

'Hold Date'	
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# Bristol City Council Development Management

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## Delegated Report and Decision

**Application No:** 20/06032/H **Registered:** 5 January 2021

**Type of Application:** Full Planning  
(Householders)

**Case Officer:** Kirsty Smith **Expiry Date:** 2 March 2021

**Site Address:**

65 The Crescent  
Henleaze  
Bristol  
BS9 4RU

**Description of Development:**

Proposed demolition of existing garage and replacement with new garage.

**Ward:** Westbury-on-Trym &  
Henleaze

**Site Visit Date:**

**Date Photos Taken:**

**Consultation Expiry Dates:**

**Advert  
and/or Site  
Notice:**

**Neighbour:** 29 Jan 2021

### SITE DESCRIPTION

This application relates to 65 The Crescent, which is located within the Westbury on Trym and Henleaze ward. The application site comprises a two-storey, semi-detached dwelling with a two storey outrigger and a detached garage. The dwelling is faced in brick and render with a concrete tiled roof and brown upvc windows.

### APPLICATION

The application proposes demolition of the existing garage and erection of a replacement garage. Please see the application form and plans for further details.

### RELEVANT PLANNING HISTORY

20/04656/H - Proposed single storey side extension and first floor side window. GRANTED.

18/06579/F - Erection of single infill dwelling and provision of 4 parking spaces. Rear extension to original dwelling. REFUSED.

14/05505/H - Single storey rear extension with two velux windows over stairs. GRANTED.

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**65 The Crescent Henleaze Bristol BS9 4RU**

RESPONSE TO PUBLICITY AND CONSULTATION

3 neighbouring properties were consulted on 08.01.2021 with a deadline to reply by 29.01.2021.

No comments have been received.

The local ward member has not provided any comments.

RELEVANT POLICIES

National Planning Policy Framework – February 2019

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations 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 2016 and Lawrence Weston Neighbourhood Development Plan 2017 and the Hengrove and Whitchurch Park Neighbourhood Development Plan 2019.

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

A. IS THERE AN IMPACT ON OVERLOOKING OR LOSS OF PRIVACY?

The proposed development would not contain any glazing orientated to result in additional overlooking or loss of privacy to the adjacent properties.

B. IS THERE AN IMPACT ON LOSS OF SUNLIGHT/DAYLIGHT OR OVERSHADOWING?

The proposed garage would be located in approximately the same position as the existing. It would not break the 45 degree rule and therefore officers consider it would not allow for unacceptable harm to neighbours by virtue of loss of light or overshadowing.

C. IS THE DESIGN ACCEPTABLE?

The overall design of the garage is considered to reflect the character of the property and the surrounding area.

D. IS THE SCALE ACCEPTABLE?

The scale of the proposed development maintains visual subservience to the host dwelling and as it would be adjacent to the neighbours' garage, would not allow for overbearing harm to neighbours.

E. ARE THE MATERIALS ACCEPTABLE?

The proposed materials would not appear of out character or harmful to the appearance of the dwelling.

CONCLUSION

In conclusion it is considered that the proposed development is of an appropriate design, scale and material palette to respect the overall design of the application property and the character of the

**DEVELOPMENT CONTROL () DELEGATED**  
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locality. Additionally, the proposed development would not result in a detrimental impact to the residential amenity of future or adjacent occupiers by means of overlooking, loss of sunlight/daylight or overshadowing.

The application is therefore recommended for approval, subject to conditions.

**COMMUNITY INFRASTRUCTURE LEVY**

Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.

**EQUALITIES ASSESSMENT**

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

**RECOMMENDED GRANTED subject to condition(s)**

**Time limit for commencement of development**

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**List of approved plans**

2. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

Site location and existing block plan, received 5 January 2021  
 Proposed block plan, received 5 January 2021  
 Existing and proposed East elevations, received 5 January 2021  
 Existing ground floor plan, received 5 January 2021  
 Existing North and West elevations, received 5 January 2021

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Proposed garage context elevations, received 5 January 2021  
Proposed garage elevations, received 5 January 2021  
Proposed ground floor plan, received 5 January 2021

Reason: For the avoidance of doubt.

**Advices**

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Case Officer: Kirsty Smith

Authorisation: Adrian Walker

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