

PLANNING STATEMENT

Outbuildings (retrospective)

At

20 & 22 Charles Road, Filton, BRISTOL, BS34 7ET

On behalf of Mr C Riordan

Dexter Building Design Ltd

August 2023



Introduction

This report has been commissioned by the applicant, Mr C Riordan. This report describes the application site and its relationship to its surroundings and demonstrates that the development (retrospective) complies with the Development Plan.

This application seeks planning permission for two domestic garage/outbuildings that have been constructed in the rear garden of 20 & 22 Charles Road.

The buildings were constructed on the understanding that it is permitted development. The applicant now needs to regularise the buildings formally given the outbuildings exceed the size parameters set by Schedule 2, Part 1, Class E of the General Permitted Development Order (GPDO).

As such, instead of a Certificate of Lawful Development Application to regularise the buildings, a Planning Application is therefore submitted herewith to apply for planning permission. In this instance, a full planning application has been used because the works affect two dwellinghouses (20 & 22 Charles Road) and the application is retrospective.

Location and Surrounding Area

The application site includes 20 & 22 Charles Road. The outbuildings are constructed within the host properties' rear gardens. There is an unmade track that provides vehicular access to the rear of the site.

The site falls within Flood Zone 1 (**Figure 1**), the lowest risk of flooding. It is not affected by any listed buildings, nor is it in a Conservation Area.

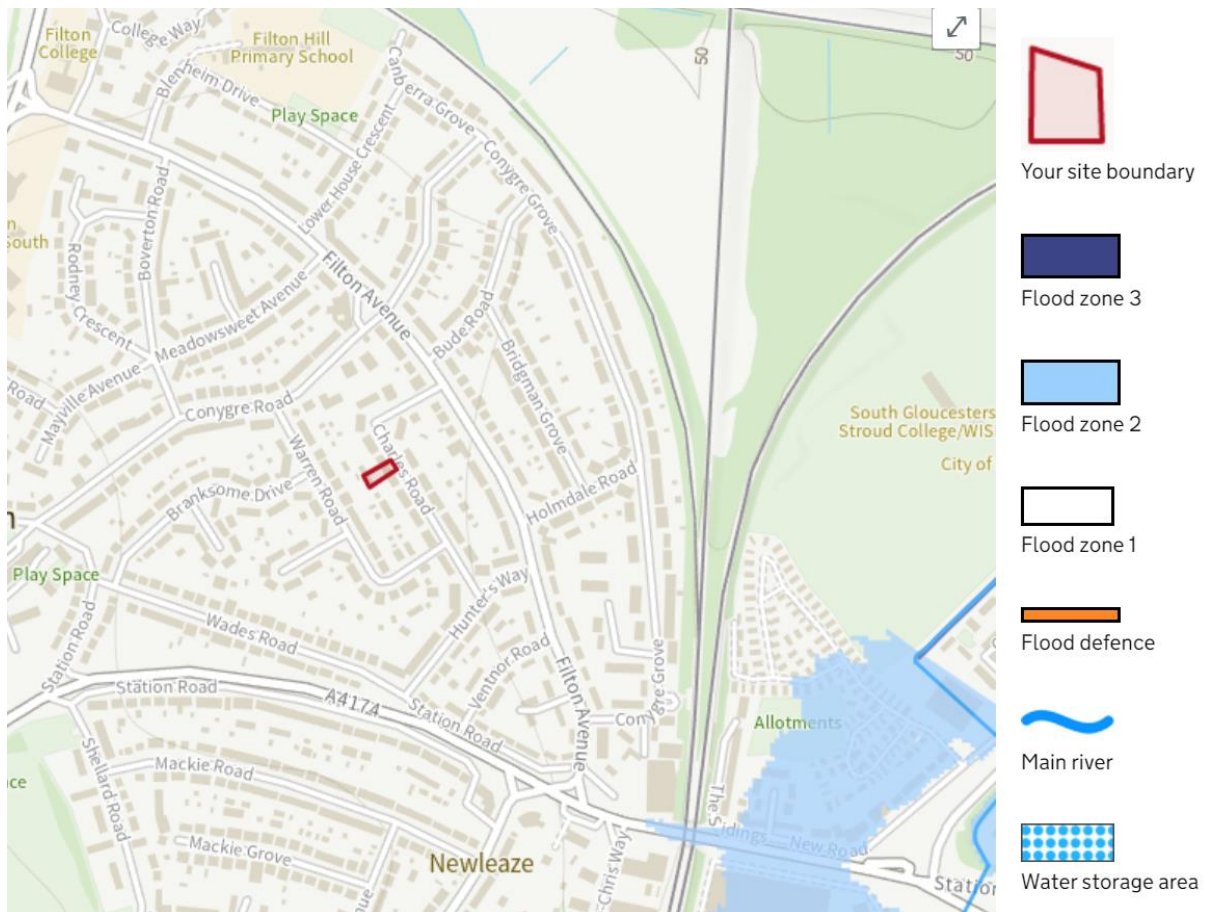


Figure 1 – Site (edged Red) shown in Flood Zone 1 [Environment Agency Map]

20 & 22 Charles Road are semi-detached and terraced (respectively) and date, most likely, from the interwar period.

The buildings in the immediate surroundings are predominantly in residential use.

The site does not fall within a Conservation Area, nor is it affected by any listed buildings or structures.

The Development (Retrospective)

Domestic outbuildings have been constructed in the rear gardens of 20 & 22 Charles Road.

They are constructed to a single storey with hipped tiled roofs. There is a small mezzanine area in Outbuilding A with restricted head height (not suitable for standing). There is a pitched roof at a lower level where the two buildings connect (albeit there is no internal link – see plans). The outbuildings have garage doors facing on to the rear access lane, and pedestrian doors facing into the garden. Additionally, there are casement windows and rooflights on the elevations that face into the site (and one casement window that faces between the two outbuildings). The walls are finished with render.

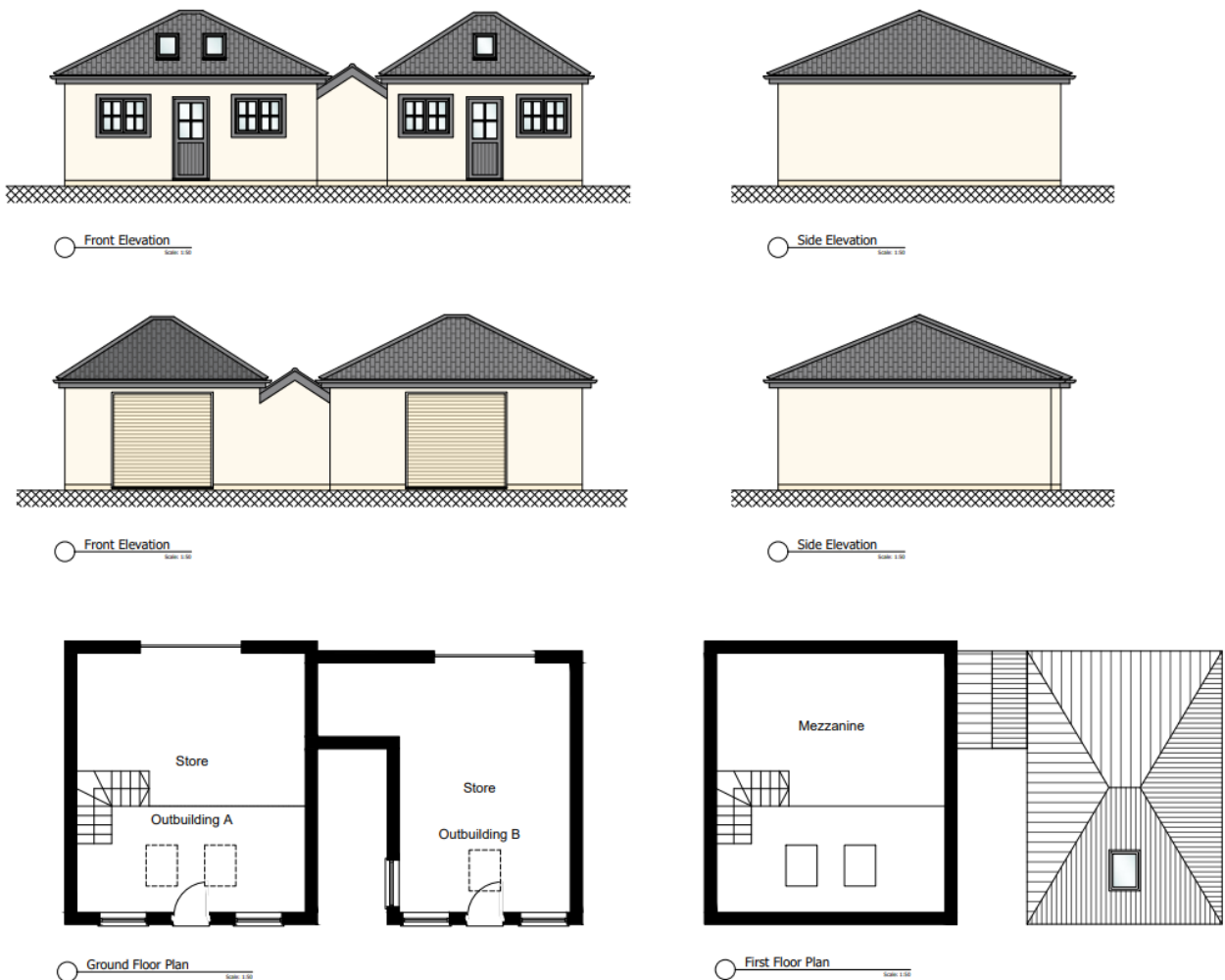


Figure 1 – Elevations and Floor Plans of the outbuildings.

Planning History

The planning history for 20 & 22 Charles Road is set out below.

20 Charles Road

Reference	Description	Decision
PT17/0949/F	Erection of a two-storey rear and side extension and erection of a single storey side extension to form additional living accommodation. Erection of front porch.	Approve with Conditions 16 May 2017

22 Charles Road

Reference	Description	Decision
PT03/3504/F	Erection of single storey rear extension to form kitchen.	Approve with Conditions 22 Dec 2003

Planning Policy

Section 38 (6) of the Planning & Compensation Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The Bristol City Council's Development Plan comprises the following documents:

- Core Strategy (Adopted December 2013)
- Site Allocations and Development Management Policies Local Plan (Adopted July 2014)

The development plan also includes non-statutory, Supplementary Planning Documents (SPDs).

The relevant development plan policy is set out below.

LOCAL POLICY

Core Strategy (Adopted June 2011)

Policy CS1 – High Quality Design

Development will only be permitted where the highest possible standards of design and site planning are achieved. Information submitted with an application should be proportionate to the scale, significance and impact of the proposal.

Policies, Sites and Places Plan (Adopted November 2017)

Policy PSP1 – Local Distinctiveness

Development proposal(s) will be acceptable where the proposals 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.

Innovative architectural responses will be favourably considered, where this would result in a high quality design that would in itself contribute positively to the distinctiveness of a place.

Policy PSP38 – Development within Existing Residential Curtilages, including Extensions and New Dwellings

In the urban areas and rural settlements with defined settlement boundaries, development within existing residential curtilages, including extensions and new dwellings, and residential extensions elsewhere, will be acceptable where they:

1) respect the building line, form, scale, proportions, window and door shape and reveals, alignment of openings, architectural style/detailing and external materials and boundary treatments, and hard and soft landscaping of the street and surrounding area;

2) would not prejudice the amenities of neighbours;

3) would not prejudice highway safety or the provision of an acceptable level of parking provision for existing and any new buildings, where appropriate;

4) would not prejudice the provision of adequate private amenity space, or lead to the loss of trees and vegetation that provide valuable relief in highly built up localities or garden(s) that form part of a settlement pattern that contributes significantly to local character.

In assessing the acceptability of proposal(s), the Council will have regard to the efficient and sustainable use of land.

Supplementary Planning Guidance

Supplementary planning documents are documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

The following SPD documents are relevant to the development:

- Annexes & Residential Outbuildings: Guidance for new developments – 2 October 2021
- Householder Design Guide – March 2021

NATIONAL POLICY

National Planning Policy Framework (NPPF)

Paragraph 126 states that 'The creation of high quality 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'

Planning Analysis

As covered in the Introduction, the outbuildings are too large to be considered permitted development. The outbuildings are assessed against the pertinent Development Plan policy below.

Policy PSP38 governs extensions within residential curtilages, which is the most appropriate policy to assess the outbuildings. The policy tests of PSP38 are 4-fold and each of the tests are addressed in turn below.

1) respect the building line, form, scale, proportions, window and door shape and reveals, alignment of openings, architectural style/detailing and external materials and boundary treatments, and hard and soft landscaping of the street and surrounding area;

The outbuildings are positioned at the back of the rear curtilage, adjacent to the rear access lane. This follows the pattern of development in neighbouring rear gardens along Charles Road and on the opposite side of the lane within the rear gardens of the houses that front onto Warren Road. In this position the outbuildings are part of an established build line. The application buildings are therefore acceptable in this location.

The modern aesthetics of the building and high-quality construction materials contribute positively to the area. The hipped roof design of the outbuildings fit well with the architectural style of the dwellings in the surroundings.

The design is such that the outbuildings are subservient to the host dwellings. In their position within the rear gardens, the outbuildings have no impact on the street-scene of Charles Road.

2) would not prejudice the amenities of neighbours;

The buildings have been designed so that they do not directly overlook neighbouring properties and there are no windows that will create adverse impacts on private amenity.

The outbuildings are circa 16m distance from the host building, leaves ample garden space for continued enjoyment at the site.

3) would not prejudice highway safety or the provision of an acceptable level of parking provision for existing and any new buildings, where appropriate;

The parking provision and its access are not changed.

4) would not prejudice the provision of adequate private amenity space, or lead to the loss of trees and vegetation that provide valuable relief in highly built up localities or garden(s) that form part of a settlement pattern that contributes significantly to local character.

No trees were removed to facilitate construction of the outbuildings. The large host gardens happily accommodate the outbuildings without compromising garden space.

As stated above, the building has adopted a high-quality design in line with Policy PSP38, but also in line with Policy PSP1, Policy CS1 and the NPPF that require new development to respond positively to the distinctiveness of a place.

Of some weight to decision making in this case is the Annexes & Residential Outbuildings: Guidance for new developments – 2 October 2021 SPD document. The SPD includes a checklist for outbuildings, which is completed at **Appendix A**.

The completed Checklist at **Appendix A** shows that the necessary considerations have been made for a pair of outbuildings that are designed for domestic storage and not designed for accommodation.

Section 3.1 of the SPD states that an outbuilding is defined as a building providing an incidental use to the main house, such as a garage, home office or art studio. The outbuildings have a domestic application as garages / stores and their scale in comparison to the host dwellings is secondary in nature given the single storey construction and footprint.

As such, the outbuildings accord with the guidance contained within the Annexes & Residential Outbuildings SPD.

In summary, it is submitted the outbuildings are therefore policy compliant and meets with the objectives of the Development Plan and the NPPF.

Conclusion

This application seeks planning permission to retrospectively agree the domestic outbuildings constructed at the rear of the 20 & 22 Charles Road. The applicant constructed the outbuildings with the intention for them to fall under permitted development but now needs to regularise the outbuildings because they are larger than allowable under the parameters set by permitted development rights.

The outbuildings have a high-quality design that contribute positively to the character of the area.

The outbuildings provide incidental accommodation to the main dwellinghouses.

It is therefore submitted that the development complies with the Development Plan and no material considerations suggest otherwise.

Appendix A – Annexes & Residential Outbuildings SPD Checklist

5. Checklist for your Application

Have you Thought about the Following?

1. Will it have an appropriate relationship with the main building?

Key issues for consideration	Y/N
1. Is the height clearly subservient to the main building?	Y
2. Is the scale proportionate to the size of the house and garden?	Y
3. Is the building in the residential curtilage of the main house and will it share the same address?	Y
4. Does it clearly share its access and facilities with the main house?	Y

Other issues for consideration	Y/N
5. Where a residential annexe is proposed, have you considered the long-term future of the building once it is no longer required for that purpose?	N/A

2. Will it contribute to the visual amenity of the area?

Key issues for consideration	Y/N
6. Would the scale of built development respect gaps between buildings and views?	Y
7. Would the new building respect the character of the site?	Y
8. Would the building respond positively to the character of the wider area?	Y
9. Would the development respect the key landscape features on site?	Y

3. Will it ensure a good standard of residential amenity is provided and maintained – both on site and for neighbouring properties?

Key issues for consideration	Y/N
10. Would the new windows be positioned to prevent from direct or perceived overlooking of the neighbouring properties?	Y

Key issues for consideration	Y/N
11. Would the building be a single storey in height	Y
12. Is any plant or equipment proposed that would adversely affect your neighbours, for example through noise pollution?	N

Other issues for consideration	Y/N
13. Is the size of the building appropriate for the proposed use?	Y
14. Does it have windows on more than one elevation (including the roof)?	Y
15. Have you thought about whether it would overheat in warm weather?	Y
16. Has adequate waste provision been provided, including for the recycling of waste?	Y

4. Will it reinforce green infrastructure and biodiversity?

Key issues for consideration	Y/N
17. Will enough garden space remain for play, to provide space for plants to grow, to socialise, hang washing etc.?	Y
18. Would the development have a detrimental impact on trees on your property or neighbouring land?	N
19. Would the development affect the amount and variety of vegetation cover and how could it help welcome nature into your garden?	N
20. Are there any measures in place to prevent flood risk caused by the increase in hard landscaping and built up area of the site?	N/A

Other issues for consideration	Y/N
21. Is there an opportunity to include ecological design features such as a green or brown roof or to reduce or slow rainwater run-off through sustainable drainage solutions?	Y

5. Will it create a climate responsive design?

Key issues for consideration	Y/N
22. Will the location and orientation of the building minimise energy use in terms of heating (from excessive sunlight) and cooling (excessive shading) and maximise potential for renewable energy generation?	Y

Other issues for consideration	Y/N
23. Have you thought about the level of insulation and air tightness i.e. reducing draughts which increases the need to use energy to heat the building?	N/A
24. Have you explored opportunities to incorporate renewable energy generation, such as photovoltaic panels (PVs), ground and air source heat pumps etc.?	Y
25. Have you considered other sustainable design features and fixtures and fittings to reduce energy demand and water use?	Y
26. Have you considered responsible sourcing of materials and the long-term adaptability of the building in your design?	Y

6. Will it provide or retain adequate parking?

Key issues for consideration	Y/N
27. Would the existing parking facilities be retained on site?	N/a
28. Will the amount that remains still meet the level expected by the Council's car parking standards? (See Policy PSP16 of the Council's Policies, Sites and Places Plan).	N/A
29. If not, will this increase on-street parking in an area where on-street parking is already a problem?	N
30. Would the parking space(s) that remain(s) meet the Council's size requirements? (See Policy PSP16 of the Council's Policies, Sites and Places Plan).	N/A
31. Will cycle parking/ storage on site still meet the Council's parking standards?	Y

Other issues for consideration	Y/N
32. If the annexe is for the mobility impaired, will parking for people with disabilities and/ or space for mobility scooters be provided?	N/A