



PLANNING, DESIGN AND ACCESS STATEMENT

FULL PLANNING PERMISISON FOR THE CHANGE OF USE FROM
SINGLE DWELLING (USE CLASS C3) TO A HOUSE IN MULTIPLE
OCCUPATION (HMO) (USE CLASS C4) ON LAND AT 144 FOREST ROAD,
FISHPONDS, BS16 3SN

LAND AT 144 FOREST ROAD, FISHPONDS, BS16 3SN

MARCH 2022

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1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by SN Consultants Ltd on behalf of Mr & Mrs Moore (the **Applicant**) for full planning consent for the change of use of a single dwelling (Use Class C3) to a House of Multiple Occupation (HMO) (Use Class C4) on land at 144 Forest Road, Fishponds, BS16 3SN.
- 1.2 This application has been submitted to Bristol City Council Planning Department for the following permission to be granted:
- “Full Planning Permission for the change of use of a single dwelling (Use Class C3) to a House of Multiple Occupation (HMO) (Use Class C4) on land at 144 Forest Road, Fishponds, BS16 3SN”.*
- 1.3 The area covered by this application measures approximately 250 sqm and is located within the area of Fishponds, Bristol.
- 1.4 This planning statement sets out the following;
- Details of the sites characteristics, context and history
 - A Description of the development proposals;
 - Consideration of the proposed alterations
- 1.5 The proposal is for the change of use of a single dwelling to a House of Multiple Occupation (HMO). The property is up to 2.5 storey's in height and will have a footprint of up to 43.13 sqm, as set out in the site location and block plan submitted with this application.
- 1.6 The purpose of this Planning Statement is to set out a comprehensive assessment of the development proposals and to explore the relationship between the material considerations and the policies of the development plan. It makes the clear and unequivocal case for why planning permission should be granted.
- 1.7 With that objective in mind, this Statement is structured as follows:

PLANNING HISTORY

- 1.8 Details of the planning history of the site are provided at table 3.1 of this statement

CONTENT OF PLANNING APPLICATION

- 1.9 This planning application is made under the Town and Country Planning Act 1990 (As Amended) Planning and Compulsory Purchase Act 2004. This supporting statement sets out the site's characteristics, site history and the reasons for the proposed development.

1.10 The complete Planning Application contains the following documentation:

APPLICATION DOCUMENTS

- Completed Planning Application Forms;
- Completed Ownership Certificates
- A summary of Bristol City Councils Planning Validation 'Local List' as it relates to this proposal;

PLANNING STATEMENT

- Section 1: Introduction
- Section 2: Description of the site and surrounding area;
- Section 3: The relevant planning history;
- Section 4: Planning Balance, an analysis of the planning considerations;
- Section 5: Summary and Conclusions

1.11 This Planning Statement should be read as part of a package of material that makes up the application. Where relevant, this document will cross-refer to other material as necessary.

1.12 Documents accompanying this submission include:

- Site Location Plan & Block Plan
- Floor Plan
- Elevation Plan
- Bin and Cycle Store

2.0 SITE AND CONTEXT

SITE DESCRIPTION

- 2.1 The site is located at National Grid Reference ST 63681 75423. The location of the site is shown in the aerial photograph presented in Figure 2.1 below. The application site is located on land at 144 Forest Road, Fishponds, the existing use of the application site is a residential property.



Site Figure 2.1: Site Context

- 2.2 The sites location is shown on drawing titled (Site Location Plan). The application comprises approximately 84.85 sqm of development located within the urban area of Fishponds, East Bristol. The site is located on the western side of Forest Road, and currently consists of an existing single dwelling.
- 2.3 The site is located approximately 1.14km north-east of Speedwell and 409m south-west of Hillfields
- 2.4 The site is located at 144 Forest Road north-eastern edge of Fishponds. The site is surrounding on all 3 sides of its boundary by residential properties. The rear of the boundary is surrounded by commercial/industrial buildings.

ACCESS

- 2.5 Access to the site is off Forest Road which is at the front of the property. The site has significant frontage onto Forest Road to which suitable access is provided.

SURROUNDING CHARACTER

- 2.6 The majority of development surrounding the site is residential in nature, however a number of commercial uses lie within walking distance.

LOCAL SHOPS/SERVICES

- 2.7 The site lies within walking distance of a number of shops including, Morrisons, Aldi and Lidl supermarket located approximately 438m west of the proposed development.
- 2.8 A review of the Statutory and Non-Statutory designated sites within the locality was undertaken using the Multi Agency Geographic Information for the Countryside (MAGIC) database operated by Natural England. This review indicated that the site is not listed, and it is not located within a conservation area.
- 2.9 A detailed flood map and modelled flood levels provided by the Environment Agency show that the entire site is located within the Flood Zone 1. This is the zone of lowest flood risk and comprises land with less than 1 in 1000 annual probability of river flooding and is therefore compatible with all forms of development.

PLANNING ALLOCATIONS/DESIGNATIONS

- 2.10 In current context, the development plan for the application site comprises:
- **Bristol Development Framework Core Strategy (adopted June 2011);**
 - **Site Allocations and Development Management Policies Document (adopted July 2014);**
 - **National Planning Policy Framework;**
 - **National Planning Practice Guidance;**
 - **DCLG Technical Housing Standards-Nationally Described Space Standard**
- 2.11 A full assessment of the proposal against relevant national and local planning policy is provided in section 4 of this planning statement, which confirms that the proposal is consistent with relevant planning policy.

3.0 PLANNING HISTORY

INTRODUCTION

- 3.1 This chapter provides details of the planning history of the application site and sets the context of the planning policy documents relevant to the site and the proposed development.

PLANNING HISTORY

- 3.2 There is no planning application search for 144 Fishponds Road, Fishponds, BS16 3SN.

4.0 PLANNING POLICY

INTRODUCTION

- 4.1 This chapter provides a consideration of the proposal against the Development Plan for the site, as well as other National and Local Planning Policy. The following policy documents are considered relevant to the proposed development.
- 4.2 As laid out in Section 38 (6) of the Planning and Compulsory Purchase Act 2004 makes it clear that “*regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts that determination must be made in accordance with the plan unless material considerations otherwise*”. The adoption of the National Planning Policy Framework (The NPPF) does not alter this as a starting point but it does introduce additional material considerations that should be taken into account by the decision maker.
- 4.3 To determine this application, the relevant development plan refers to the Bristol Development Framework Core Strategy (adopted June 2011) and the Site Allocations and Development Management Policies Document (adopted July 2014). The NPPF advises that development plans must be tested for consistency against the requirements of the NPPF if they are to carry full weight in decision making.
- 4.4 The following policy documents are relevant to the proposed development.

NATIONAL PLANNING POLICY

- National Planning Policy Framework (March 2012);
- Planning Practice Guidance

LOCAL PLANNING POLICY

- Bristol Development Framework Core Strategy (adopted June 2011);
- Bristol Site Allocations and Development Management Policies Document (adopted July 2014)

MATERIAL CONSIDERATIONS

- DCLG Technical Housing Standards- Nationally Described Space Standard;
- SPD 2 A Guide for Designing House Alterations and Extensions;
- Bristol City Council Room Size and Amenity Standards for Licensable Houses in Multiple Occupation (HMOs) under Part 3 of the Housing Act 2004
- Waste and Recycling: Collection and Storage Facilities

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- A Guide to Cycle Parking Provision

NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012)

- 4.5 This section of the report addresses the national planning policy position, in terms of the National Planning Policy Framework (NPPF) and online Planning Practice Guidance. The National Planning Policy Framework (NPPF) is the current national planning policy document in England. Its publication in March 2012 introduced significant changes to the planning system and replaced a raft of former policy documents.
- 4.6 The National Planning Policy Framework sets out the concept of a “presumption of favour of sustainable development” within the context of a plan led system. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise paragraph 11.
- 4.7 Proposed development which accords with an up to date local plan should be approved, and proposals which conflicts with the plan should be refused unless other material considerations indicate otherwise. The NPPF comprises a material consideration in the determinations of planning applications (paragraph 13).
- 4.8 Paragraph 14 of the NPPF advises that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. It goes on to assert that in decision-taking the balance between the benefits and adverse impacts of a proposed development should be considered alongside specific policies. This is the essential test of whether the development, as proposed, accords with the triumvirate of sustainable development. Being conscious of the economic, societal and environmental benefits that come with development is fundamental to decision taking. To do this it is necessary to understand the critical core principles that underpin these three strands of sustainable development.
- 4.9 A presumption in favour of sustainable development means that development proposal which accord with the development should be approved without delay, and where the development is absent, silent or out of date, permission should be granted unless the adverse impacts in doing so would ‘significantly and demonstrate’ outweigh the benefits when assessed against the policies in the NPPF as a whole or where specific policies in the NPPF indicate that development should be restricted (paragraph 48).
- 4.10 There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles.
 - **An economic role:** *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation, and by identifying and coordinating development requirements, including the provision of infrastructure;*

- **A social role:** supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality-built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - **An environmental role:** contributing to protecting and enhancing our natural, built and historic environment, and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 4.11 For the consideration of planning decisions, the NPPF is a material consideration, and indicates that Local Planning Authorities should support enterprise and facilitate housing, economic and other forms of sustainable development.
- 4.12 When deciding whether to grant planning permission, the Framework advises local planning authorities that:

“Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, or*
- *Specific policies in this Framework indicate development should be restricted”*

CORE PLANNING PRINCIPLES

- 4.13 Paragraph 17 of the NPPF identifies 12 core land-use planning principles. The elements of these principles relevant to this application (in terms of decision-taking include. The principles considered relevant to this proposal include:
- To proactively drive and support sustainable development to deliver homes, business and thriving local places;
 - Secure high-quality design and a good standard of amenity;
 - Support the transition to a low carbon economy;
 - Conserve and enhance the natural environment and reduce pollution;
 - Promote and encourage multiple benefits from the mixed-use land
 - Manage patterns of growth to make the best of public transport, walking and cycling;

- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs

DELIVERING A WIDE CHOICE OF HIGH QUALITY HOMES

- 4.14 The Framework sets out to 'boost significantly the supply of housing', which in turn should help deliver a wide choice of high quality homes.
- 4.15 To ensure that housing needs are met, paragraph 47 of the Framework includes an important clause relating to the identification and maintenance of a deliverable supply of housing land sufficient to meet the five years' worth requirement.
- 4.16 Paragraph 49 indicates that where an LPA cannot demonstrate a five-year housing land supply, policies relevant to the supply of housing should not be considered up-to-date and decisions should instead be determined against the presumption in favour of sustainable development.

REQUIRING GOOD DESIGN

- 4.17 Paragraph 56 of the NPPF identifies that the Government attaches great importance to the design and built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 4.18 The NPPF also provides that the planning system can play an important role on facilitating social interaction and creating healthy, inclusive communities. All applications for housing are required to include a design and access statement explaining the design rationale.
- 4.19 Paragraph 60 sets out that planning policies should not attempt to impose architectural styles or reinforce local distinctiveness where relevant.

IMPLEMENTATION

- 4.20 Paragraph 216 of the NPPF advises that decision takers should attribute weight to policies in emerging plans depending on the stage of plan preparation, the amount of unresolved objections to the policies and the degree of consistency with the NPPF.

PLANNING PRACTICE GUIDANCE

- 4.21 On 6 March 2014, the Government launched the Planning Practice Guidance (PPG) Web-based resource which builds upon the key principles of the NPPF. The following sections/paragraphs are considered to be of relevance to the development proposals:

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4.22 With regard to the determination of planning applications, paragraph Reference ID 21b-006-20140306 reasserts that:

“Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to the determined in accordance with the presumption in favour of sustainable development unless otherwise specified”

4.23 Paragraph Reference ID 21b-014-201 40306 provides additional guidance on the issue of prematurity in decision-taking. This sets out that ‘refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan yet to be submitted for examination’.

LOCAL PLANNING POLICY

THE DEVELOPMENT PLAN

4.24 The Development Plan is currently made up of a number of documents, but principally there are two overarching documents:

- **Bristol Development Framework Core Strategy (adopted June 2011);**
- **Site Allocations and Development Management Policies Document (adopted July 2014).**

BRISTOL DEVELOPMENT FRAMEWORK CORE STRATEGY (ADOPTED JUNE 2011)

4.25 The Bristol City Council Core Strategy was adopted in June 2011. It forms the first part of the Bristol Local Plan and sets out the spatial vision and objectives for Bristol until 2026. It does not outline-site specific policy or allocations bit instead looks at broad locations for development.

Policy Number	Policy Name
Policy BCS18	Housing Type
Policy BCS21	Quality Urban Design

Table 4.1: Bristol Development Framework Core Strategy Policies

POLICY BCS18

4.26 Policy BCS18 of the Core Strategy (2011) states that development should provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive

communities. Space should be provided for everyday activities and to allow flexibility and adaptability by meeting space standards.

POLICY BCS21

- 4.27 Policy BCS21 of the Core Strategy (2011) states that new development should safeguard the amenity of existing development and create a high-quality environment for future occupiers.
- 4.28 Whilst Policy BCS21 has been designed to address the development of larger developments than now proposed (for example, the incorporation of public art is unlikely to be applicable in this case), the design principles that have informed the policy have nevertheless been considered in creating this proposed development of two dwellings.

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DOCUMENT (ADOPTED JULY 2014).

- 4.29 The Site Allocations and Development Management Policies Management Policies (SADMP) document outlines detailed planning policies, beyond the more strategic policies set out in the Core Strategy. Below is an assessment of the design policies in the document which relate to the application proposal. It was adopted in July 2014.

Policy Number	Policy Name
Policy DM2	Residential Sub-divisions, Shared and Specialist Housing
Policy DM30	Alterations to existing buildings

Table 4.2: Site Allocations and Development Management Policies

- 4.30 Policy DM2 (Residential Sub-Divisions & Specialist Housing) states that intensification of existing houses in multiple occupation will not be permitted where the development would harm the residential amenity or character of the locality as a result of detrimental impact of physical alterations to buildings and structures.
- 4.31 It is proposed that there will be no proposed external alterations to the property with this scheme. The C4 HMO can still be used as a family home, with no planning restrictions, if desired.
- 4.32 The sub-division of existing accommodation and the supply of shared housing provide an important contribution to peoples housing choice.
- 4.33 Policy DM30 of the Bristol Local Plan states, “Respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building.”
- 4.34 There will be no changes to the exterior of the building.

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- 4.35 Policy DM32 requires shared housing schemes to provide shared recycling facilities and refuse bins of sufficient capacity to serve the proposed development.
- 4.36 The existing wheelie bins and recycling bins match the requirements. A timber bin storage unit will be provided at the front of the property. This will be 1600mm x 800mm, larger than the HMO standard requirements.

SUPPLEMENTARY PLANNING GUIDANCE

- **SPACE STANDARDS PRACTICE NOTE (JULY 2011);**
- **SPD 2 A Guide for Designing House Alterations and Extensions**
- **Bristol City Council Room Size and Amenity Standards for Licensable Houses in Multiple Occupation (HMOs) under Part 3 of the Housing Act 2004**
- **Waste and Recycling: Collection and Storage Facilities**
- **A Guide to Cycle Parking Provision**

Managing the development of houses in multiple occupation

- 4.37 The Managing the development of houses in multiple occupation SPD, adopted in November 2020 states that a threshold proportion of 10% HMOs in any neighbourhood is considered harmful and, therefore the threshold.

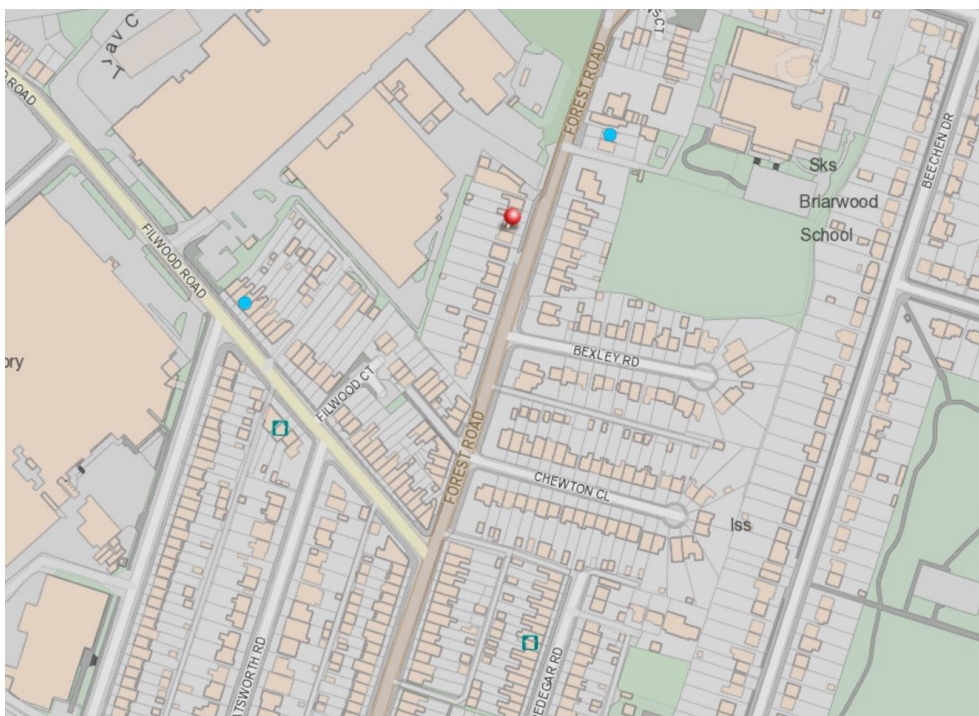


Figure 4.1: Bristol Pinpoint Map showing Local HMOs

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- 4.38 According to data obtained from Bristol City Council's Pinpoint Mapping Service, there are no registered HMOs within a 100m radius of the site and one approved change of use to an HMO which equates to 0% of all dwellings. This is below the Council's 10% guideline.
- 4.39 The western side of Forest Road contains 14 houses of which none are HMOs.
- 4.40 The nearest HMO is 162m away. There is no risk of HMO 'Sandwiching'.
- 4.41 There is no student accommodation within 100m
- 4.42 There are no active planning applications for new HMOs within 100m.

HMO Standards

- 4.43 HMO Standards Bristol City Council has Licensing Standards in relation to HMO accommodation including a requirement in relation to room sizes. A bedroom for a single occupant must measure at least 6.5m². The proposed floor plan shows that all the proposed bedrooms meet this requirement. The proposal includes three single bedrooms. The proposed floor plan also shows the kitchen and the living area measuring 19.7m² which exceeds the requirements of the HMO Licensing Standards of 13.5m².
- 4.44 The Bristol Local Development Framework expects a high standard of accommodation and amenity for future residents of new development. Policy BCS18 requires proposals to provide sufficient space for everyday activities and Policy BCS21 requires a high-quality environment for future occupiers.
- 4.45 In summary the proposed change of use will provide the following:
- No external changes to the property;
 - The renovation will be carried out to a high specification using eco-friendly appliances;
 - Each bedroom is for single occupancy only;
 - The proposal complies with HMO Licensing Standards;
 - The local area is below the Council's 10% guidelines for HMOs;
 - There is no 'Sandwiching' with other HMOs;
 - There is no Student accommodation within the area;
 - The property is not within the Bristol Flood Zones;
 - The location has very good public transport links and is, therefore, sustainable

WEST OF ENGLAND PARTNERSHIP (THE WEST OF ENGLAND JOINT SPATIAL PLAN)

- 4.46 The West of England Partnership, made up of the four Districts, Bristol, North Somerset, South Gloucestershire and Bath & North-East Somerset, are working towards the production of a Joint Spatial Strategy, which encompasses each of the four authorities running to a plan period of 2036. The plan aims to set out a strategic plan for sustainable growth that will help the area meet its housing and transport needs for the next 20 years. The plan is informed by more up-to-date evidence than the adopted Bristol Core Strategy, notably the 2013 West of England Strategic Housing Market Assessment. Consequently, the Joint Spatial Plan has expressed a need for more housing in the West of England, identifying a need of at least 85,000 new homes by 2036, which is 30,000 more than the number already planned for.

5.0 PLANNING POLICY COMPLIANCE

5.1 This section of the Planning Statement sets out the key planning issues arising from the development and that is one of whether what is being proposed is acceptable in principle. It explores the relationship between the development plan and material considerations relevant to the proposal by assessing the relative performance of the proposed development against the criteria of the relevant policies.

5.2 As a starting point for the determination of this application, Section 38(6) of the Town and Country Planning Act 1990 (as amended) states:

“If regard is to be had to the development plan for the purposes 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.”

5.3 This means that an application must be assessed against the development plan and determined in accordance with the policies contained therein. However, material considerations should also be taken into account, which may well outweigh development plan policies. The previous Section sets out the development plan and the relevant policies contained within it. It also sets out the government guidance, the NPPF, and how it should be implemented.

5.4 The applicant considers that the proposed development complies with the relevant planning policies set out above. This is explained in further detail below under the following considerations:

- The Principle of development;
- Access and Parking
- Sustainability

THE PRINCIPLE OF DEVELOPMENT

5.5 Policy BCS5 of the Bristol Core Strategy sets out the housing requirement for the city and the policy aims to deliver 30,600 new homes in Bristol between 2006 and 2026 (i.e. over the plan period). The need for housing in Bristol is particularly acute when considering the emerging West of England Joint Spatial Plan, which sets out a housing need that is based on up-to-date evidence and which is notably higher than already planned for.

- 5.6 In light of demonstrable additional housing need across the Housing Market Area, we would suggest that BCC will need to apply greater weight to the change of use of existing properties (as part of the overall strategy of delivery), such as the application site, which is suitable for the amount and form of residential development proposed.
- 5.7 The proposed change of use of the dwelling will contribute to the delivery of much-needed housing, in line with policy, on a site within an existing built-up area of the city that has good access to services and facilities. In line with Policy DM21 of the Site Allocations and Development Management Policies DPD, the proposed change of use represent a more efficient use of land at a location where higher density are appropriate. The site is therefore sustainable for the form of development proposed and the development should be considered acceptable in-principle.
- 5.8 The site lies within the urban area and is considered to comprise previously developed land, on which there is therefore a presumption in favour of sustainable development.
- 5.9 Surrounding uses are residential in nature so therefore the proposed residential use is considered to be appropriate in this location. The proposal represents a more efficient use of land, within the urban area, in a location where higher densities are appropriate.
- 5.10 The site is also well located in relation to local service and amenities and has access to good local transport networks. It is therefore considered to be a sustainable form of development in an accessible location.

ACCESS AND PARKING

- 5.11 The Council's adopted car parking standards (Appendix 2 of Site Allocations and Development Management Policies Local Plan) sets out a requirement of 1.25 spaces per 2 bedrooms flat. Using this standard, the scheme requires the provision of 1.5 spaces off road spaces.
- 5.12 In accordance with the Council's requirements a suitable and accessible bike store, sufficient to accommodate 2 bikes (2 spaces per dwelling) is proposed.
- 5.13 Overall it is considered that the scheme complies with the Council's adopted policy in relation to access and parking provision.

SUSTAINABLE DEVELOPMENT/LOCATION AND SITE SUITABILITY

- 5.14 In accordance with paragraph 49 of the NPPF, housing applications should be considered in the context of the presumption in favour of sustainable development. As set out in the

previous Section, the presumption is based on the mutual dependency of the three strands of sustainable development. This application supports these in the following ways:

- 5.15 An economic role - the development is on a site adjacent to the existing settlement boundary. The proposed development will include the change of use of the existing property to residential use in nature providing enhanced support to the local economy and promoting local economic growth.
- 5.16 Paragraph 19 continues to state that it is the Government's intention that the planning system does everything it can to support sustainable economic growth and it should operate to encourage not impede this goal. Significant weight should be attached to support economic growth through the planning system.
- 5.17 The site is available now, in the most suitable location for a change of use residential development and can become a vital contributor to the local economy through provision of local jobs and increased Council Tax payments.
- 5.18 *A social role* – in addition to providing economic benefits to the local community, the proposal will also provide new occupants that will contribute to the community and support its local facilities and services now and in perpetuity.
- 5.19 An environmental role – as the site is located adjacent to the existing settlement, on all four sides, any new residents will be able to benefit from existing local public transport services already servicing the area, therefore, reducing the need for additional private car movements and assisting in minimising the amount of pollution from transport.
- 5.20 The residential use of the site is established: the site is already in use for a dwelling and the site is located in a suburban area predominantly comprising residential uses. The site is sustainably located in terms of proximity to local facilities and services, with Filton located a short walk away (the site's sustainability relative to all facilities and services is set out in detail in the submitted Design and Access Statement).
- 5.21 The site is not affected by any known constraints, such as contaminants, vegetation, or designations, and nor would development of the site have an impact any known designation. The site is therefore appropriate for residential development in this regard.

THE NEED FOR HOUSING

- 5.22 Paragraph 47 of the NPPF tasks Local Authorities to significantly boost the supply of housing within their area and in doing so have to provide a five-year supply of land for housing, including a 5 or 20% buffer of land from later in the plan period to supplement growth.

OTHER MATTERS

- 5.23 Two separate bin stores are provided, directly adjacent to the rear entrance are proposed. These have been designed to provide sufficient space to allow for both a wheelie bin, and recycling bins. They have been located in an easily accessible location so as to allow for ease of collection.

THE PLANNING BALANCE

- 5.24 Sufficient off-street car parking space is providing to comply with the Council's adopted policy in relation to access and parking provision. Suitable cycle storage is also provided.
- 5.25 Overall it is considered that the proposed scheme represents a sustainable form of development that fully accords with the development plan.

6.0 PROPOSED DEVELOPMENT/DESIGN AND ACCESS STATEMENT

- 6.1 The submitted application seeks full planning permission for the change of use of a single dwelling (Use Class C3) to a House of Multiple Occupation (HMO) (Use Class C4) on land at 144 Forest Road, Fishponds, BS16 3SN.

EXISTING USE

- 6.2 The site is currently being used as a single dwelling (C3). It has living/kitchen, dining, storage, to the ground floor and 3 bedrooms and bath on the first floor.

PROPOSED USE

- 6.3 The proposed use involves, converting the existing dwelling from C3 to C4, to be used as a self-contained shared accommodation. There will be no physical alterations to the property or changes to the external appearance of the building. However, the number of bedrooms will be increased from three to four bedrooms by converting the lounge to a bedroom.
- 6.4 The shared accommodation will be appealing to people on a low income, young workers and young professionals given the close proximity to services and facilities and good transportation links and cycle routes to the city centre. The proposal provides all the standard amenities for the future occupiers, all rooms comply with the required standards HMO room sizes and adequate amenity for future occupiers is provided, through outdoor amenity space at the rear which all occupants will have access to.

Impact on the Character of Locality

- 6.5 The property is an area which does not have a high concentration of HMOs. Therefore, the creation of one shared unit of accommodation will not have an impact on the character of the area or make noticeable material changes to the dwelling mix in the area. Based on the Council's Pinpoint Mapping Service, there are no existing HMOs within 100 metre radius of the proposed site. This would comfortably fall within council's permitted 10% thresholds. On balance, it not considered the proposed change of use to a 4no bedroom House of Multiple Occupation would result in a noticeable impact on the character of the area. The proposed change of use would provide a housing type which is not common in the area and as result would offer housing opportunity to different diverse groups, such as people

on a low income, young workers and young professionals. The proposed development would also make a positive contribution towards diversity within housing mix in the area and balance in the location community.

IMPACT ON RESIDENTIAL AMENITY

- 6.6 To use the property as shared accommodation will not create a significant amount of activity that could cause disturbance to the area and the residents living at the adjacent properties. The property has currently three bedrooms with four occupants and the proposed development involves only the creation of one additional bedroom on the first floor with five occupants which is unlikely to produce significant noise disturbance that would have noticeable impact upon neighbouring properties.

IMPACT ON PARKING AND TRANSPORT

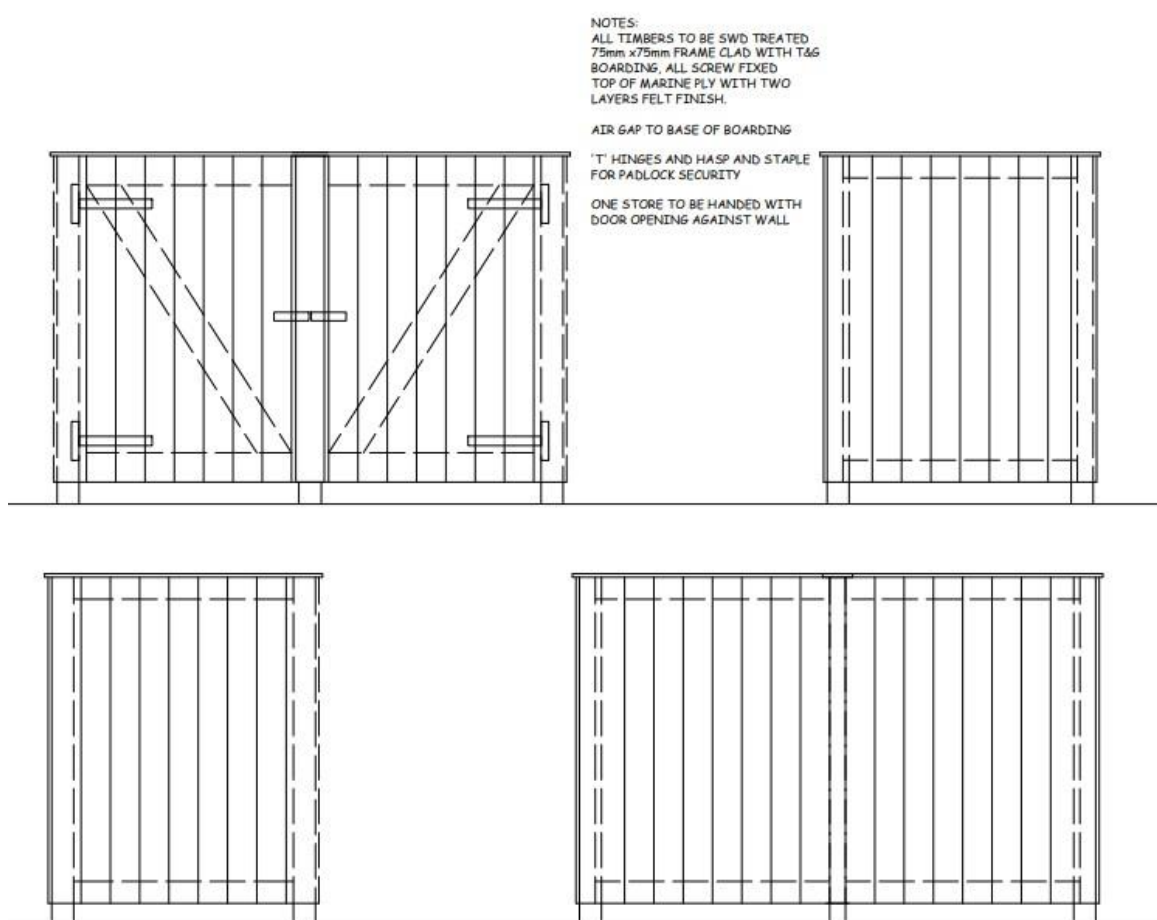
- 6.7 There is off-street parking available at the property. However, there is an on street parking capacity available in the area and therefore the additional parking demand spaces could potentially be accommodated on street. Many of the residential properties in the area have off street parking spaces which generates a surplus of on street parking on the area. Furthermore, the building is sited within a sustainable area, within short walking distance of Fishponds which is well located in relation to the public transport network to multi locations within Bristol and cycle routes (Fishponds Cycle network) to the city centre and local services and facilities are within walking distance from the proposed site. The proposed development also incorporates new secured bicycle storage with which can accommodate 6 bikes. This would minimise the reliance on private cars for travelling and encourage use of sustainable transport mode.

REFUSE STORAGE

- 6.8 An external secured bin storage will be provided at front of the property with adequate capacity for the proposed development. The waste storage will comply with local waste management guidelines. Two sets of following bins will be provided:
- 180L bin for general waste;
 - 90L blue cardboard sack;
 - 55L box for dry recyclables
 - 45L Black Recycle Box
 - 23L for food waste

ACCESS

- 6.9 The existing access to the property will not change. There is currently pedestrian access to the front of the property.
- 6.10 Cycle parking standards refer to a minimum provision, as stated in Appendix 2, of three spaces for 4+ bed units. There is an existing shed to the rear of the property which can accommodate up to six bikes. The image below (as shown in figure 6.1 below) will provide secure storage. The proposal will, therefore, offer compliant cycle storage.
- 6.11 The 'Strategic Cycle Route' connects Fishponds, Staple Hill and Bristol City Centre. The cycle path is easily assessable from places like Staple Hill and Fishponds via the road



network. There are also a few dedicated cycleway links, notably from Mangotsfield.

Figure 6.1: *Timber Cycle Unit*

7.0 CONCLUSION

- 7.1 This Planning Statement has been prepared by SN Consultants which is being made by Mr & Mrs Moore for full planning permission for the *change of use of a single dwelling (Use Class C3) to a House of Multiple Occupation (HMO) (Use Class C4)* on land at 144 Forest Road, Fishponds, BS16 3SN.
- 7.2 The proposals are in accordance with the policies of the adopted Development Plan including the adopted Core Strategy and Site Allocations and Development Management DPD, which broadly support residential development in sustainable locations within the existing built up areas of the city.
- 7.3 The application site is on previously developed land, residential land in the residential area of Fishponds, Bristol.
- 7.4 In accordance with policy, the proposals provide a design that will contribute to local character and distinctiveness and which provides a layout appropriate within the context.
- 7.5 There are no restrictive designations which apply to the site and it is located within the identified settlement boundary.
- 7.6 The proposals are in line with the principles of sustainable development outlined in the National Planning Policy Framework and provide an effective use of land to enable the delivery of much-needed housing.

CONTACT DETAILS

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Planning, Design and Access Statement

Land at 144 Forest Road, Fishponds, BS16 3SN