



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:	23/00323/F
Type of application:	Full Planning
Site address:	374 Southmead Road, Bristol, BS10 5LP.
Description of development:	2no new one-bedroom dwellings on 2 storeys.
Applicant:	[REDACTED]
Agent:	[REDACTED]
Committee/Delegation Date:	23.02.24
Date of notice:	23.02.24

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. Both proposed units would have limited outlook and access to natural light and are not adaptable or flexible for future occupiers resulting in a substandard living environment for future occupiers. The proposal would therefore fail to comply with Core Strategy Policy BCS15, Policy BCS18 and Policy BCS21 and National Planning Policy Framework (Dec 2023).
2. The proposal has failed to demonstrate that access to the site would not result in any further harm to highway or pedestrian safety. The proposal would fail to comply with National Planning Policy Framework (Dec 2023); Core Strategy (2011) Policies BCS10 and Site Allocations and Development Management Policies (2014) Policies DM23 and DM32.
3. The application provides insufficient evidence that the heat hierarchy has been followed in providing the heat and hot water for the development, resulting in reliance on gas heating, contrary to policy BCS14 of the Bristol Local Plan, Core Strategy (2011), as well as the requirements of the NPPF (Dec 2023).

Advice(s)

1. Refused Applications Deposited Plans/Documents

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

023-1147-055B - Location plans, received 8 February 2022
023-1147-01 - Floor plans and elevations, received 8 February 2022
023-1147-02 - Amenity and storage, received 8 February 2022
Sustainability statement, received 8 February 2022
Design and access statement, received 8 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/appeal-planning-decision>. 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].