



NOTICE OF DECISION

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Decision :	REFUSED
Application no:	20/04305/F
Type of application:	Full Planning
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.
Applicant:	<div></div>
Agent:	Aspect360 Ltd
Committee/Delegation Date:	20.11.20
Date of notice:	20.11.20

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

DECISION: 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:-

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

Article 35 Statement

The council always wants to work with the applicant in a positive and proactive manner. Unfortunately the proposed development is contrary to the policies of the Development Plan as set out in the officer report. Clear reasons have been given to help the applicant understand why planning permission has not been granted.

The right to appeal

You have the right to appeal against this decision. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: [REDACTED].

If you intend to submit an appeal that you would like examined by inquiry then you must notify us (development.management@bristol.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

You are allowed six months from the date of this notice of decision in which to lodge an appeal.

Negotiations

Before making an appeal, you may wish to contact the case officer who dealt with your application, who may be able to advise you, how the council's objections to your proposal might be overcome if you amend your scheme. Please note that if negotiations are successful, you will need to submit a new planning application, which may, of course, be refused by committee.

Lodging an appeal will not prejudice your negotiations but you may need to agree with the council to postpone the appeal, to allow negotiations to take place.

Complaints

Only planning matters can be considered at an appeal. If you think that the council did not properly consider your application, you can make a complaint under the council's complaints procedures, details can be found on the website www.bristol.gov.uk/complaints-and-feedback or by calling [REDACTED].