



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
PLANNING AND COMPULSORY PURCHASE ACT 2004**

## **PLANNING STATEMENT**

**APPLICATION FOR FULL PLANNING PERMISSION FOR THE ERECTION OF 1NO.  
DWELLING (USE CLASS C3) WITH PARKING AND ASSOCIATED WORKS**

56 Bannetts Tree Crescent, Alveston, South Gloucestershire, BS35 3LY

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October 2023

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# 1. Introduction

1.1. This Planning Statement is submitted on behalf of Mr S White (*“the applicant”*) in support of an application for full planning permission for the erection of 1no. dwelling (Use Class C3) with parking and associated works at 56 Bannetts Tree Crescent, Alveston, South Gloucestershire, BS35 3JE (*“the application site”*).

1.2. A full description of the proposal is below:

*“Erection of 1no. dwelling (Use Class C3) with parking and associated works”*

1.3. This Statement sets out the justification for the proposed development by reviewing the site and surroundings as well as summarising the relevant planning history. It will then demonstrate how the proposal complies with both national and local planning policies and that the erection of 1no. dwelling in this location is an entirely acceptable development for this site.

1.4. This Statement should be read in conjunction with the drawing pack prepared by LFL Design.

## 2. Site and Surrounding Area

- 2.1. The application site relates to an existing 2-bedroom residential property and grounds in the village of Alveston. The site is approximately 0.063ha in size and is located at the end of a cul-de-sac within Bannetts Tree Crescent. The site is shown edged in red at **image 1**.
- 2.2. The existing property is set within generous grounds, which are larger than those of other properties on the cul-de-sac. There is a gap between the existing property and the adjacent no. 54 Bannetts Tree Crescent where only a detached single storey garage sits (**image 2**).
- 2.3. There is built-form on three sides of the site (north, east and west) and the site is within a well-established residential area. The site sits between two properties: no. 54 Bannetts Tree Crescent to the east and no. 56 Bannetts Tree Crescent to the west. Both properties can be seen in **image 3**. Most of the properties at the end of the cul-de sac are two storey detached houses.
- 2.4. South Gloucestershire Council's Policies Map has been reviewed and is shown in **image 4**. It shows that the site is not subject to any site allocations as part of the Local Plan, nor is it subject to any landscape designations. The site is located within the Bristol/Bath Green Belt as Alveston is "*washed-over*" with Green Belt. The Policies Map also confirms that the site is within the Alveston settlement boundary.
- 2.5. There are no statutory listed or locally listed buildings within close proximity of the site. The site is not within a Conservation Area, nor does it sit within the setting of one.
- 2.6. The site connects to Bannetts Tree Crescent, which in turn connects to Greenhill Road and onto Down Road. There is a pub, convenience store, a village hall, grocers, pharmacy, post office, primary school and employment opportunities within walking/cycling distance of the site and the nearest bus stops are within approx. 125m, a short walk away on Thornbury Road. These bus stops provide regular services to Thornbury, Cribbs Causeway and Bristol city centre.
- 2.7. The Flood Map for Planning confirms the site is located in Flood Zone 1.



*Image 1 – Extract of the site taken from Location Plan*





*Image 2 - The gap between no's 54 and 56 Bannetts Tree Crescent*



*Image 3 – Looking north towards no's 54 and 56 Bannetts Tree Crescent*



-  CS5 Green Belt boundary
-  CS5 Settlement boundaries

*Image 4 – Extract from the South Gloucestershire Policies Map (proposed site shown in red)*

## 3. The Proposal

- 3.1. The proposal is for full planning permission for the erection of 1no. dwelling (Use Class C3) with parking and associated works. The proposed layout is shown on **image 5** (an extract taken from the Proposed Site Plan [drg ref: 0108/03C]) and confirms the position of the new dwelling between no's 54 and 56 Bannetts Tree Crescent.

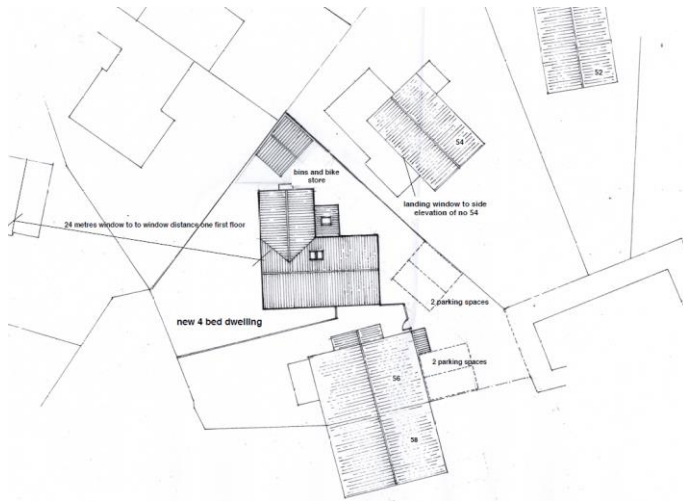
### Design Principles

#### Use

- 3.2. The proposed development comprises an entirely residential scheme consisting of the erection of 1no. dwelling (Use Class C3) with parking. The site is within an established residential area in the village of Alveston. The use of the site for residential purposes will therefore complement the predominant existing neighbouring land use.

#### Amount and Layout

- 3.3. The proposed development site area is 0.063ha. The proposed amount of development consists of 1no. detached dwelling with parking and bin/cycle storage. The proposed footprint of the dwelling is approximately 90sqm.
- 3.4. The proposed total floorspace for this 4no. bedroom, two-storey dwelling will accord with the Technical Housing Standards - nationally described space standards March 2015. The minimum requirement for a 4-bedroom, 7-person, two-storey dwelling is 115sqm. The dwelling, as shown, has a total floorspace of approximately 180sqm and so comfortably meets the standard.



**Image 5** – Proposed layout of the new dwellings and parking (extract from the Proposed Site Plan - drg ref: 0108/03C)

- 3.5. The proposed dwelling is set back from the road and between no's 54 and 56 Bannetts Tree Crescent. The proposed dwelling would sit between these two properties in a continuation of the crescent pattern seen at the end of the cul-de-sac. Ample space is provided for the proposed and existing dwellings with 2no. parking spaces for each plot (in accordance with the South Gloucestershire Residential Parking Standards SPD and policy PSP16) with space for manoeuvring on the road. The existing dwelling would retain an acceptable level of private garden space for a 2-bedroom dwelling (50sqm) and the proposed dwelling for a 4-bedroom dwelling (70sqm). The proposed dwelling would also benefit from a bin/cycle storage building to the rear corner of the plot. Bins for refuse and recycling would be brought out to the roadside on collection days.
- 3.6. The internal layout of the new dwelling will consist of an entrance leading into a central hallway off which the main living/dining area, lounge, snug, utility, and WC would be accessed. The staircase would lead to a first floor which will consist of 4no. bedrooms (one of which would have an en suite) and 2no. bathrooms.
- 3.7. The proposal would utilise the existing access which already benefits from having a dropped kerb. The access point is wide enough for both the new and existing properties to be served. The cul-de-sac is not a through road and is very lightly trafficked.



### Scale

- 3.8. The proposed dwelling will be two storey and is of a similar scale to the 3no. two storey detached properties (no's 54 – 50 Bannetts Tree Crescent) that the new dwelling would sit alongside at the end of the cul-de-sac.
- 3.9. In terms of the massing of the building, it would be of a similar massing to houses in the immediate vicinity of the site, including the detached properties that are near the site to the rear on Beanhill Crescent.

### Access

- 3.10. It is proposed that access to and from the site will be taken from the existing access at the front of the site as shown on the extract taken from the Site Plan in **image 5** above, on the southern boundary of the site. The access serves the existing property and benefits from having a dropped kerb. Use of this access would be complemented by policy compliant parking provision for each dwelling (2no. spaces). Both properties would benefit from having side access to the rear of the properties and for easy access to bin and cycle storage.

### Appearance

- 3.11. The predominant facing materials found locally consist of render, hanging tiles and brickwork. Roof forms are predominantly dual-pitched and concrete tiles are the most common material. This context has been used to inform the design of the proposed dwelling.
- 3.12. The new dwelling would be two storey in height with the gable end facing the road, as with the 3no. adjacent detached houses. There would be a subservient gable end wing on the side of the property that would be set down from the main ridge height of the property. Proposed materials would consist of white render, brickwork and grey double roman tiles. The new dwelling would also include a chimney, a feature seen on other properties in the cul-de-sac. The design is modern and reflects the character and appearance of the local context.

## 4. Planning History

- 4.1. A search on the South Gloucestershire planning website was carried out and confirms that there is no recent or relevant planning history relating to the site.

Reference	Proposal	Decision	Decision Date
P88/2373	Erection of detached bungalow and double garage. Alterations to existing vehicular and pedestrian access (outline)	Refused	Sept 1988
P87/2181	Erection of side entrance porch	Approved	Aug 1987

- 4.2. There are two applications which were returned via the search, as above. The first relates to an outline application for a detached bungalow which was refused in 1988 and the second to the approval of the erection of a side entrance porch. It is assumed this application was built-out as there is a side porch in-situ on the bungalow. As the applications are so old no details or plans are available to view on the SGC website. Due to the significant amount of time that has passed since the outline application was determined it is not considered any conclusions drawn in that application are relevant to the current application. National and local planning policy, which would be relevant to the determination of an application for a new dwelling, has also been updated many times since 1988. National policy centres on the NPPF which was last updated this year, and SGC's Local Plan comprises the Core Strategy (2013) and PSP Plan (2017). The application will therefore be assessed against the most up-to-date planning policy and guidance.

## 5. Planning Policy and Assessment

- 5.1. This section summarises the national and local planning policy and guidance relevant to the development proposal. The plan-led approach to development, as enshrined by Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to accord with the adopted Development Plan unless material considerations indicate otherwise.
- 5.2. The South Gloucestershire Development Plan comprises:
- South Gloucestershire Policies, Sites and Places Plan (adopted November 2017); and
  - South Gloucestershire Core Strategy (adopted December 2013).
- 5.3. Documents other than those that make up the Development Plan but which are material considerations to which differing weight is attached include:
- National Planning Policy Framework (NPPF) (updated 2023) – Significant weight is attached to this document;
  - Residential Parking Standards Supplementary Planning Document (SPD) – adopted December 2013;
  - Trees and Development Sites Supplementary Planning Document (SPD) – adopted April 2021; and
  - Technical Advice Note (TAN) Assessing Residential Amenity (June 2016).

### Principle of Development

- 5.4. **Paragraph 10** of the NPPF advises that so that sustainable development is pursued in a positive way, at the heart of the Framework is a *presumption in favour of sustainable development*. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay.
- 5.5. **Paragraph 38** of the NPPF advises that “*Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of*

*planning tools available, including brownfield registers and permission in principle, and 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."*

- 5.6. Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Approval of this proposal would accord with this policy given the sustainable location of the development (discussed in detail in the Location of Development section).
- 5.7. As this Statement will set out, the proposal is not inappropriate development in the Green Belt, being an appropriate form of infill development, and there are no other policies of importance that protect the area from development. The benefits of the development in delivering a windfall housing unit on this land within a residential use, in this sustainable location which will continue the existing, adjacent building line demonstrably outweighs any harm, which in this case is not considered to exist.

#### Green Belt

- 5.8. **Paragraphs 147 and 148** of the NPPF confirm that inappropriate development in the Green Belt is, by definition, harmful and should not be approved except in very special circumstances. Such circumstances "*will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.*" This is reiterated in PSP Plan **Policy PSP7**.
- 5.9. **Paragraph 149** of the NPPF confirms that the construction of new buildings in the Green Belt should normally be regarded as inappropriate but goes on to list seven categories of development which constitute exceptions to this, including '*limited infilling in villages.*'
- 5.10. **Policy CS5 – Location of Development** - of the Core Strategy states that most new development will take place within the communities of the North and East Fringes of the Bristol urban area.

However, in the Green Belt paragraph (6)(a) states that *“Elsewhere in the Green Belt small scale infill development may be permitted within the settlement boundaries of villages shown on the Policies Map”*. The application site is within the settlement boundary and built-up area of Alveston. The proposal is small-scale as it would consist of 1no. dwelling and would constitute *“infill”* as the proposed new dwelling would infill a gap of approximately 15-20m between no’s 54 and 56 Bannetts Tree Crescent.

- 5.11. As such, the proposed development would not be inappropriate development within the Green Belt and by definition not harmful to the openness of the Green Belt, in accordance with **paragraphs 147-149 of the NPPF** and **Policy CS5** of the Core Strategy.

Location of Development

- 5.12. Core Strategy **policy CS5** indicates that development within the defined settlement limits of villages in the rural areas, including the Green Belt, will be acceptable. Core Strategy **Policy CS34** seeks to deliver the Council’s vision for rural areas, balancing the conservation and enhancement of the countryside and rural settlements with sustaining and promoting thriving rural communities and the economy. This includes through protecting, conserving and enhancing distinctive character, beauty and landscapes, agricultural land and maintaining settlement boundaries. Both of these policies are considered to be out-of-date and therefore attract little weight in the decision-making process.
- 5.13. Core Strategy **Policy CS8** sets out the Council’s guidance on improving accessibility and providing transport options other than by private car. The policy confirms that proposals will be favourably considered *“the nearer they are located to existing and proposed public transport infrastructure and existing facilities and services.”*
- 5.14. **Policy PSP11** of the adopted Policies, Sites and Places Plan (PSP Plan) expects that residential development proposals are located on:
- i. *safe, useable walking and, or cycling routes, that are an appropriate distance to key services and facilities, and then*
  - ii. *where some key services and facilities are not accessible by walking and cycling, are located on safe, useable walking routes, that are an appropriate distance to a*

*suitable bus stop facility, served by an appropriate public transport service(s), which connects to destination(s) containing the remaining key services and facilities.*

- 5.15. **Paragraph 79** of the NPPF states that *“Planning policies and decisions should avoid the development of isolated homes in the countryside”*.
- 5.16. The proposal would clearly not constitute an isolated home as the site is well-located in the settlement of the village of Alveston. The site is within walking/cycling distance of Marlwood secondary school, St Helens C of E primary school and pre-school nursery, Jubilee Hall community centre, The Ship Inn restaurant/pub, pharmacy, post office, convenience store, hairdressers and takeaway.
- 5.17. The site is also within 125m of bus stops which provide regular (every 30 minutes) services to Thornbury, Cribbs Causeway regional retail centre and Bristol city centre, all of which have a multitude of shops, services and facilities.
- 5.18. Given the above, it is considered the proposed new dwellings would be located in a sustainable location, within a group of existing dwellings/buildings, with a sufficient amount of services and facilities nearby in order to comply with **policies CS5, CS34 and PSP11** of the Local Plan.

#### Design and Visual Amenity

- 5.19. **Paragraph 126** of the NPPF confirms that *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 5.20. **Paragraph 130** of the NPPF sets out that *“Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.*

5.21. Core Strategy **policy CS1** seeks to ensure high quality design with regards to siting, form, scale, height, massing, detailing, colour and materials that should be informed by and enhance the character and distinctiveness of an area. PSP Plan **policy PSP1** – ‘Local Distinctiveness’ requires new development to demonstrate an understanding of, and respond constructively to, the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area / locality.

5.22. Alveston has a mix of properties and architectural styles, with post-war, modern styles mixed amongst detached, semi-detached and terrace housing. Existing housing in the immediate area is generally characterised by two storey properties finished in brickwork and render, with some having hanging tiles. The proposal responds directly to the characteristics of the site and surrounding area.

- 5.23. The proposed dwelling is sited in between no's 54 and 56 Bannetts Tree Crescent, in a form that constitutes "*infill*" development and is in-keeping with the crescent shaped building line at the end of the cul-de sac. Both properties will benefit from off-street parking to the frontage, in-keeping with the other properties in the street. Generous sized private gardens will be proposed to the rear. This reflects the pattern of development seen along Bannetts Tree Crescent and in Alveston, and in the local vicinity.
- 5.24. A total of 4no. off-street parking spaces are provided for the existing and proposed dwellings, 2no. spaces allocated for each of the properties, in accordance with the Council's parking standards. The existing property is 2-bedroom and the proposed is 4-bedroom.
- 5.25. Overall, the siting, layout and appearance is considered to respond successfully to the local context in accordance with **policies CS1 and PSP1** of the Local Plan, and the provisions of the NPPF.
- 5.26. The scale of the proposed dwelling is considered to be commensurate with the surrounding development. The proposed building will be two-storey, which is considered to be appropriate for the site given its context that consists of detached, two-storey residential dwellings at the end of the cul-de-sac, specifically no's 50 -54 Bannetts Tree Crescent. The proposed building would not be higher than the adjacent detached, two-storey buildings and the eaves height have been kept as low as possible, as shown on the accompanying elevations. The rear gable end wing would be subservient and set below the main ridge height of the proposed dwelling.
- 5.27. In close proximity to the site is a mixture of detached and semi-detached houses. There are numerous detached dwellings nearby, as proposed in this application, including either side of the site, namely no's 54 and 56 Bannetts Tree Crescent. The scale has therefore been informed by the character of the immediate context of the site and the proposal is in accordance with **policy PSP1** of the PSP Plan and **policy CS1** of the Core Strategy.

#### Residential Amenity

- 5.28. **Paragraph 127** of the NPPF states that planning decisions should ensure that developments create places with '*a high standard of amenity for existing and future users*'.



5.29. **Policy PSP8** of the PSP Plan states *'Development proposal(s) will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to):*

- a. loss of privacy and overlooking;*
- b. overbearing and dominant impact;*
- c. loss of light (daylight/sunlight);*
- d. noise or disturbance; and*
- e. odours, fumes or vibration'.*

5.30. The layout of the proposed development has been designed so as to minimise its impact on neighbouring properties. The Proposed Site Plan (0108/03 Rev C) confirms the distance between the north west elevation of the new dwelling and the south facing elevation of no. 9 Beanhill Crescent, would be approx. 24m. The first floor windows on the north west facing elevation have been designed so that they are as far away as they can be from the rear of no. 8 Beanhill Crescent and are also at an angle so that the habitable room windows are not directly facing each other. As such, there would be no loss of privacy or undue overlooking. The proposed dwelling is also located far enough from neighbouring dwellings to ensure the proposal would result in an undue loss of light on either of the neighbouring properties or have a dominant or overbearing impact.

5.31. PSP Plan **policy PSP43** states that *'All new residential units (including those created by the change of use, development or sub-division of existing buildings), will be expected to have access to private amenity space'.* Minimum standards are set out: for 2 bedroom dwellings, a minimum of 50sqm should be provided; for 4 bedroom dwellings, a minimum of 70sqm should be provided. The proposed site plan demonstrates that this can comfortably be achieved and so **policy PSP43** is satisfied.

Parking/ Access

- 5.32. **Policy PSP16** and the **South Gloucestershire Council Residential Parking Standards SPD (March 2013)** set out the Council's minimum parking and cycle standards. For car parking for two-bedroom properties, a minimum of 1.5 spaces should be provided; four-bedroom properties, a minimum of two spaces should be provided.
- 5.33. There is provision on-site for a minimum of two car parking spaces for each of the proposed and existing dwellings. This is in accordance with **policy PSP16** and also the **Residential Parking Standards SPD**.
- 5.34. There is ample space on the site for waste and recycling storage to be provided at the rear in a secure building, and bins will be brought to the bin collection point by residents on collection days. Waste and recycling collection will be from the roadside.
- 5.35. The existing access benefits from a dropped kerb and will serve the new dwelling and there would be no harm to highway safety. The proposal is therefore in accordance with **policy CS1** of the Core Strategy, **policy PSP16** of the PSP Plan and the **Residential Parking Standards SPD**.

## 6. Summary and Conclusions

- 6.1. The proposal is for full planning permission for the erection of 1no. dwelling (Use Class C3) with parking and associated works at 56 Bannetts Tree Crescent, Alveston, South Gloucestershire, BS35 3JE.
- 6.2. This Planning Statement, and drawing pack prepared by LFL Design, confirm that the proposal is wholly compliant with adopted policies in the Development Plan and the NPPF.
- 6.3. The proposal represents “*limited infilling in villages*” and is therefore appropriate development in the Green Belt, and the proposed layout and scale would respect the character and appearance of the area. It would represent a logical addition to the built form of Alveston. The new dwelling has been sited and designed carefully so as to protect the residential amenity of neighbouring occupiers.
- 6.4. The application site is located in a sustainable location with good access to nearby services and facilities, within walking and cycling distance, and there would be no adverse impacts and therefore the proposal is acceptable owing to the benefits of housing delivery in a sustainable location.
- 6.5. For these reasons the proposal is considered entirely acceptable, in accordance with the Development Plan and should be granted full planning permission.