

'Hold Date'	
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# Bristol City Council Development Management

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## Delegated Report and Decision

**Application No:** 21/00206/H **Registered:** 18 January 2021

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

**Case Officer:** Kirsty Smith **Expiry Date:** 15 March 2021

**Site Address:**

154 St Peters Rise  
Bristol  
BS13 7NE

**Description of Development:**

Conversion of existing garage workshop to form annex accommodation.

**Ward:** Bishopsworth

**Site Visit Date:**

**Date Photos Taken:**

**Consultation Expiry Dates:**

**Advert  
and/or Site  
Notice:**

**Neighbour:** 16 Feb 2021

### SITE DESCRIPTION

This application relates to 154 St Peters Rise, which is located within the Bishopsworth ward. The application site comprises a two-storey, end of terrace dwelling. The property benefits from a larger rear garden with a double garage building located at the rear with access off a lane which runs along the rear of St Peters Rise, providing access to the garages of neighbouring properties as well. The dwelling is faced in render with a tiled roof and white upvc windows.

### APPLICATION

The application proposes conversion of the existing garage building into an annex. Please see the application form and plans for further details.

### RELEVANT PLANNING HISTORY

15/30198/MINOR - Enforcement enquiry: Demolition of boundary wall and formation of parking space. CASE CLOSED.

82/05218/H\_S - New extensions. GRANTED.

76/00802/U\_S - Double Garage. GRANTED.

### RESPONSE TO PUBLICITY AND CONSULTATION

**DEVELOPMENT CONTROL () DELEGATED**  
**154 St Peters Rise Bristol BS13 7NE**

2 neighbouring properties were consulted on 26.01.2021 with a deadline to reply by 16.02.2021.

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 application seeks conversion of the existing garage. The scale and footprint of the garage would remain the same as existing and it would be retained in the same position as such officers are confident the development would not allow for additional harm to neighbours by virtue of loss of light or overshadowing.

C. IS THE DESIGN ACCEPTABLE?

The application seeks to convert the existing garage into an annex, to be used ancillary to the dwelling. The agent has confirmed the annex would be used by an elderly family member. The annex would be directed towards the main dwelling and would be accessible by trespassing through the garden of the host dwelling only. The agent has also stated it will not have its own postal address or metered services and that it will share refuse and recycling storage with the main dwelling. Overall, in light of all information provided and having given consideration to the nature of the site, officers are satisfied it would constitute ancillary accommodation.

The rear elevation, which faces on to the rear lane, would continue to appear as a garage and therefore officers consider the converted garage would not appear out of character.

D. IS THE SCALE ACCEPTABLE?

The annex would be of the same scale and footprint as the existing and therefore the scale is considered acceptable. In its existing position where it is to be retained it would not allow for overbearing harm to neighbours.

E. ARE THE MATERIALS ACCEPTABLE?

**DEVELOPMENT CONTROL () DELEGATED**  
**154 St Peters Rise Bristol BS13 7NE**

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

**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 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.

**Post occupation management**

2. Following the development hereby approved the annex shall be used only as ancillary accomodation to the enjoyment of the property known as 154 St Peters Rise and shall not be used or sub-let as an self-contained dwelling, independent to the host property.

**DEVELOPMENT CONTROL () DELEGATED**  
**154 St Peters Rise Bristol BS13 7NE**

Reason: To protect neighbouring amenity. Any other use requires further assessment as it could conflict with the adopted Bristol Development Framework Core Strategy 2011 and the Bristol Site Allocations and Development Management Policies 2014 and its separate use would require careful assessment.

**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.

P-100-1 Location Plan, received 21 February 2021

P-101-0 Existing and proposed elevation and existing floor plan, received 21 February 2021

P-102-1 Proposed floor and elevation plan, received 21 February 2021

Reason: For the avoidance of doubt.

**Advices**

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Case Officer: Kirsty Smith

Authorisation: Adrian Walker

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