

Application S62A/2025/0131 (LPA ref 25/14593/PINS)

Land on South West side of Strathmore Road, Horfield, Bristol, BS7 9QQ

Dear Planning Inspectorate,

1. The Local Planning Authority recommend **REFUSAL** of the above outline planning permission for this application having reviewed the application against adopted local and national policy. We also recommend the application be determined by written representations with our representation set out as follows:
2. The application does not provide scaled plans or elevations or energy and sustainability statement.
3. The information is therefore insufficient to assess whether the application meets minimal national described space standards and thus suitable **amenity for future occupiers** or adopted policy with regard to **sustainability**, carbon dioxide emissions and renewable energy.
4. The application is also considered unacceptable in **design** terms. The dwelling would be attached to 13 Strathmore Road and the terrace along the street. Those properties are rubblestone with ornate stone window and door frame detailing and half hexagonal bay windows to ground and first floor.

5. DESIGN

6. The proposed red brick building is incongruous, discordant and visibly jarring with street scene and terrace to which it would be attached. The proposed ground floor entrance porch is set forward of the predominant building line and terrace to which it would be attached, further exacerbating the harm to the street scene and neighbouring property. Overall the architectural quality of the proposed design is poor, ill thought out and fails to respond to the site or street context.
7. The roof form is also jarring given the hipped roof of 12 Strathmore Road. No detail has been given with regard to drainage from the existing roof of 13 Strathmore Road and it is likely that rainwater will cause damp to a future party/boundary wall.

8. AMENITY

9. No scaled plans or elevations are provided but the plans shown in the Design and Access Statement suggest that it is highly unlikely that the property meets space standards:

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
	5p	90	97	103	
	6p	99	106	112	

10. A 2 bed, 4 person dwelling over two storeys must provide a minimum of 79m² of indoor space. Over three storeys, there is no set minimum space given for a two bed property, however an addition 6m² or each storey is clearly advised on larger properties so we would expect a minimum 85m² to allow for the staircase from first to second floor.
11. The minimal outdoor amenity space provided is too small for a courtyard, would be damp, lacking daylight/natural light and result in a sense of oppressive enclosure. It would not provide sufficient space to accommodate a small café-style table and clothes horse.

12. TRANSPORT

13. The Transport Development Management team have reviewed the application and recommend refusal due to the non-policy compliant refuse and cycle storage. The waste/recycling store should be secure, lockable and vermin-proof. The cycle store should be secure, lockable and separate the bin store.
14. This could however be secured through condition that the gate be lockable and a timber secure bin/recycling store (ideally with green/sedum roof) be installed prior to occupation.

15. SUSTAINABILITY

16. No Energy and Sustainability Statement has been provided. The application fails to demonstrate that it is to be delivered in accordance with local adopted and national policy. It does not set out what renewable energy will be provided in accordance with the heat hierarchy and does not demonstrate a minimum 20% reduction in carbon emissions.

17. CONCLUSION

18. For the reasons outlined above, the application is recommended for refusal on the grounds of design, amenity for future occupiers, transport and sustainability reasons.