



DESIGN & ACCESS STATEMENT

This report has been prepared in support of the Full Planning Application for:

Demolition of existing Garage and Outbuildings. Erection of two storey side extension to form 1 No. attached dwelling. Erection of single storey rear extension and porch to the existing dwelling to form additional living accommodation. Extension of existing vehicular access at;

**25 Quarry Road
Alveston
South Gloucestershire
BS35 3JL**





CONTENTS

1.0 Introduction

2.0 The Site

3.0 The Location

4.0 The Existing Site

5.0 Landscaping

6.0 The Proposal

7.0 Planning Constraints & History

8.0 The Design

- External Appearance & materials
- Boundary Treatment
- Refuse & Re-Cycling
- Access

9.0 Sustainability

- Energy
- Material
- Water
- Land Use
- Health & Well-Being

10.0 Justification



1.0 INTRODUCTION

1.1 This document is prepared in accordance with Government Circular 01/06 (DCLG)

1.2 This document accompanies the FULL Planning Application submitted for:

Demolition of existing garage and outbuildings. Erection of two storey side extension to form 1 No. attached dwelling. Erection of single storey rear extension and porch to the existing dwelling to form additional living accommodation. Extension of existing vehicular access at 25 Quarry Road, Alveston, Bristol, BS35 3JL.

1.3 This statement also aims to address and respond to the relevant Town & Country Planning Issues set by National and Local Planning policy.

1.4 This statement is structured to explain how the physical characteristics of the scheme have been formed and evolved.

2.0 THE SITE

2.1 The site is situated adjacent to 25 Quarry Road, formally occupied by a dilapidated garage and numerous outbuildings adjoined to the existing dwelling.

2.2 The site area is 570 square metres within its site boundaries and the new dwelling will have a floor area of 95 square metres.

3.0 THE LOCATION

3.1 The application site is situated to the side of 25 Quarry Road, Alveston.

3.2 The site has very good access links into Bristol City Centre and is close to the A38 and M4/M5 motorway networks.

3.3 Furthermore, it is just a short drive to Parkway train station and close to the local primary and secondary schools. Shopping centres in Yate and Cribbs Causeway.

4.0 EXISTING SITE

4.1 The site is currently occupied by a semi-detached 3-bedroom dwelling in a state of disrepair. It has a gable roof and the walls are of a render and concrete panel finish. There was formerly a garage and numerous outbuildings to the side also in a state of disrepair, which have since been removed.

4.2 The site boundaries are defined by close boarded fencing.



5.0 LANDSCAPING

5.1 There is scope to introduce some screen planting and potted plants within the amenity area of the site.

5.2 There is significant and materially beneficial scope to enhance biodiversity on the Site through landscape planting, giving a significant biodiversity net gain ("BNG") in comparison to the former garage use.

6.0 THE PROPOSAL

6.1 The proposed development seeks to refurbish the existing dilapidated dwelling and construct 1no new dwelling adjacent to the host dwelling with a single storey extension across the rear and new porch to the front in keeping with the neighbouring property.

7.0 PLANNING POLICY

7.1 Planning policies and guidance have been reviewed that are of relevance to the Proposal. This predominantly comprises the South Gloucestershire Council's Core Strategy (December 2013) and the Policies, Sites and Places ("PSP") Plan (November 2017), alongside the Council's Householder Design Guidance SPD (March 2021) and in the context of the National Planning Policy Framework ("NPPF") published in 2021. These documents are reviewed below in turn.

Local Planning Policies

7.2 Core Strategy Policy CS1 'High Quality Design' requires development proposals to be informed by, respect and enhance the character, distinctiveness and amenity of the site and its context. The Proposal meets these criteria where relevant, reflecting upon Permitted Development Rights ("PDRs") and complying with all requirements of its location within Green Belt, the purposes of which are to: check unrestricted sprawl; prevent town coalescence; safeguard countryside from encroachment; preserve historic towns; and assist in urban regeneration.

7.3 Core Strategy Policy CS1 is then carried forward into the PSP Plan. Three policies are of relevance, namely:

1. Policy PSP1 'Local Distinctiveness' confirming that development proposals will be acceptable where responding positively to and constructively with the buildings and characteristics of the area and locality distinctiveness;
2. Policy PSP7 'Development in the Green Belt' which discusses "*proportionate additions to a building*" that is located in Green Belt. These will be acceptable if they increase the volume of the Property by no more than 30%. Where this threshold is exceeded, the extension or addition must not "*...appear out of scale and proportion to the existing building...*" and
3. Policy PSP8 'Residential Amenity' seeks to protect resident amenity from: loss of privacy and overlooking; overbearing and over-dominance; loss of daylight and sunlight; noise or disturbance; and odors, fumes and vibration.



7.4 The Council has then, subsequently in March 2021 adopted its Householder Design SPD. The SPD requires dormers and roof extensions to be less than what would have otherwise been allowed under PDRs. In this case, all dimensions set out under PDRs and the SPD are met, with the exception of the set down distance from the ridge:

7.5 The ridge height is 8200mm; the height of the dormer roof is 8050mm, 150mm lower than the ridge; PDRs require the dormer roof to be no higher than the existing ridge, *“Additions and alterations made to a roof to enlarge a house (for example a loft conversion or the replacement of an existing flat roof with a pitched roof) will only be permitted development if no part of the house once enlarged exceeds the height of the highest part of the roof of the existing house”*; and the SPD seeks to secure a set-down from the ridge of 300 mm.

7.6 Therefore, planning permission is sought to have the dormer constructed in accordance with PDRs (were they to be available on a completed Property), 150 mm higher than allowed for under the SPD.

National Planning Guidance

7.7 National planning policy guidance contained within the NPPF provides, as a central theme, a presumption in favour of sustainable development. It goes on (at paragraph 130) to require developments to consider 6 criteria:

1. To *“...function well and add to the overall quality of the area...over the lifetime of the development...”*;
2. To be *“...visually attractive as a result of good architecture...”*
3. To be *“...sympathetic to local character and history...while not preventing or discouraging appropriate innovation or change...”*;
4. To *“...establish or maintain a strong sense of place, using the arrangement of...building types and materials to create attractive, welcoming and distinctive places to live...”*;
5. To *“...optimises the potential of the site to accommodate sustain an appropriate amount and mix of development...”*; and
6. To *“...create places that are safe, inclusive and accessible...with a high standard of amenity for existing and future users...”*

7.8 The Proposal has been designed to meet building regulations within an urban built form that is sympathetic to the local character whilst functioning well and optimising the potential of the Property. It complies with planning policy guidance, save for the set-down from the ridge height expressed in the SPD.

7.9 In addition, the Proposal is, and appears in scale and proportion with the Property, with the dormers adding character and interest and causing no harm to any existing or future residents' amenity.

7.10 Taken together, the Proposal adds character to the Property, without harm to any of the purposes of Green Belt or to residents' amenity, making optimum use of the space available whilst also ensuring compliance with Building Regulations.

7.11 It is also understood:

- The site is not in a Conservation Area.
- There is a need for housing.
- The site is close to employment, services and open space.
- The site does not contain any Listed Buildings or structures.



8.0 DESIGN

8.1 This proposal involves the redevelopment 25 Quarry Road, Alveston.

8.2 The scheme has been designed to take into account a number of factors. These include:

- Achieving a housing density that is appropriate to the location and in line with current Planning guidelines.
- Creating structures which relate to the adjacent host dwelling the topography of the site.
- Making a positive contribution to the locality.
- Creating a design to account for personal safety, security and crime prevention.
- Whilst it is noted that the site falls within the Green Belt, the Local Plan Policy GB1 allows for limited infilling within the boundaries of a settlement washed over by the Green Belt, of which this site falls into.

8.3 External Appearance & Materials

The proposed dwelling will be constructed to a high standard so as to fit in with the surrounding properties. The palette of external materials is to relate to the adjacent structures. A street scene drawing has been included to show the relationship with adjacent structures.

8.4 Boundary Treatment

The existing fences are to be replaced for the new dwelling site with 1.8M high timber close boarded panels.

8.5 Refuse & Re-Cycling

The site has been designed so as to provide each dwelling with reasonable amenity along with a separate area for refuse and re-cycling.

A Rowlinson Bin store will be provided for the storage of waste and recycling boxes. This will allow for a 140 litre black "wheelie" general waste bin together with recycling box's for (glass/tin/plastic/cardboard) and a small brown food waste bin as required by South Gloucestershire Council.



Access

8.6 Existing access into the site off of Quarry Road is to remain unchanged, with the existing dropped kerb extended to allow better access into and out of the site, improving visibility.

8.7 The site is easily accessible from either end of Quarry Road and therefore not considered to be an issue for service vehicles and the emergency services and likewise in the construction of the new dwelling.

8.8 Car parking will be provided to the front with 2no spaces each for the existing host dwelling and the proposed new dwelling (4 spaces in total) as per the requirements of South Gloucestershire Residential Parking Standards.

8.9 In addition to car parking, a shed will be provided in the garden to form a secure, covered cycle store to encourage the use of cycling as a sustainable alternative transport to car usage.

9.0 SUSTAINABILITY

9.1 Energy

The development will include low energy lighting with appropriate controls, and suitably efficient white goods.

9.2 Materials

Liaising with the appointed Contractor could ensure construction materials are sourced locally, and that suppliers operate recognised Environmental management systems.

9.3 Water

A basic level of efficient water use will be achieved through specification of efficient fittings and sanitary ware along with a Water Efficiency Calculation as per Approved Document G2.

9.4 Land Use

The site is on previously developed land and low in ecological value.

9.5 Health & Well-Being

The design has window areas capable of providing good natural lighting, pleasant internal environment and reduced need for artificial lighting.



10.0 JUSTIFICATION

10.1 The site has been subject to a number of Planning Applications since its sale in June 2020.

10.2 Planning Permission was granted on 29th January 2021 for the Erection of a two storey side extension to form 1 no. dwelling. Erection of single storey rear extension and to porch to existing dwelling to form additional living accommodation under Application No P20/18897/F.

10.3 Permitted Development rights were removed under the above Planning Permission in the form of a Planning Condition attached to the Approval.

10.4 Permission is being sought to vary the current Approved plans under a S73 Application, adding a flat roofed box style dormer to each of the two dwellings.

10.5 The adjoining dwelling, No.27 could add a similar box style dormer under Permitted Development, despite the house already having been substantially extended.

10.6 Given that the sole justification for removing PDRs is alleged harm to Green Belt, it is not clear in relation to this proposal to amend the approved building roof what harm to Green Belt is caused. According to the NPPF paragraph 138, the proposed roof dormers and wider changes under PDRs:

1. will not result in unrestricted sprawl of large built-up areas;
2. will not cause neighbouring towns to merge into one another;
3. will not prevent preservation of the setting and special character of historic towns; and
4. will not stop urban regeneration.

10.7 Upon careful review of NPPF guidance and the Officer stance, this appears contrary, relying on reference to alleged adverse impact on the Green Belt by reason of reduced openness, under NPPF paragraph 149(g). However, this reference applies only to new buildings and not to amendments to existing buildings.

10.8 Given the above and no harm to the purposes of the Green Belt, a condition seeking to remove all PDRs based upon a sole justification of avoiding harm to Green Belt would appear to fail to meet the tests for the conditions set out in NPPF paragraph 56, principally because it would not be necessary, precise or reasonable.

10.9 Taken together, the minor amendments to the roofscape proposed, bring substantial and material benefits to the Property with no detriment to the residential amenity or the purposes of Green Belt. The Proposal is therefore commended to the Council, for their support and approval in due course.