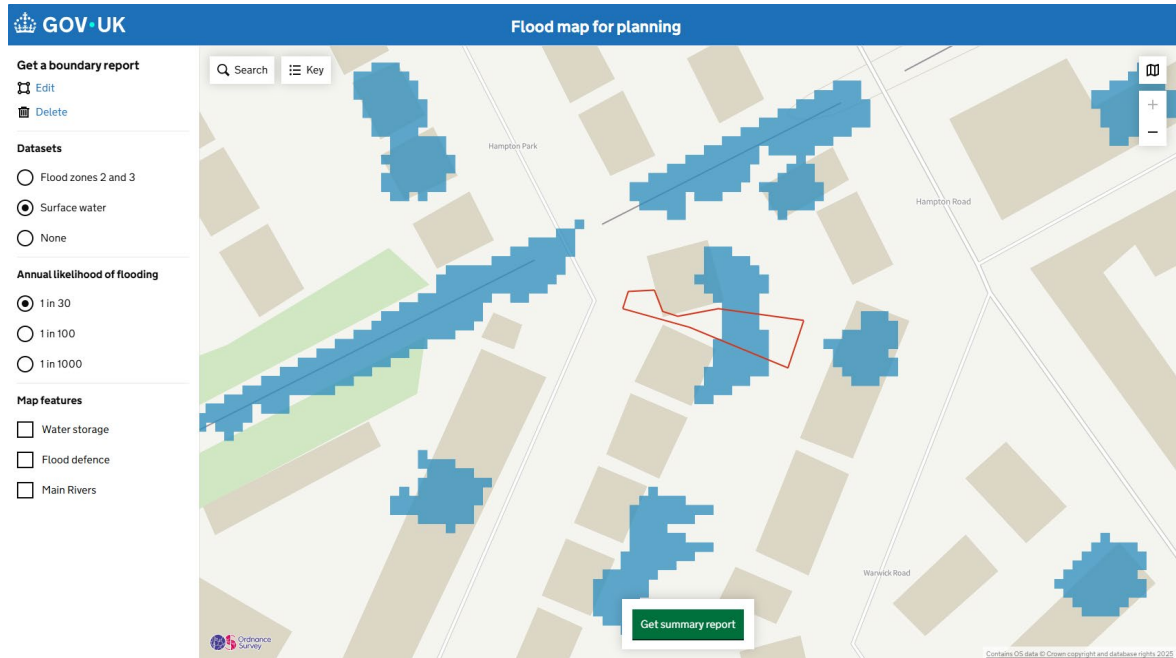
Restricted line of sight from bedroom area

- 5.33 Even if the bedroom was treated as a room in its own right, as the annotated plan above demonstrates, only a small corner of the room (between the bed and the bathroom) would have a fully restricted view through to the patio doors, and someone resting on the bed would be able to see through to the courtyard.
- 5.34 For these reasons, the proposal is considered to provide a good standard of accommodation, in accordance with BCS18 and DM29.

Would the proposal adequately meet objectives of sustainability and climate change?

- 5.35 Policies BCS13 requires proposals to mitigate and adapt to climate through their design and construction. Policy BCS14 requires proposed development to reduce carbon dioxide emissions from residual energy use by at least 20%. Policy BCS15 requires design and construction to be sustainable, with residential development expected to meet Level 6 of the Code for Sustainable Homes assessment. This Code however was abolished in 2015, and the relevant elements incorporated into the Building Regulations, and set at an equivalent to CSH Level 4. Policy BCS16 requires all development to incorporate water management measures to reduce surface water run-off to ensure that flood risk is not increased elsewhere, including the use of sustainable drainage systems.
- 5.36 The accompanying energy statement confirms that the development would achieve a 70% reduction, through the provision of photovoltaic panels and an air source heat pump.
- 5.37 With regards to surface water run-off, the centre of the site is shown to be at high risk from surface water flooding. This is broadly where the green roof would be. The LPA previously accepted that the green roof would help towards the overall SUDs strategy in terms of reduced run-off. No additional hardstanding is required, and the bulk of the garden would be retained. As such, surface water run-off from the site would not increase, and the application is in line with the objectives of policy BCS16 and section 14 of the NPPF.

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EA surface water flood risk map

Would the proposal impact on highway safety or parking?

- 5.38 Policy BCS10 requires development to be located where sustainable travel patterns can be achieved, whilst policy DM23 requires development to provide safe and adequate access on to the highway network and provide the appropriate level of parking. Policy DM32 relates to recycling and refuse storage, and requires sufficient space to be required, and safe and convenient access to be provided for both occupants and operatives. Parking standards are based on a maximum provision with no minimum standard specified.
- 5.39 As outlined in section 2 above the site is in a highly sustainable urban location, close to bus stops, local schools and services.
- 5.40 The proposals include cycle parking for one bike (i.e. one space per bedroom). Dedicated refuse/recycling storage is also provided, within a new a communal refuse and recycling store (serving the four existing flats and the proposal). The same arrangement has twice been considered acceptable.
- 5.41 No vehicle parking provision is provided, given the physical constraints of the site. However, in this edge of Town Centre location, there can be no objection to a car-

free development. Parking restrictions are in place to uphold highway safety, and the site is very well served by alternative modes of transport, including good links to cycling and walking routes. The LPA confirmed as much in both 2018 and 2020, noting that the area is located within a residential parking zone and therefore a parking permit would not be provided for, and that there would be no significant impact to on-street parking.

- 5.42 Given the highly accessible location of the site; the proposed development would not amount to a significant highways impact to justify refusal, within the context of paragraph 111 of the NPPF or the Local Plan. As such the application is considered appropriate when measured against policies BCS10, DM23, and section 9 of the NPPF.

Would the proposal raise any ecological or biodiversity concerns?

Trees

- 5.43 There is a wild cherry tree within the rear garden of 7 Warwick Road, which overhangs the rear boundary of the site, and a pear tree in the rear garden of 34 Hampton Park, to the south.
- 5.44 The accompanying Arboricultural Impact Assessment categorises both trees as B1 in terms of quality - being fair but not exceptional, and being good specimens with some impairment. The Inspector in 2018 noted that, due to the difference in levels between the appeal site and the adjoining ones, the former presence of an ash tree at the site, the laurel hedge to its rear, and the existence of boundary treatments, it was likely that these factors would have acted to suppress the root growth of the adjacent trees.
- 5.45 Trial trenches were also dug which found no significant roots from these trees in the vicinity of the proposed foundations. Taken together, these considerations pointed to a less extensive rooting area in the vicinity of the proposed development than the British Standard root protection area would indicate.

5.46 Accordingly, subject to appropriate tree protection measures during construction, the Inspector concluded that the proposed development would not adversely affect the health or stability of the trees.

5.47 The current proposal is once more accompanied by an Arboricultural Report, which confirms that there have been no changes, and that a suitable Tree Protection Plan would safeguard the neighbouring trees.

BNG

5.48 The proposal is accompanied by a BNG report and small sites metric, which confirms that There are no Irreplaceable Habitats within the site, which achieves a baseline of 0.0246 habitat units (vegetated garden), and 0.0663 hedgerow units (non-native, ornamental hedgerows).

5.49 Post development, the proposal would result in a net loss of 0.008 habitat units (32.7%) and 0.0457 hedgerow units (68.9%). As habitat creation within private gardens cannot contribute towards net gain based on Defra advice, there are limited options to achieve net gain on site. A green roof is proposed (recorded as green roof – other) which provides for 0.0068 additional habitat units.

5.50 To achieve mandatory 10% biodiversity net gain, the applicant will be required to purchase 0.0105 habitat units, and 0.0523 hedgerow units. The applicant is not aware of any local BNG providers selling units of less than 0.1, and so would likely have to purchase statutory biodiversity credits.

5.51 Should the LPA consider that further on-site ecological measures are required, bird and bat boxes could be installed.

Planning balance

5.52 The LPA has had a housing supply shortfall since June 2021, when changes to the standard method published in December 2020 came into force. At the time, its supply was at 3.7 years, and it has not updated its website with a five year housing land supply report since June 2021. It has dropped as low as 2.2 years, and the latest

position made available is 4.14 years (BCC Examination note – 5 year housing land supply (prepared in response to Inspectors' document IN9), as part of the current Local Plan examination). Furthermore, its housing delivery test results for the last six years are (in chronological order from 2018 to 2023) are 99%, 87%, 72%, 74%, 88% and 75%.

- 5.53 The §11 presumption in favour of sustainable development applies, unless the application of policies in the Framework that protect, inter alia, designated heritage assets, provides a strong reason for restricting the overall scale, type or distribution of development in the plan area.
- 5.54 If the proposal is considered to result in any harm to the Conservation Area, it would be to the lowest end of less than substantial, given the near-absence of any public views of the proposed dwelling, and the limited, restricted and angled private views.
- 5.55 The public benefits of the scheme would include the delivery of a one-bedroom dwelling in a district with longstanding housing supply and housing delivery issues, and where a need for one-bedroom housing has been identified in the SHMA, but is not being met locally.
- 5.56 The site lies in a highly sustainable location, within easy walking distance of a designated town centre, key transport routes and a railway station providing half-hourly services to Bristol Temple Meads. Though details have yet to be released, the Government's recent (18th November 2025) announcement that housebuilding near well-connected train stations will receive a default “yes” in future, is a material consideration.
- 5.57 The site is currently vacant, and the proposal would result in the optimum viable use of the site. Together with a 10% biodiversity net gain and the delivery of a dwelling that achieves a 70% reduction in carbon emissions, whilst acknowledging that these are generic benefits, they are nevertheless public benefits.
- 5.58 Taking all of these together (and also noting that at the time of the 2018 appeal, the Council had a 5YHLS), the applicant considers that the public benefits of the scheme would demonstrably outweigh any less than substantial harm identified.

- 5.59 With footnote 7 not providing a strong reason to refuse, §11d of the NPPF is engaged, and the provision of an additional dwelling, which would make a more efficient use of this vacant piece of land in a highly sustainable location, should be given significant weight.
- 5.60 The proposal would provide general economic benefits in the form of construction jobs and local investment, increased local spending, and the inward investment that this invariably attracts, and general environmental benefits through the provision of an energy-efficient dwelling.
- 5.61 The benefits identified above would not be significantly outweighed, and for this reason, it follows that consent should be granted.

6. CONCLUSIONS

- 6.1 The scheme has been re-designed to respect the character and appearance of the townscape, and to preserve the appearance of the Whiteladies Road Conservation Area.
- 6.2 The proposal would provide suitable access, a good standard of residential amenity, and would not impact significantly on the local highway network.
- 6.3 For these reasons, it is hoped that the Council can now support this proposal.