

New 1 Bedroom Duplex on Land North of No.15 Edwards Road, Clevedon



Design and Planning Statement

In support of a Permission in Principle Application for a proposed residential development for 1no 1 Bedroom Duplex as a self build development.

Land North of No.15 Edwards Road, Clevedon

1.0 Introduction

- 1.1 This Statement has been prepared by Mathewson Waters Architects in support of an application for Permission in Principle (PiP) for a new residential development of 1no. 1 Bedroom Duplex Unit on Land North of 15 Edwards Road, Clevedon with access proposed from Channel View.
- 1.2 Since 1st June 2018 it is possible to apply directly to the Local Planning Authority for Permission in Principle for development¹ that is not:
- Major Development (defined as 10 or more houses or a land area of 1 hectare or more);
 - Habitats development;
 - Householder development; or
 - Environmental Impact Assessment development.
- 1.3 The scope of the PiP application is limited to Location, Land use and Amount of development. Other matters should be considered at the 'Technical Details' consent stage.
- 1.4 This PiP Application comprises the following:
- Completed Application Form;
 - Site Location and Block Plan drawing No. 21035 01A
 - Illustrative Scheme drawing 21035 02A,
 - Planning Statement Issue 1 September 2021.
- 1.5 The site, surroundings and its context are summarised in **Section 2**.
Section 3 sets out the relevant planning history.
Section 4 describes the application proposal.
Section 5 reviews planning policy and material considerations.
Section 6 gives a planning assessment of the proposals.
Section 7 Conclusion

Land North of No.15 Edwards Road, Clevedon

2.0 Site, Surroundings and Context

- 2.1 The site is located at 15 Edwards Road, Clevedon with an existing rear garden access from Channel View.
- 2.2 The development site is a regular shaped plot of land that extends 0.018Ha in size. It comprises land formerly part of the garden of No.15 Edwards Road.
- 2.3 The proposed development site falls within the settlement boundary of Clevedon.
- 2.4 The site is physically well contained with existing close boarded fencing to all boundaries, and faces onto Channel View which is a wide road with pollarded trees to the western side.
- 2.5 The site is currently accessed via a gate onto Channel Road.
- 2.6 The site does not fall within a AONB, or any other landscape designation (e.g. SSSI, SINCE, SPA or SAC).
- 2.7 The site is not located in a Conservation Area
- 2.8 The site falls within an area where the risk of flooding is very low.
- 2.9 The site forms part of the built-up area of the settlement and is within walking/ cycling distance of a range of existing services and facilities.
- 2.10 Bus stops are located within walking distance of the development site.

Land North of No.15 Edwards Road, Clevedon

2.1 Site, Surroundings and Context



Image 1 Extract ALP Policy MAP Settlement Boundary (Green)



Image 2 Extract Policy MAP



Land North of No.15 Edwards Road, Clevedon

3.0 Planning History

3.1 The Council’s website confirms that there have been a number of applications submitted at 15 Edwards Road

- 20/P/2070/FUH – 01/09/20 – Extension – Approved
- 17/P/5485/FUH – 17/01/18 – Extension – Approved
- 15/P/1709/F – 15/07/15 – Extension – Approved with conditions
- 11/P/0887/F – 16/05/11 – Extension - Approved with conditions
- 11/P/0407/F – 01/03/11 – Extension - Approved with conditions
- 09/P/1953/F – 04/11/09 – Extension - Approved with conditions
- 05/P/2042/O - 24/08/05 - New dwelling at number 15 - Refused
- 07/P/1281/F – 11/04/07 – New dwelling at number 15 - Refused

Whilst dating back to 2007 refusal 07/P/1281/F is material to determining this application. The reasons for refusal are discussed in Section 5.12



Image 3 Channel Road looking South

Land North of No.15 Edwards Road, Clevedon

4.0 Proposed Development

- 4.1 This application is for Permission in Principle.
- 4.2 The scope of the PiP application is limited to location, use and the amount of development. Other matters would need to be considered at the 'Technical Details' consent stage.
- 4.3 The proposal is for a residential development consisting of the land use for 1no. 1 bedroom dwelling (maximum of one) on the 0.018Ha site. The proposal would provide a small self build detached 1 Bedroom dwelling, on site parking and access with space for perimeter planting, which is consistent with the grain of residential development in this part of Clevedon.
- 4.4 The house would be screened from the gardens of adjacent properties by the existing close boarded boundary fence, tree planting to Chanel Road and proposed perimeter planting.

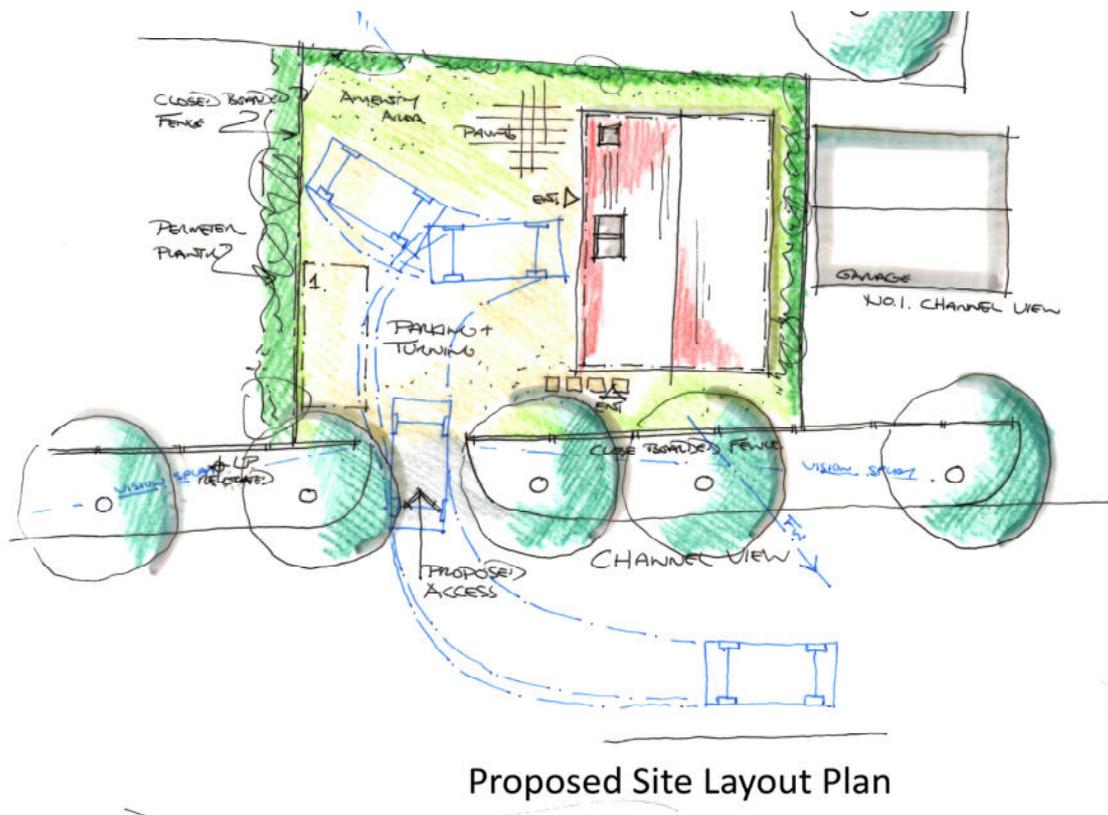


Image 4 Illustrative Site Layout Plan

Land North of No.15 Edwards Road, Clevedon

5.0 Planning Policy and other Material Considerations

- 5.1 Provision is made in the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004 for the considerations to be taken into account in the handling of planning applications and the role of the development plan when undertaking the planning balance:
- 5.2 1990 Act section 70(2) “In dealing with such an application the authority shall have regard to –
- a) the provisions of the development plan, so far as material to the application,
 - b) any local finance considerations, so far as material to the application, and
 - c) any other material considerations.”
- 5.3 2004 Act section 38(6)
“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 5.4 For the purposes of this application, the development plan comprises the Adopted Local Plan . The relevant Settlement boundary is shown at image 1. The application site is located within the Settlement Boundary and not allocated for non-residential use, meaning that there is a presumption in favour of sustainable residential development.
- 5.5 ‘National Planning Practice Guidance’ (NPPG) update was published in 2021 and is also a material consideration.
- 5.6 A ‘presumption in favour of sustainable development’ is at the heart of the Framework, to deliver the economic, social and environmental objectives underpinning the document, outlined in paragraph 8. The policies of the NPPF, taken as a whole, constitute the Government’s view of what sustainable development means in practice for the planning system.
- 5.7 Paragraph 11 of the NPPF confirms local planning authorities (LPAs) should positively consider “approving development proposals that accord with an up-to-date development plan without delay” unless material considerations indicate otherwise. In other cases, where there are no development plan policies, or the policies which are most important for determining the application are out-of-date, LPAs should grant permission unless:
“The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
Any adverse impacts of doing so would be significant and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.

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5.1 Planning Policy and other Material Considerations cont..

- 5.8 Paragraph 38 requires that local planning authorities “approach decisions... in a positive and creative way”, and should “work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”.
- 5.9 Paragraph 47 confirms planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.
- 5.10 In support of this application, paragraph 59 of the NPPF sets out the need for Local Planning Authorities to significantly boost the supply of housing.
- 5.11 Paragraph 68 of the Framework recognises that small sized sites can make an important contribution to meeting the housing requirement of an area.

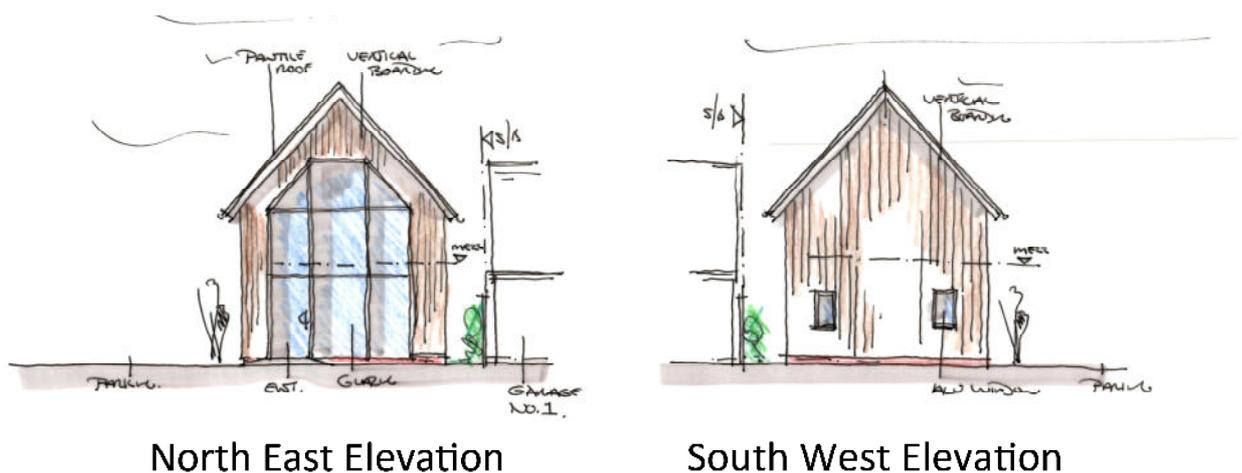


Image 5 Illustrative Elevations

Land North of No.15 Edwards Road, Clevedon

5.1 Planning Policy and other Material Considerations cont..

5.12 07/P/1281/F – 11/04/07 – New dwelling Refused

'1. The proposed development would constitute a cramped form of development, which does not respect the character and appearance of the surrounding area in terms of massing, scale, proportions and overall design and character, contrary to policy H/7 of the North Somerset Replacement Local Plan'

North Somerset Replacement Local Plan 2007 Policy H/7 – Residential development within settlement boundaries Within settlement boundaries, as defined on the Proposals Map, residential development, including the construction of new or replacement dwellings, the sub-division or extension of existing dwellings or their curtilages, and the conversion of existing buildings to residential use, will be permitted, provided that the proposals: i. would not generate demand for local services on a scale that cannot be met without prejudice to other policies and proposals of the Plan; ii. respect the massing, scale, proportions, materials and overall design and character of the existing property (if any) and the character of the surrounding area; iii. would not prejudice the amenities of adjoining occupiers; iv. would not prejudice the retention of adequate private amenity space, and include adequate private amenity space for any new separately occupied dwelling; and v. would not lead to urban housing needs being met in locations outside the four main towns where employment opportunities are more limited and which would add to or contribute to creating a dormitory settlement with high levels of out-commuting

The proposed development addresses Policy H/7 as outlined below;

i. would not generate demand for local services on a scale that cannot be met without prejudice to other policies and proposals of the Plan;

The small scale of the proposed development meets the requirements of para (i)

ii. respect the massing, scale, proportions, materials and overall design and character of the existing property (if any) and the character of the surrounding area;

Whilst the illustrative scheme meets these policy requirements, it is understood that these matters are outside the scope of the current application being considered at 'Technical Details' consent stage.

iii. would not prejudice the amenities of adjoining occupiers;

The illustrative scheme shows that neighbour amenity can be protected by the proposed development.

iv. would not prejudice the retention of adequate private amenity space, and include adequate private amenity space for any new separately occupied dwelling;

The illustrative scheme shows that adequate private amenity space is provided for No.15 Edwards Road and for the proposed 1bedroom dwelling.

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6.0 Planning Assessment

- 6.1 The proposed development is eligible for consideration for PiP because it is not major development, habitats development, householder development or Environmental Impact Assessment development.
- 6.2 As clarified above, the scope for PiP is limited to location, land use and amount of development. Only issues relevant to these 'in principle' matters should be considered at the PiP stage.
- 6.3 The Site is located within a defined settlement.
- 6.4 The design of the proposed dwelling will be considered at 'Technical Details' consent stage, however as shown on drawing 21035.02A, there is no reason to believe that 1no. 1 Bedroom dwelling could not be accommodated on this site, without having a harmful impact on the character and appearance of the area.
- 6.5 There are no technical reasons why this application should not succeed, and matters relating to trees, drainage, and ecology can be dealt with at 'Technical Details' consent stage.

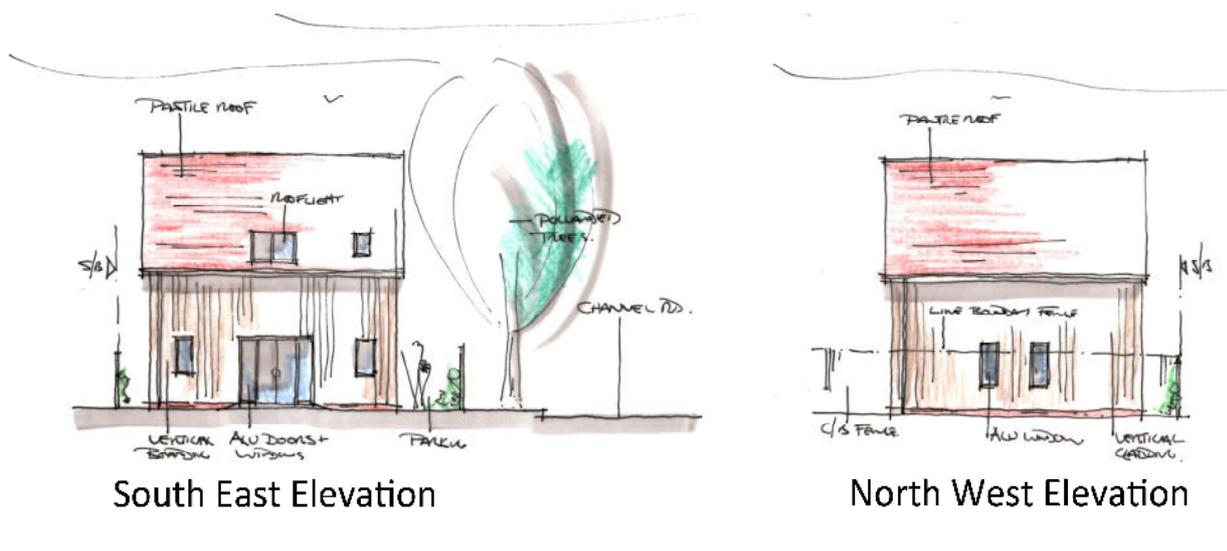


Image 6 Illustrative NorthWest and SouthEast Elevations

Land North of No.15 Edwards Road, Clevedon

6.1 Planning Assessment cont..

6.6 To summarise the above, and in terms of the requirements for PiP, the Application Site is suitable for residential development for the erection of a single 1 bedroom dwelling for the following reasons:

- **Location:**

- o The site, is located at the sustainable location in Clevedon with access to local services and public transport links to the Town centre and wider area;
- o The site is located entirely within the Settlement Boundary, where the principle of development and redevelopment will be permitted ;
- o The location of the residential development would be situated wholly within Flood Zone 1 (low probability of flooding);
- o Development in this location would not result in the loss of existing landscape features, such as mature trees, that are of importance to the character of the area;
- o The site is well-screened with close boarded fencing and established vegetation surrounding the site, providing good levels of amenity and screening for neighbours and future occupiers; and,

- **Land Use:**

The residential land use would be compatible with the predominate residential character and land use of the surroundings; and,

The residential land use is a public benefit and would contribute towards meeting the housing need, and accords with the Government's objective of boosting the supply of housing.

- **Access:**

The Highway authority have previously advised that they have no concern regarding access or parking proposed.

- **Amount of Development:**

The suggested density of 1 dwelling is considered appropriate as this small site also has to accommodate perimeter landscaping and vehicle turning which limits the available space for development.

The development of 1 no. 1 Bedroom house on the site, would therefore not cause unacceptable harm to the landscape and urban setting of the site or the character of the area.

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7.0 Conclusion

7. Conclusion

- 7.1 This proposal is for minor development (1No.1 Bedroom dwelling) and therefore qualifies for PiP, subject to consideration against the relevant policies of the Development Plan and other material considerations.
- 7.2 In principle, the site represents an opportunity for a sustainable form of residential development that accords with the adopted Development Plan and the National Planning Policy Framework.
- 7.3 The Applicant therefore welcomes the LPAs support for this PiP application to establish the principle for residential development of 1no. dwelling while enabling all technical details to be dealt with in due course. By doing so would accord with the Framework that seeks to achieve sustainable development and deliver more homes.



Image 7 Google View of the Site from East