

'Hold Date'	
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Bristol City Council Development Management

Delegated Report and Decision

Application No: 20/06253/H **Registered:** 23 December 2020

Type of Application: Full Planning
(Householders)

Case Officer: Sam Brown

Expiry Date: 17 February 2021

Site Address:

170 Hillside Road
Bristol
BS5 7PR

Description of Development:

Raise the height of the existing detached garage, and convert to habitable space (Granny Annexe).

Ward: St George Central

Site Visit Date:

Date Photos Taken:

Consultation Expiry Dates:

**Advert
and/or Site
Notice:**

Neighbour: 20 Jan 2021

SITE DESCRIPTION

This application relates to the property known as 170 Hillside Road, which is located within a predominately residential area of the St. George Central ward, in the east of Bristol.

The application site comprises a 2 storey, mid-terrace dwelling which has a rear dormer window and a detached garage at the rear of the site. The property benefits from garden area to the front and rear.

The existing detached garage is faced in render, brick and timber cladding with a dual-pitched, tiled roof.

The application site is not located within a designated Conservation Area and there are no Listed Buildings or trees protected by a Tree Preservation Order in the immediate surrounding area.

APPLICATION

This application proposes raising the roof of a detached garage and conversion to habitable accommodation.

The proposal has been revised during the lifetime of this application, to reduce the height of the eaves and ridge, incorporating a steeper roof pitch and removing the timber cladding. The amendments have been made in response to concerns reading the impact of the proposal on the character of the

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area.

RELEVANT PLANNING HISTORY

No relevant planning history.

RESPONSE TO PUBLICITY AND CONSULTATION

6 neighbouring properties were consulted on 30/12/20 with a deadline to reply by 20/01/21.

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 THE USE OF BUILDING ACCEPTABLE?

The building is proposed to be used for ancillary accommodation to the main dwelling, shown as having a living area, a W.C with shower and a mezzanine floor of unspecified use. The internal floor space of the building would be approximately 40 square metres and is not shown as having access independent of the host dwelling. It is considered that the use of this building as ancillary accommodation is acceptable; however, it is also considered that the use of the building for uses other than those ancillary to the enjoyment of the application dwelling could result in detrimental impacts to the amenity of the surrounding properties. Therefore, it is considered necessary that any grant of planning permission is subject to a condition which prohibits the building from being severed from the host dwelling, let or sub-let as a separate residential unit or any other entirely independent use.

B. 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.

C. 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.

D. IS THE DESIGN ACCEPTABLE?

The design of the proposed development would retain a single storey character to the building and therefore is considered to reflect the character of the property and the surrounding area.

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E. IS THE SCALE ACCEPTABLE?

The scale of the proposed development maintains visual subservience to the host dwelling and retains the single storey character of the building.

F. ARE THE MATERIALS ACCEPTABLE?

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

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 the character of the 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.

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Post occupation management

2. Outbuilding to remain ancillary

The outbuilding, hereby approved, shall only be used for purposes ancillary to the enjoyment of the dwelling known as 170 Hillside Road to which it is related, and shall not at any time be severed from that dwelling, let or sub-let to provide a self-contained unit of accommodation or any other entirely independent use without the prior written approval of the Local Planning Authority.

Reason: To retain control over the use of the building and to define the limitations of the permission.

List of approved plans

3. 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.

170/HR/SG/00/BR Site location plan, received 24 December 2020
170/HR/SG/05/BR Existing block plan, received 12 February 2021
170/HR/SG/06/BR Proposed block plan, received 12 February 2021
170/HR/SG/01/BR Ground floor plan - garage, received 12 February 2021
170/HR/SG/02/BR REV A Proposed first floor - garage, received 12 February 2021
170/HR/SG/03/BR Existing elevations, received 12 February 2021
170/HR/SG/04/BR REV A Proposed elevations, received 12 February 2021

Reason: For the avoidance of doubt.

Advices

Case Officer: Sam Brown

Authorisation: Adrian Walker

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