

Application Information

The following should be submitted with planning applications to show how the proposal addresses this policy:

- The Design and Access Statement should make clear the concept and rationale underlying the proposed building design, including the approach to adaptability.

Policy DM30: Alterations to Existing Buildings

- 2.30.1 This policy deals specifically with extensions and alterations to existing buildings and applies to all building types, not just residential premises. In doing so, the policy implements the requirements of policy BCS21 of the Core Strategy to deliver high quality buildings that make a positive contribution to an area's character and identity whilst safeguarding the amenity of existing development.

Extensions and alterations to existing buildings will be expected to:

- i. Respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene; and
- ii. Retain and/or reinstate traditional or distinctive architectural features and fabric; and
- iii. Safeguard the amenity of the host premises and neighbouring occupiers; and
- iv. Leave sufficient usable external private space for the occupiers of the building.

Extensions should be physically and visually subservient to the host building, including its roof form, and not dominate it by virtue of their siting and scale.

The principles set out in policy DM29 will apply where development proposals involve new or altered shopfronts, external signage and/or external installations and security measures.

Proposals that would sensitively adapt existing buildings to alternative uses as an alternative to demolition will be supported. Proposals that would retrofit existing buildings with sustainability measures will also be encouraged subject to an assessment against the above criteria.

- 2.30.2 The retention and re-use of existing buildings throughout the city can have significant sustainability and regeneration benefits, as well as helping to preserve local character. Reusing buildings avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings.

- 2.30.3 Poorly conceived building extensions and alterations can have a detrimental impact upon a neighbourhood and the amenity of nearby occupiers. Where possible, significant extensions and alterations should be confined to the rear and minor elevations of a building.

- 2.30.4 In most instances, it will be appropriate for proposed works to retain and reflect the character and appearance of the existing building. In these cases, innovative design solutions will also be acceptable if they would be of exceptional design quality and would complement rather than detract from the existing building. There will, however, also be instances where the existing building is architecturally unremarkable or poor. In such circumstances, it might be appropriate to significantly remodel the appearance of the building or for extensions and alterations to sensitively contrast with the character of the building. The design approach adopted should draw on analysis of local character and distinctiveness undertaken in accordance with policy DM26 and should consider any impact upon the wider street scene.

- 2.30.5** Every effort should be made to retain traditional or distinctive architectural features and fabric that contribute positively towards the character of the building. Consideration should also be given to the sympathetic reinstatement of lost features and the removal of unsympathetic additions. If traditional facing materials exist and cannot be practicably retained in situ, they should be suitably reclaimed for re-use as part of the proposed development.
- 2.30.6** Care should also be taken to ensure that any extension or alteration does not result in a harmful loss of sunlight or daylight through overshadowing of its neighbours. Furthermore, extensions should not be overbearing or result in unacceptable overlooking or loss of privacy.
- 2.30.7** Any proposed extension should retain sufficient external private space to meet the continuing requirements of the building. These include the appropriate retention of usable amenity space, green infrastructure, off-street parking and storage provision.
- 2.30.8** Further information and detailed design guidance specifically in relation to householder applications can be found in Supplementary Planning Document No.2 'A Guide for Designing House Alterations and Extensions'.
- 2.30.9** Further information and detailed design guidance relating to shopfronts, security shutters and external signage can be found in Policy Advice Note 8 'Shopfront Guidelines'.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS21: Quality Urban Design

Other key Core Strategy policies

- BCS13: Climate Change
- BCS15: Sustainable Design and Construction
- BCS22: Conservation and the Historic Environment

Application Information

The following should be submitted with planning applications to show how the proposal addresses this policy:

- Where required, the Design and Access Statement should set out the rationale for the siting and design of any alterations or extensions with reference to the above criteria.

Policy DM31: Heritage Assets

- 2.31.1** Heritage assets, which can range from whole landscapes to individual items of street furniture, are a finite non-renewable resource that can often be irreparably damaged by insensitive development. Great weight is given to the conservation of designated heritage assets. As set out in the Core Strategy, the historic environment is important not just for its own sake, but also as an asset that can add value to regeneration and help to draw businesses to the city, acting as a stimulus to local economic growth.
- 2.31.2** The key to the sympathetic management of heritage assets is through a clear understanding of the assets themselves and the context in which they exist. Early