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Bristol City Council Development Management

Delegated Report and Decision

Application No: 20/04305/F **Registered:** 17 September 2020

Type of Application: Full Planning
Case Officer: [REDACTED] **Expiry Date:** 12 November 2020

Site Address:

Land At
 36 Hampton Park
 Bristol
 BS6 6LH

Description of Development:

Demolition of existing garden shed. Construction of a Use Class C3 dwelling, sunken into existing rear garden with associated refuse and cycle storage.

Ward: Clifton Down

Site Visit Date:

Date Photos Taken:

Consultation Expiry Dates:

Advert 21 Oct 2020
and/or Site 21 Oct 2020
Notice:

Neighbour: 9 Nov 2020

SITE DESCRIPTION

No. 36 Hampton Park is sited to the eastern side of the road and consists of a 3 storey 19th century style semi-detached townhouse with a large rear garden. The dwelling has been subdivided into flats, and the garden to the rear has been subdivided into separate amenity spaces for the respective flats, as well as a larger garden plot between the two properties (No. 36 and No. 34).

The two houses are situated around a corner in the road, with the wider plot, set down from road level, subsequently takes on a triangular shape - narrowing towards the road between the houses and expanding in width to the rear.

The development site is within the Whiteladies Road Conservation Area and it in close proximity to a railway cutting.

RELEVANT HISTORY

03/03400/F Conversion of property from 1no. maisonette and 2 no. flats to 1 no. maisonette and 3 no. flats (by the creation of one bedroom flat at ground floor level). 9 January 2004 PERMISSION GRANTED

07/04620/F Sub-division of lower ground maisonette to two flats, with alterations to the existing

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ground floor flat. 4 April 2008 PERMISSION GRANTED

14/00227/F Single storey extension to basement flat. 4 April 2014 REFUSED

18/01164/F Construction of a one bed house, sunken into existing rear garden. REFUSED 24 May 2018

18/20132/REF Construction of a one bed house, sunken into existing rear garden. APPEAL DISMISSED 5 February 2019

APPLICATION

Approval is sought in relation to the erection of a single bedroom dwellinghouse to the vacant plot between No. 36 and No. 34 Hampton Park.

The two storey dwelling would be set back from the principal elevations to the neighbouring houses, and the majority of the space would be set down, out of view from the public realm at lower ground floor level.

Elevations to the lower ground floor would be faced in natural stone. Windows would be framed in aluminium and the flat roof to the lower ground floor would be a green roof.

RESPONSE TO PUBLICITY AND CONSULTATION

41 neighbouring addresses were directly consulted regarding the application, and additional advertisement of the application by means of site and press notices was carried out. Consultation expired on 9th November 2020.

6 objections including two representations in objection to the scheme were received. Key concerns are summarised below:

- Harm to the character of the conservation area
- Poor quality of living conditions
- Questions regarding the legal status and ownership of the vacant plot
- Noise associated with construction
- Removal of a wildlife habitat.

Material considerations are assessed in the proceeding key issues.

RELEVANT POLICIES

PAN 2 Conservation Area Enhancement Statements (November 1993)

Planning (Listed Buildings & Conservation Areas) Act 1990

National Planning Policy Framework – February 2019

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocation and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2015 and the Hengrove and Whitchurch Park Neighbourhood Development Plan 2019.

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In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

KEY ISSUES

(A) WOULD THE PROPOSED DEVELOPMENT BE ACCEPTABLE IN PRINCIPLE IN LAND USE TERMS?

Section 6 of the National Planning Policy Framework (NPPF) outlines that housing applications should be considered within a context of the presumption in favour of sustainable development. The NPPF states local planning authorities should plan to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policies BCS5 (Housing Provision) and BCS18 (Housing Type) of the Bristol Core Strategy as well as Policy DM1 (Presumption in Favour of Sustainable Development) of the Site Allocations and Development Management Policies Local Plan (SADMP) reflect this guidance. Policy BCS5 (Housing Provision) of the Core Strategy outlines that delivery of housing to meet the Council's housing targets will primarily be focused on previously developed sites however some open space will be utilised for housing development.

Policy DM21 (Development of Private Gardens) of the SADMP outlines that private garden space makes an important contribution to the cities green infrastructure. In general, the Council will seek to retain private gardens however there are certain circumstances where development on private gardens will constitute sustainable development and contribute positively to the city's supply of new homes. Such circumstances occur where proposals make more efficient use of land where higher densities are appropriate, development results in significant improvements in urban design and where development involves an extension to an existing dwelling, retaining adequate 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.

The principle of development when assessed against policy DM21 remains unchanged following a previous refusal of the scheme, which was upheld by an Inspector under a subsequent appeal. This is copied below:

It should be noted that the land, while once part of the garden area ancillary to No. 36, has since been divided off under previous consent to subdivide the host property into flats. Whilst it is no longer in direct use as a garden to any surrounding dwelling, it's original function remains as garden and it still retains the open quality of such an amenity. The site is situated in a residential area less than 50m from the Whiteladies Road Town Centre which has a wide range of services and public transport options.

In principle, the site therefore represents a sustainable location where the development of garden land to achieve higher residential densities could be appropriate. This is however subject to ensuring development would not result in harm to the character and appearance of the area. In this case, the application has not successfully demonstrated that higher densities can be accommodated at this particular site without resulting in harm to the appearance and character of the area and is read as an incongruous form of development within the context of the street and wider conservation area. The proposal was also found to represent over intensive development of the site which by virtue of its siting and scale would provide substandard living conditions for future occupiers. A detailed assessment of the impact of development to local appearance and character and living environment created will follow within the next sections of this report however in light of this conclusion, the principle of the proposed development of garden land is not supported.

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(B) MIXED AND BALANCED COMMUNITY ISSUE

Policy BCS18 of the Adopted Core Strategy 2011 seeks to ensure new development provides or contributes to a mix of housing types to avoid excessive concentration of one particular type. An up to date picture of the proportion of residential accommodation types in the LSOA can be obtained by assessing the 2011 census data.

The application site is located within the Cotham Hill LSOA within the Clifton Down Ward. An up to date picture of the proportion of different residential accommodation types in the LSOA can be obtained by assessing the 2011 Census data. The Cotham Hill LSOA has a proportion of flats to houses at 87.1% flats to 12.9% houses. This suggests that there is an imbalance between flats and houses in this location. One and two bedroom properties are prevalent in the area, forming around 70% of all households.

Given this context the proposal represents little change either to addressing the identified imbalance or exacerbating it. The classification of the unit as a dwellinghouse would be positive when considered against the dominance of flatted accommodation in the area, nevertheless the proposed single bedroom would not offer a significant degree of diversity to the existing stock in terms of unit size.

Overall, given the scale and given that the proposal does not involve the loss of a large family dwelling, the proposal is found to have no impact on the mix and balance of the area and therefore would not warrant refusal on this basis.

DOES THE PROPOSAL OVERCOME PREVIOUS REASONS FOR REFUSAL ON DESIGN, CHARACTER AND HERITAGE GROUNDS?

The Authority is required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special regard to the desirability of preserving or enhancing the character or appearance of the area.

Policy BCS21 (Quality Urban Design) of the Core Strategy advocates that new development should deliver high quality urban design that contributes positively to an area's character and identity, whilst safeguarding the amenity of existing development.

Policy DM26 (Local Character & Distinctiveness) and Policy DM27 (Layout & Form) of the SADMP outlines that all development is expected to contribute positively to an area's character and identity. It is outlined that this should be achieved by responding to the existing built environment. In particular, development should respect the local pattern and grain of existing buildings and respond to the local scale and character created by height, massing, shape and form, proportion, building lines, set-backs from the street, skylines and roofscapes. In addition policy DM26 states that backland development will be expected to be subservient in height, scale, mass and form to the surrounding frontage buildings. It should not prejudice the opportunity to develop the adjoining land of similar potential nor should the proposed access arrangements cause adverse impacts to the character and appearance, safety or amenity of the existing frontage development.

Policy DM29 (Design of New Buildings) of the SADMP states that new buildings should present high quality design, responding appropriately to their importance and reflecting their function and role within the public realm. In particular, clear organisation and hierarchy in relation to function is encouraged, as are active street frontages with main entrances fronting the public realm and good levels of natural surveillance. Consideration should also be given for orientation in relation to climatic conditions. Exteriors should generate visual interest, be well proportioned and appear well

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ordered. Materials should be high quality, durable and sustainable, utilising colours and patterns which contribute positively to the character of the area. DM29 also notes that new residential development should provide dual aspect where possible, particularly where one of the aspects is north facing.

The proposal represents a resubmission of previously refused application 18/01164/F which sought consent for a one bedroom house sunken into the garden. While a relatively small section of the dwelling would have been visible on the street scene, the infilling of the sunken garden would have been expansive.

The refusal notes:

'By virtue of the proposed form and siting as well as over intensive scale of infill development and overall design, the proposal would fail to respond appropriately to the back-land, garden context of the site and the established layout of adjacent buildings and general urban grain. Specifically, the proposed scale, siting and design of the flat-roofed block is contrary to the established layout and pattern of adjacent buildings, resulting in a cramped and incongruous form which would be harmful to the established character of the Conservation area and setting of adjacent listed buildings and appear visually alien to the existing garden context.'

The previous refusal was appealed by the applicant. An inspector noted that the site is characterised by a strong uniformity of the architecture, predominantly well-vegetated front plots, and the mature trees visible to their rears which added a sense of order and spaciousness to the immediate street scene, and contribute to the character and appearance of the Whiteladies Road Conservation Area. The inspector added that 'the significance of the Conservation Area derives, to a considerable degree, from the cohesive spacing and designs of its constituent buildings. In its current form the appeal site adds to this sense of spaciousness and its shed is typical of ancillary structures related to domestic properties'.

The inspector noted that the proposal would have a deeper set back from the road, and take up considerably more of its available plot, imparting a more intensively developed character to the appeal site in marked variance to the general development pattern of the dwellings to which it would most closely relate and that the unusual, irregular shapes and the disposition of the proposed spaces would be at variance with the more regularly positioned back and front gardens of its neighbouring properties. The Inspector noted that in spite of its limited visibility from the public realm the appeal scheme would result in a development at jarring variance with its surroundings, which would be a discordant element within the generally more cohesive pattern. The proposal site would be clearly visible from private viewpoints which does form a material consideration in conservation areas, and in this regard the Inspector highlighted that due to its scale, the unusual roof treatment and elevational design the development would appear out of kilter with its surrounding buildings and that this incongruity was not offset by elements such as a green roof. The officer dismissed the appeal on the basis that the proposed development would fail to preserve the character and appearance of Whiteladies Road Conservation Area and would conflict with locally adopted design and heritage policies.

The revised proposal would maintain a broadly similar footprint to the previous proposal, however a courtyard to the southern side of the plot would be removed and the overall depth of the structure reduced slightly, producing a larger and more regular garden space to the rear. The first floor level would still be present to house a staircase down to the sunken garden level, however it would adopt a more traditional appearance and form, clad in rubble stone with a flat roof sloping to the rear.

While the visibility of the revised dwelling would remain low in terms of public views, the significant and intensive infilling of the sunken garden space which itself forms a natural break between the

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highly uniform buildings to either side would still be clearly visible from private views. The sense of order and spaciousness as noted by the Inspector would be disrupted, and the overall form and design of the new dwelling would remain at odds with the uniformity of design to neighbouring buildings.

Overall and while the revised proposal makes minor improvements to the form and materials to clad the proposed dwelling, the principle issues as raised by the previous refusal as well as the conclusions of the Inspector under the dismissed appeal have not been successfully overcome.

The proposed single dwelling would introduce a discordant element within a cohesive pattern and grain of development and owing to the siting and awkward shape of the plot the proposal would deliver an incongruous and jarring form of development at odds with the uniformity, scale and overall design of surrounding buildings. The over-intensive and principally unacceptable development of a planned gap would be clearly visible from private viewpoints and thus would fail to preserve or enhance the established character of the surrounding Whiteladies Road Conservation Area.

(D) DOES THE PROPOSAL PROVIDE SATISFACTORY LIVING STANDARDS FOR FUTURE OCCUPIERS AND PRESERVE THE AMENITY OF NEIGHBOURING RESIDENTS?

Section 17 of the NPPF outlines 12 'core planning principles' which should underpin both plan-making and decision-taking. One of these principles is that decision making should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Policy BCS18 (Housing Type) of the Core Strategy outlines that residential developments should provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards.

- Impact to the amenity of future occupants

The relevant space standards are the Department for Communities and Local Government (DCLG) Nationally Described Space Standards for new housing published in March 2015. These outline technical standards for application to all tenures of housing across England. The standards set minimum internal areas which accommodation should provide relative to the number of future occupants. The standards also set minimum levels for built in storage within new house, bedroom sizes and minimum floor to ceiling heights. Double bedrooms should have a floor area of 11.5m² and a minimum width of 2.75m. Single bedrooms should have a minimum floor area of 7.5m² and minimum width of 2.15m. The dwelling should ensure 2.3m floor to ceiling height for at least 75% of the internal area. Any area with headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage.

In addition to meeting space standards, new dwellings are encouraged to achieve good standards of natural light, ventilation, outlook and privacy for future occupants. Where possible, dwellings should be dual aspect. Furthermore, some form of private outdoor amenity space is also encouraged for invaluable contribution to future occupants living conditions. Where space is at a premium, balconies or roof terraces may be acceptable however must avoid overlooking neighbouring properties.

The resubmitted proposal adequately meets national space standards in terms of gross internal area, floor to ceiling height and internal storage area.

There is however a level of concern in relation to an over intensive development of the sunken site

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which is demonstrated by a poor level of single aspect outlook for future occupiers. The previous application was refused on this basis, however an Inspector concluded that as the development would incorporate a 'high content of glazing in its flank' as well as windows to the bedroom the proposed development would cause no adverse effect to the living conditions of its future occupants.

Under the revised scheme the glazing to the flank elevation has been removed, and large sliding doors as well as a kitchen window and rooflight would serve the bulk of the living space in an open-plan layout. Several rooflights and obscure glazed high level windows would serve as a lightwell above the bedroom to the rear of the dwelling, but there would be no outlook from this room.

The unit would broadly face east south east which would assist with light levels to some extent, however 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. It is acknowledged that garden flats to older buildings in the area often feature poor levels of outlook due to their sunken settings, however this is more difficult to justify in new development where a high quality of living environment is expected.

Overall it is concluded that the altered footprint of the resubmitted proposal exacerbates concern in relation to a poor quality of single aspect outlook - a concern which was initially allowed by an Inspector under the previous application. On this basis the proposal cannot be supported.

- Impact to the amenity of neighbouring residents

Policy BCS21 (Quality Urban Design) of the Bristol Core Strategy 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.

Policy DM29 (Design of New Buildings) of the SADMP states that new buildings should ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

Under the previous proposal the house was found to be acceptable in terms of its impact on the living conditions of surrounding residents. Under the current proposal, the footprint of the house has evolved, with a small courtyard area being removed and development extending to the boundary with No. 34. The overall depth of the structure would reduce slightly, however its consolidation towards the upper section of the plot would bring a slightly larger scale and massing closer to the primarily inhabitable areas of neighbouring gardens. In spite of this and owing to the low profile of the building and sunken nature of the plot, it is not considered that the proposal would harm the amenity of neighbouring residents, neither in terms of overshadowing, overbearing or loss of light, or loss of outlook or privacy.

Overall and on balance the proposal is found to be acceptable in terms of its impact to the amenity of neighbouring properties, however it is also concluded that the over intensive development of the site would lead to sub-standard levels of outlook and an oppressive living environment for future occupiers. The proposal is not supported on this basis.

(E) HIGHWAY SAFETY, TRANSPORT AND MOVEMENT ISSUES

Section 4 of the NPPF outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be

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balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

Policy DM23 (Transport Development Management) of the SADMP outlines that new development should not give rise to unacceptable traffic conditions and will be expected to provide safe access to the highway network. The policy also outlines that new development should be accessible by sustainable transport methods such as walking, cycling and public transport. Furthermore, the policy sets standards for parking provision.

Policy DM32 (Recycling & Refuse Provision in New Development) of the SADMP outlines that all new development should provide bin and recycling storage facilities fit for the nature of development, with adequate capacity for the proposed development, in a location which is safe and accessible for all users and does not harm the visual amenity of the area or neighbouring amenity.

- Parking Provision

It is considered that the dwelling is in a highly sustainable location which is within easy access of a wide range of amenities and public transport options along Whiteladies Road. As such, the location would be acceptable for a car free development subject to provisions for cycle parking and bin storage. It should be noted that the area is located within a residential parking zone and therefore a parking permit would not be provided for this car free development.

It is not considered that there would be a significant impact to on-street parking, and there are no further concerns in this regard.

- Refuse and Recycling Storage and Collection

The Waste and Recycling guidance for developers, owners and occupiers (2010) states that all new development must provide accommodation for a minimum footprint size of 0.6m x 1.5m or a volume of 1.5m³ to enable a 25 litre capacity storage for organic waste and 2 kerbside boxes to be stored. Bins should be housed within a storage solution which avoids harm to the visual amenity of the area as well as a location which avoids prejudice to neighbouring amenity. The storage location should have easy access to the highway for collection.

The siting and scale of the refuse and recycling storage is seen to be adequate, and is separated from the proposed cycle storage. The location of the storage is sufficiently set away from accesses to existing flats and access to the proposed dwelling. There are no further concerns in this regard.

- Cycle Parking

Policy DM23 sets standards for the level of cycle parking within new houses. Cycle parking should be secure, weather tight and have easy and direct access to the public highway. Generally Sheffield stands are preferred as bikes can be individually secured and easily accessed.

The proposed cycle storage would be located to the front of the property within the secure storage area to the ground floor level. It would not obstruct existing or proposed accesses. The provision of storage for 1 cycle is seen to be sufficient. There are no further concerns regarding secure storage of bicycles.

Overall it is concluded that the site could sustain a car free development and has been assessed as such, and proposes an appropriate and secure area for cycle storage. Furthermore, adequate and policy compliant refuse storage is proposed. There are no further concerns that would warrant

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refusal of the scheme on highways grounds. If permission were forthcoming an advice would be added setting out that the dwelling would not be eligible for parking permits given its car free status.

(F) SUSTAINABILITY, CLIMATE CHANGE AND FLOOD RISK

Since the adoption of the Bristol Development Framework Core Strategy (2011) and with it Policies BCS13-16 applications are required to demonstrate how the proposed development would secure a saving in CO2 emissions from energy use through efficiency measures and incorporate of renewable forms of energy as well as protecting and ensuring against flooding.

A sustainability statement accompanies the proposal and suggests the use of approximately 4no. solar PV panels would achieve a Co2 reduction of 20%. This is found to be acceptable, and should approval be forthcoming further details regarding the arrangement and installation of solar PV would be secured by condition.

- Surface water drainage

Bristol Core Strategy (2011) Policy BCS16 states that all development will also be expected to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. This should include the use of sustainable drainage systems (SUDS).

The applicant states that the proposed green roof would help towards the overall SUDs strategy in terms of reduced run-off. There is not additional information regarding the permeability of hardstanding however and in this regard further detail of the proposed paving could be secured via condition, to ensure it constitutes a sustainable drainage system.

(G) ARBORICULTURE

Section 11 of the NPPF (Conserving and enhancing the natural environment) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

Policy DM17 (Development Involving Existing Green Infrastructure) of the SADMP outlines that development should integrate important existing trees. It is suggested that where tree loss or damage is essential to allow for appropriate development, replacement trees of an appropriate species should be provided in accordance with the standard set out within Policy DM17.

Development which would result in the loss of Ancient Woodland, Aged trees or Veteran trees will not be permitted.

The application is supported by an arboricultural impact assessment which identifies two trees; a Wild Cherry within the curtilage of neighbouring No. 7 Warwick Road, and a Pear Tree in the curtilage of neighbouring No. 34 Hampton Park.

These trees would be protected during works and a tree protection plan and associated methodology has been summarised within the submitted assessment. Although concern in relation to adequate protection of the trees was raised under the previous application, it was concluded by the inspector that the proposed protection was adequate and this concern did not form a reasons for refusal. While the footprint of the building has changed somewhat, it has not changed to the extent that this consideration would be invalid and so there are no further concerns in this regard, subject to protection measures being reinforced through condition.

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CONCLUSION

Overall it is maintained that owing to the context and constraints of the site, the proposed dwelling represents an over-intensive form of development which due to its overall design and siting would deliver sub-standard living conditions for future occupiers. Also the proposal would be harmful to the setting of the Whiteladies Road Conservation Area, as the structure would fail to complement surrounding development in terms of the local pattern and grain of existing buildings, as well as in terms of its siting, scale, form and proportions and would be contrary to the established layout and pattern of adjacent buildings, resulting in a cramped and incongruous form which would be harmful to the established character of the area, and would fail to offer any enhancement gain to the Whiteladies Road Conservation Area

In addition, the application has failed to demonstrate that the development proposed would not be have a harmful impact on future occupants in terms of an enclosed, oppressive, poor quality and un-adaptable living environment

On this basis refusal is recommended.

RECOMMENDED REFUSED

The following reason(s) for refusal are associated with this decision:

Reason(s)

1. The proposed single dwelling would introduce a discordant element within a cohesive pattern and grain of development and owing to the siting and awkward shape of the plot the proposal would deliver an incongruous and jarring form of development at odds with the uniformity, scale and overall design of surrounding buildings. The over-intensive and principally unacceptable development of a planned gap would be clearly visible from private viewpoints and thus would fail to preserve or enhance the established character of the surrounding Whiteladies Road Conservation Area. These factors are individually and cumulatively contrary to the National Planning Policy Framework (2018), Bristol Core Strategy (2011) Policies BCS21 and BCS22 and Site Allocations & Development Management Policies Local Plan (2014) Policies DM21, DM26, DM27, DM29, DM30 and DM31 as well as the Planning (Listed Buildings and Conservation Areas) Act 1990 and guidance within PAN2 (Conservation area enhancement statements)
2. The proposed scheme represents an unacceptable and over intensive form of development which is demonstrated by virtue of the sunken, poor quality back-land location and mainly single aspect design and overall siting in close proximity to significant boundary treatments which would create inadequate outlook serving the new dwelling. The development would thus result in an enclosed, oppressive, poor quality and un-adaptable living environment for future occupiers. The proposal as submitted contravenes guidance within the NPPF, Policies BCS15, BCS18 and BCS21 of the Core Strategy (2011) and Policies DM27, DM29 and DM30 of the Site Allocations and Development Management Policies (Adopted 2014).

Advice(s)

1. Refused Applications Deposited Plans/Documents

The plans that were formally considered as part of the above application are as follows:-

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Proposed Streetscene and Modeled Images, received 17 September 2020
1645 (L) 00D Site location plan, received 17 September 2020
1645 (L) 01B Existing block plan, received 17 September 2020
1645 (L) 02B Existing site plan, received 17 September 2020
1645 (L) 05B Existing West elevation, received 17 September 2020
1645 (L) 09A Proposed block plan, received 17 September 2020
1645 (L) 30D Proposed site plan, received 17 September 2020
1645 (L) 31B Proposed lower ground floor plan, received 17 September 2020
1645 (L) 32D Proposed ground floor plan, received 17 September 2020
1645 (L) 35D Proposed North elevation, received 17 September 2020
1645 (L) 36D Proposed East elevation, received 17 September 2020
1645 (L) 37D Proposed South elevation, received 17 September 2020
1645 (L) 38B Proposed Street and West elevation, received 17 September 2020
1645 (L) 40C Proposed section A-A, received 17 September 2020
Arboricultural Impact Assessment, received 17 September 2020
Climate Change and Sustainability, received 17 September 2020
Heritage Design and Access Statement, received 17 September 2020

Case Officer: [REDACTED]

Authorisation: [REDACTED]

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