

Development Management
Bristol City Council
City Hall
PO Box 3176
Bristol
BS3 9FS

Our ref: PR001590

Date: 22nd December 2020

Sent via e-mail

Dear Sir/Madam,

44 – 46 Coldharbour Road Bristol BS6 7NA

Change of use from mixed use retail (ground floor) with residential maisonette (first and second floor) to five residential flats (4 no. additional flats) with building operations including ground floor extensions

On behalf of my client, please find attached a completed application form and ownership certificate in relation to the above. To accompany this, we attach the following documents:

- Drawing no. 2102-0005 rev. 02 - site location plan;
- Drawing no. 2102-0110 rev. 07 – existing site and ground floor plan;
- Drawing no. 2102-0111 rev. 04 – existing first and loft floor plan;
- Drawing no. 2102-0211 rev. 02 – existing elevations;
- Drawing no. 2102-2122 rev. 09 – proposed first floor plan;
- Drawing no. 2102-2124 rev. 05 – proposed site plan;
- Drawing no. 2102-2125 rev. 01 – proposed ground floor plan;
- Drawing no. 2102-2126 rev. 01 – proposed loft floor plan;
- Drawing no. 2102-2220 rev. 09 – proposed front, side and rear elevations;
- Drawing no. 2102-2225 rev. 03 – proposed rear elevation;
- Drawing no. 2102-2222 rev. 06 – proposed perspectives;
- Photovoltaic panel specifications;

- Sustainability statement (rev. A);
- Arboricultural survey.

Planning history and background

The site has an extant planning permission for the change of use to 4no. self-contained flats (ref: 20/00832/F), having had planning permission previously refused for 5no. self-contained flats (ref: 19/05692/F). The latter application was the subject of a planning appeal (ref: APP/Z00116/W/20/3250218) which was recently dismissed. The Inspector concluded that:

1. The proposed side dormer would result in less than substantial harm to the Downs Conservation Area;
2. The rooflights and solar panels to the front elevation, and the replacement ground floor glazing were not considered harmful;
3. The proposed rear dormer would not harm the character and appearance of the building or the Redland and Cotham Conservation Area;
4. The proposed ground floor balcony would result in harmful overlooking to 42 Coldharbour Road, however the rear dormer would not result in harmful overlooking;
5. The living conditions for occupants of the top floor flat would be acceptable;
6. Vertical cycle storage is a policy-compliant solution.

Proposal

The current application seeks consent for the original 5-flat scheme, with amendments to address the points raised by the Inspector. In respect of point 1 above, the side dormer has been removed, and the loft floor flat reduced accordingly.

The Inspector concluded that the rooflights and second rear dormer (to facilitate the fifth flat) would not be harmful, and these are retained.

The issue of overlooking to 42 Coldharbour Road was addressed in the 4-flat scheme, with the balcony reduced in depth and solid masonry walls in place of the fabric sails. The current scheme retains this.

With regards to the loft floor flat, the removal of the side dormer reduces the floorspace to 60sqm, which still exceeds National Space Standards for a one-bedroom flat. The Inspector noted, *"Whilst this [floorspace] would be within the roof, the main habitable area would be directly below the ridge leaving the utilitarian areas underneath the hipped end."*

The cycle storage remains as per the approved scheme.

Conclusion

The proposal now addresses the Inspector's concerns, and it is hoped that planning permission will now be granted without delay.

No fee has been paid as this is a submission within 12 months of an approval for a similar proposal (which itself was a free submission of a refused scheme for the 5 flats).

If you have any further queries, then please do not hesitate to contact me.

Yours faithfully,

John Rooney BA (Hons) MRes MRTPI

Principal Planning Consultant

Stokes Morgan Planning Ltd