

'Hold Date'	
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Bristol City Council Development Management

Delegated Report and Decision

Application No: 20/06251/H **Registered:** 23 December 2020

Type of Application: Full Planning
(Householders)

Case Officer: Sam Brown

Expiry Date: 17 February 2021

Site Address:

38 Wellington Park
Bristol
BS8 2UW

Description of Development:

Demolition of existing lean-to at the front of the property and erection of new porch. Widening of vehicular access to the front of the property. Erection of single storey side extension.

Ward: Clifton Down

Site Visit Date:

Date Photos Taken:

Consultation Expiry Dates:

Advert 3 Feb 2021

and/or Site 3 Feb 2021

Notice:

Neighbour: 20 Jan 2021

SITE DESCRIPTION

This application relates to the property known as 38 Wellington Park, which is located within a predominately residential area of the Clifton Down ward, in the north of Bristol.

The application site comprises a 2 storey, semi-detached dwelling which has been extended to the side and rear and benefits from off-street parking to the front and garden area to the front and rear.

The application dwelling is faced in render with a dual pitched, tiled roof and timber windows and doors.

The application site is located within the Whiteladies Road Conservation Area.

There are no Listed Buildings or trees protected by a Tree Preservation Order in the immediate surrounding area

APPLICATION

This application serves as a re-submission of an earlier permission for the replacement of a front porch, widening the existing vehicular access, the erection of a single story side extension and alterations to the property.

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This re-submission proposes increasing the depth of the porch by approximately 1.3 metres such that it would project approximately 2.4 metres from the front elevation.

RELEVANT PLANNING HISTORY

20/02653/H - Demolition of existing lean-to at the front of the property and erection of new porch. Widening of vehicular access to the front of the property. Erection of single storey side extension. Approved - 21/08/20

20/04839/NMA - Application for non-material amendment following grant of planning permission 20/02653/H, which approved the demolition of a lean-to at the front of the property and the erection of new porch; widening of the vehicular access to the front of the property; and the erection of a single storey, side extension. (Amendment sought: minor change to size of porch and addition of small side window) - increase in size of porch and addition of window. Refused - 11/11/20

RESPONSE TO PUBLICITY AND CONSULTATION

6 neighbouring properties were consulted on 30/12/20 with a deadline to reply by 20/01/21, and the application was advertised by site notice located outside of the property until 03/02/21.

No responses have been received.

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 development would not be of a scale or nature to result in a detrimental impact to the amenity of the adjacent properties through overbearing or overshadowing.

C. IS THE DESIGN ACCEPTABLE?

The design of the proposed development is considered to reflect the character of the property and the surrounding area.

D. IS THE SCALE ACCEPTABLE?

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The scale of the proposed development maintains visual subservience to the host dwelling.

E. ARE THE MATERIALS ACCEPTABLE?

The proposed development would be constructed of materials to match or reflect the existing material palette of the host dwelling.

F. IMPACT ON THE CONSERVATION AREA

The Authority is required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Section 12 of the national guidance within the National Planning Policy Framework (NPPF) 2012 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm or loss requiring clear and convincing justification.

The proposal is considered to be in keeping with the host building and therefore preserves the character and appearance of the conservation area.

CONCLUSION

On the basis of this report, 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 would preserve the character of the Conservation Area. 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.

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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.

38/WP/C/01/P Existing ground floor plan, received 23 December 2020
38/WP/C/00/P Site location plan, received 23 December 2020
38/WP/C/02/P B Proposed ground floor plan, received 23 December 2020
38/WP/C/03/P B Front elevations, received 23 December 2020
38/WP/C/04/P Rear elevations, received 23 December 2020
38/WP/C/05/P Front wall elevations, received 23 December 2020
38/WP/C/06/P Existing block plan, received 23 December 2020
38/WP/C/07/P B Proposed block plan, received 23 December 2020

Reason: For the avoidance of doubt.

Advices

Case Officer: Sam Brown

Authorisation: Adrian Walker

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