



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:	22/00389/F
Type of application:	Full Planning
Site address:	Land To Rear Of 374 Southmead Road, Bristol, BS10 5LP.
Description of development:	2 new one bedroom dwellings on 2 storeys.
Applicant:	[REDACTED]
Agent:	[REDACTED]
Committee/Delegation Date:	25.03.22
Date of notice:	25.03.22

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 development by virtue of its design, scale, proportions, form and massing would fail to respect the character and appearance of the surrounding area, would fail to be subservient to surrounding buildings and would result in a poor quality backland development. The proposal would be overly large, would fail to provide visual interest or incorporate high quality detail and would fail to improve the urban design of the area. The proposal would also result in the reduction of garden space and creation of hardstanding for car parking. The proposal therefore conflicts with the National Planning Policy Framework (July 2021), Core Strategy (2011) Policy BCS21, Site Allocations and Development Management Policies (2014) DM26, DM27 and DM29.
2. The proposed dwelling by virtue of its scale, form, siting and massing would have a significantly harmful impact upon the amenity of no. 372 and no. 374 Southmead Road in relation to overbearing and overlooking impacts and no. 376 Southmead Road in relation to overbearing and overshadowing impacts. The proposal would fail to safeguard the amenities enjoyed at these neighbouring properties and is therefore is contrary to Policies BCS21, DM27 and DM29 and National Planning Policy Framework (July 2021).
3. The proposed development would fail to comply with Nationally Described Space Standards and would result in a poor quality living environments for future occupiers which would fail to include any useable amenity space and would fail to be adaptable or flexible for the future needs of occupants. The proposal would be single aspect, would not achieve acceptable sunlight and daylight levels and the proposed outlook would be poor. The proposal would therefore fail to comply with Core Strategy Policy BCS15, Policy BCS18 and Policy BCS21 and National Planning Policy Framework (July 2021).
4. The proposal has failed to demonstrate that access to the site would not result in any further harm to highway or pedestrian safety. The proposed car parking spaces would also not large enough, would fail to include a buffer and no information has been provided regarding drainage or materials. The proposal would fail to comply with Appendix 2 of the Site Allocations and Development Management Policies Document (2014), National Planning Policy Framework (2021); Core Strategy (2011) Policies BCS10 and BCS15 and Site Allocations and Development Management Policies (2014) Policies DM23 and DM32.
5. The proposal has failed to provide information in regard to the loss of green infrastructure and that appropriate mitigation will be provided. The proposal fails to include any details of mitigation or financial contributions including the location and species of replacement trees. The proposal would therefore fail to comply with the Policy BCS9 of the Core Strategy (2011) and Policy DM17 of the Site Allocations and Development Management Policies (2014) as well as the Bristol Tree Replacement Policy and Planning Obligations Supplementary Planning Document (2012).

Advice(s)

1. Refused Applications Deposited Plans/Documents

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

021-1147-055 A - Location Plan & Block Plan, received 1 February 2022

021-1147-01 A - Proposed Floor Plans & Elevations, received 1 February 2022

021-1147-02 A - Proposed Communal Yard, Cycle & Bin Storage, received 1 February 2022

Energy Report, received 1 February 2022
Design & Access Statement, received 1 February 2022

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: 0303 444 5000.

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 0117 9223000.