

# Design & Access Statement Full Application Submission

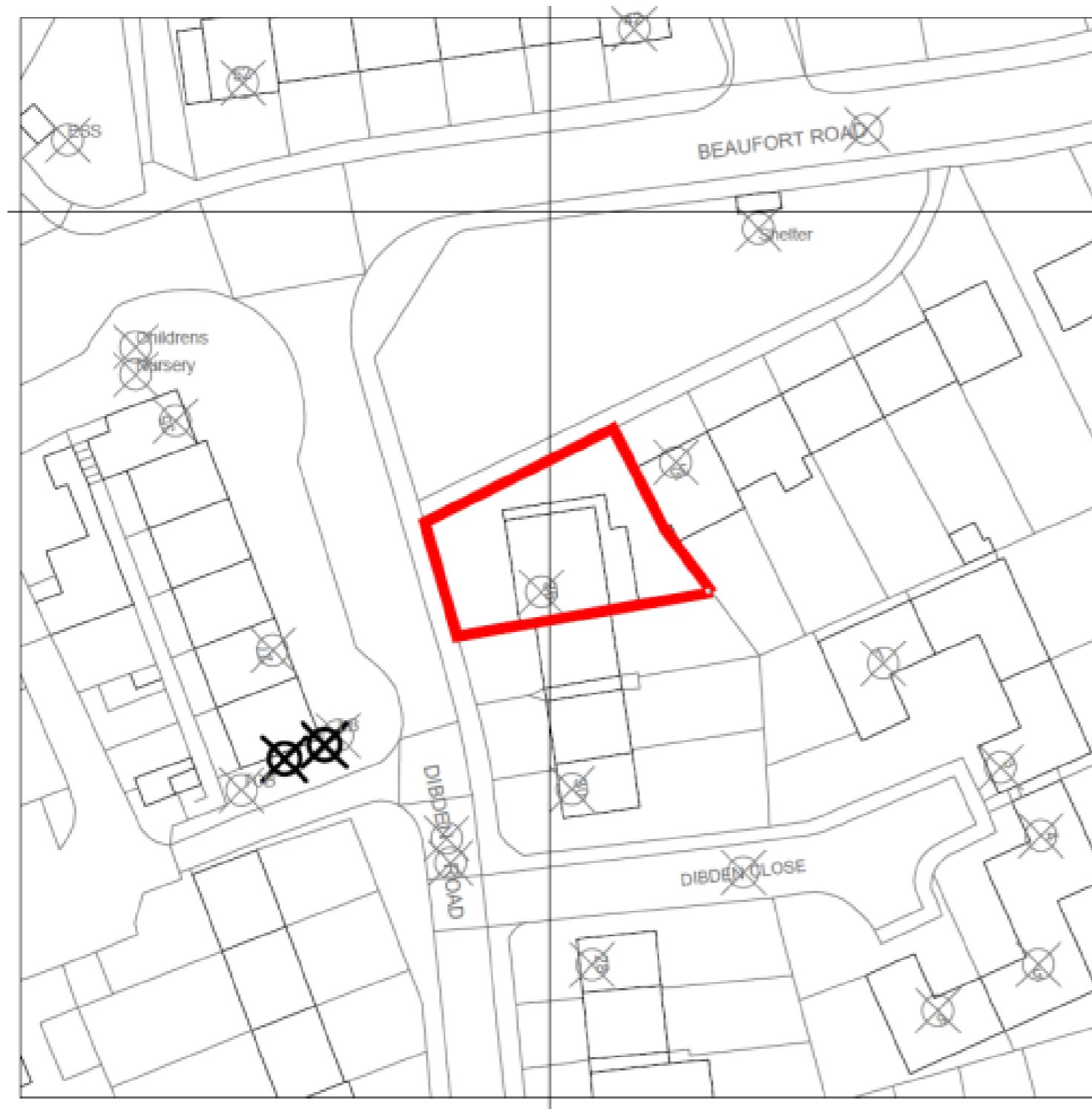
36 Dibden Road,  
Emersons Green,  
Bristol.  
BS16 6UE

November 2023



36 Dibden Road

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Fig.1. From left to right -Site Location (Application Site outlined red)



# 1.0 Introduction

## 1. Introduction

1.1 This Design and Access Statement has been prepared on behalf of the applicant, who is seeking full planning permission for reconfiguration of single 4-bedroom dwelling into 2no. 2-bedroom dwellings (Use Class C3) with associated car parking, private amenity space with space for cycle and refuse storage on land currently occupied by 36 Dibden Road, Emerson Green, Bristol. BS16 6UE. The site is accessed directly off Dibden Road.

1.2 This Statement describes the application site and its context as well as the architectural response and proposals. (N.B. This Supporting Statement should be read alongside the submitted application forms, proposed plans and other supporting information).

1.3 A Planning Statement issued by Stokes Morgan Planning supports the proposal in the context of relevant national and local planning policies, together with any other material considerations.

1.4 Having considered the proposal in the context of national and local policy it is concluded that the proposals accord with the development plan and that the application should therefore be approved.



Fig.2. Google earth Aerial View of Dibden Road with the site highlighted



Fig.3. Google earth Aerial View of Dibden Road with the site highlighted



## 2.0 Analysis & Context

### 2.0 a) Analysis

2.1 The application site comprises an area of 297m<sup>2</sup> that is located on a corner plot along Dibden Road and at the junction with Beaufort Road in Emersons Green, Bristol. The dwelling on the application site has been empty for a period of time and has not been up-dated for some time prior to that. During the 1980's the property's previous owners constructed a two-storey side extension comprising a double garage/workshop and 2no. Bedrooms above.

2.2 The application site is located in an established residential area, comprising largely of 3-4 bedroom terraced family homes and low-rise blocks of flats.

2.3 The site is situated opposite a row of small commercial units that include a convenience store, hair salon and a day nursery and pre-school.

2.4 The site is located on Dibden Road, in a sustainable location that benefits from good access to local amenities, services and public transport links (bus, cycle and road). The M3 and no. 49 bus routes are a short walk away providing good access into Bristol and beyond.

2.5 The site is not within a conservation area and no buildings on or adjacent to the site are listed.



Fig.4. Existing Site Plan



Fig.5. Entrance to application site from Dibden Road



## 2.0 Analysis & Context



Fig.6. View along Dibden road towards application site on the end on the right-hand side



Fig.7. View along Dibden road towards application site on the left-hand side (behind tree)



Fig.8. View across community green space on Beaufort road towards application site (Gable visible)



Fig.9. Existing side elevation



## 3.0 Design Proposal

### 3.0 Design Proposals

3.1 Full planning permission is sought by the applicant to convert a single 4-bedroom dwelling into 2no. 2-bedroom dwellings (Use Class C3) with associated car parking and associated private amenity space. The site is within a built up and established residential area and the principle of 2no. dwellings is therefore considered acceptable.

#### Visual Amenity / Layout

3.2 The properties will be within the existing built fabric of the single dwelling. The existing flat roofed dormers front and back will be replaced with pitched roof dormers more in keeping with the size and form of the dwelling. Each dwelling will have an enclosed useable and sufficiently sized private outdoor amenity space of a minimum of 50sqm. Each dwelling will have space for 2no. Vehicles to park off street as well as dedicated bin and cycle storage within the separate curtilages of each dwelling.

The proposal will provide for pedestrian access to the dwellings via the main vehicular access to the application site direct from Dibden Road. The proposal will make use of the proportions of the site whilst respecting the boundaries with adjacent properties.

3.3 External materials used for the property will be an additional painted render finish to match the neighboring property, allowing, along with the design and scale, the proposed works to the existing dwelling will appropriately integrate with the character of the area.

The proposals are therefore in accordance with policies of the Development Plan and the requirements of the NPPF.



Figs 10 & 11. Rear Elevation and existing lean-to conservatory & canopy to be removed



## 3.0 Design Proposal

### Residential Amenity

3.4 Given the proposed layout, orientation of the plot and the surrounding properties, the scale of the proposals, together with the retention of existing window locations are such that there would be no loss of amenity associated with the proposed dwellings. All first-floor bedroom windows are orientated to face east and west and therefore away from that of its neighbour's along Dibden Road or along beaufort Road. No new window openings are proposed which will result in overlooking issues. The proposed works to convert the single dwelling into 2no. Dwellings would not be overbearing or overshadow neighbouring properties, nor impact negatively on their level of amenity as the proposals remain within the existing building footprint.. Furthermore, given the site and location, no material impact of overlooking or loss of privacy would occur.

The proposals provide sufficient useable private amenity space for each proposed dwelling in accordance with local planning policy.

The proposals are therefore in accordance with policies of the Development Plan and the requirements of the NPPF.

### Highways & Parking

3.5 In terms of parking, provision is made for two cars to park off street to the front of each property within each dwelling's curtilage. These spaces are accessed from Dibden Road. The location, access and provision is in accordance with and satisfies the Council's minimum parking requirements. No additional area within the curtilage of the application site has been taken over from the current usage of the site for the provision of off-street parking.

The proposals are therefore in accordance with policies of the Development Plan and the requirements of the NPPF



Figs 12 & 13. Side elevation and existing veranda that is proposed to be removed

## 3.0 Design Proposal

### Plan Layout

3.6 The proposed development takes an existing single 4-bedroom dwelling and converting this into 2no. two - bedroom dwellings

3.7 The proposal is based on using the existing building fabric of the existing dwelling and reconfiguring the internal layout without adding to the existing external footprint. Additional thermal insulation will be added to the new dwelling to comply with current building regulations.

3.8 The dwellings are entered from the front via unchanged site access from Dibden road. Dwelling 2 utilizes the existing main entrance to the existing dwelling. A new entrance will be created for Dwelling 1 where the current garage doors are located. The design of this therefore minimises the impact on the street scene and the availability of on-street parking

The Ground Floor for each dwelling is arranged as follows:

Main entrance leads into an enclosed hallway from which the living room is accessed. The open plan kitchen and dining room is located beyond the living room at the rear of each property. A separate utility room in each dwelling lobbys a downstairs WC from the kitchen/dining room. Each dwelling has access into a dedicated private garden of at least 50sqm from either the kitchen (dwelling 2) or the living room (dwelling 1)

3.09 The first-floor layout comprises 2no. Bedrooms and separate Bathroom (see Plans on page 11)). Existing window openings at first floor level for dwelling 2 will be retained. New pitched tile roofed dormers will replace the out of character flat roof dormers.

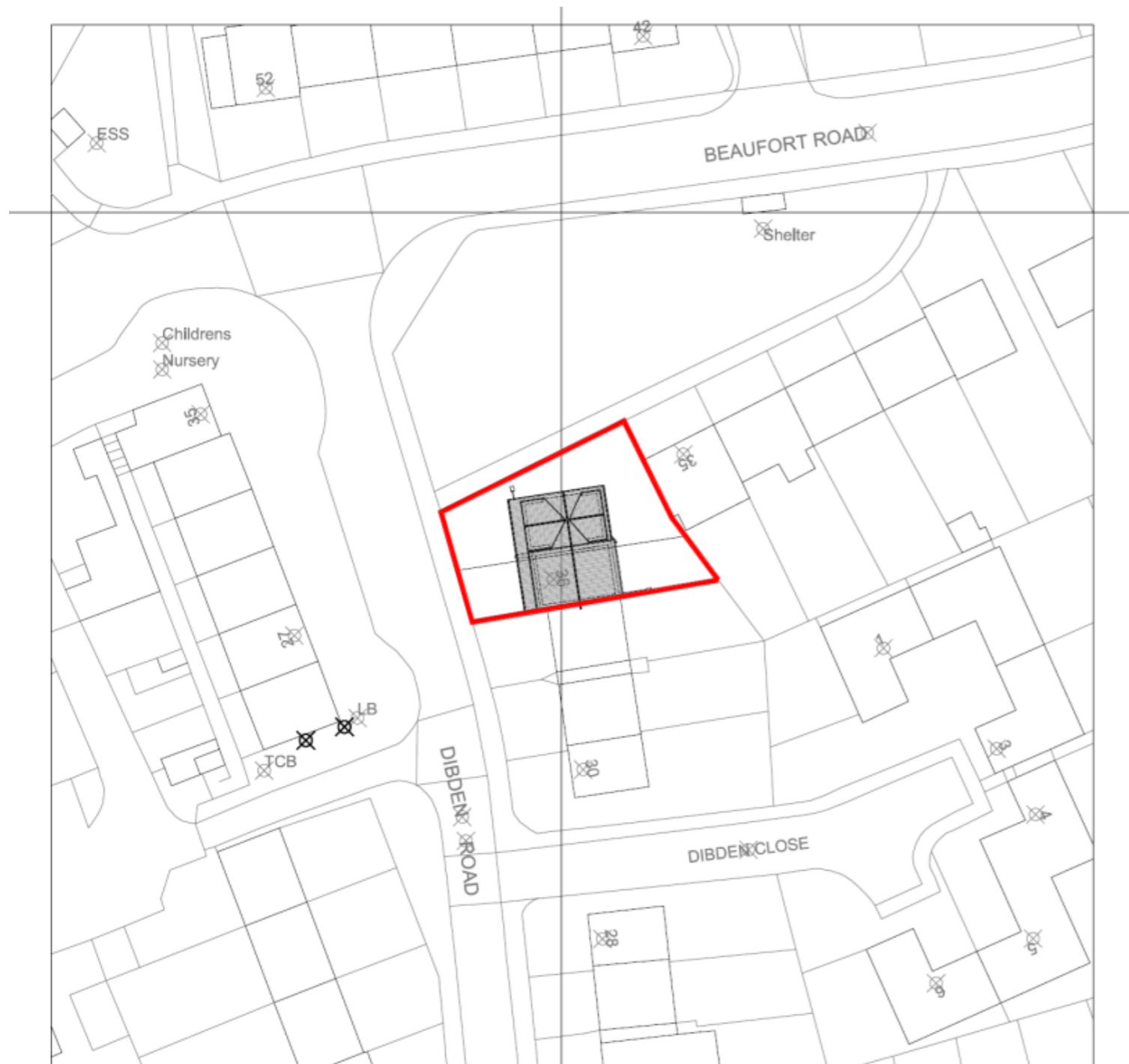
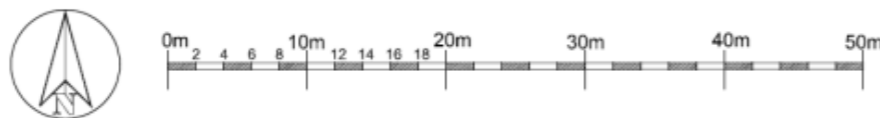


Fig.14 Proposed Site Layout & Built Context





# 3.0 Design Proposal

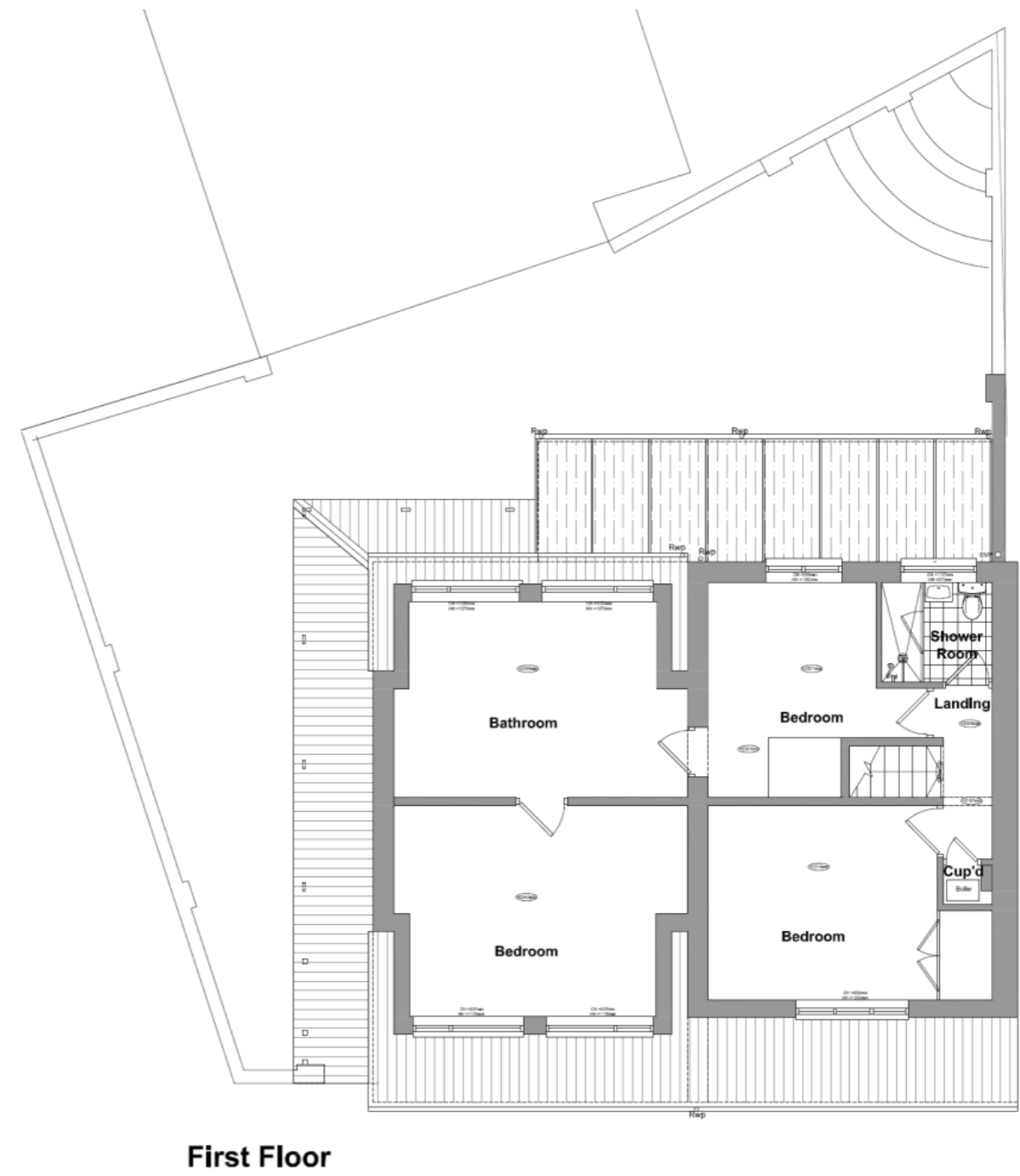
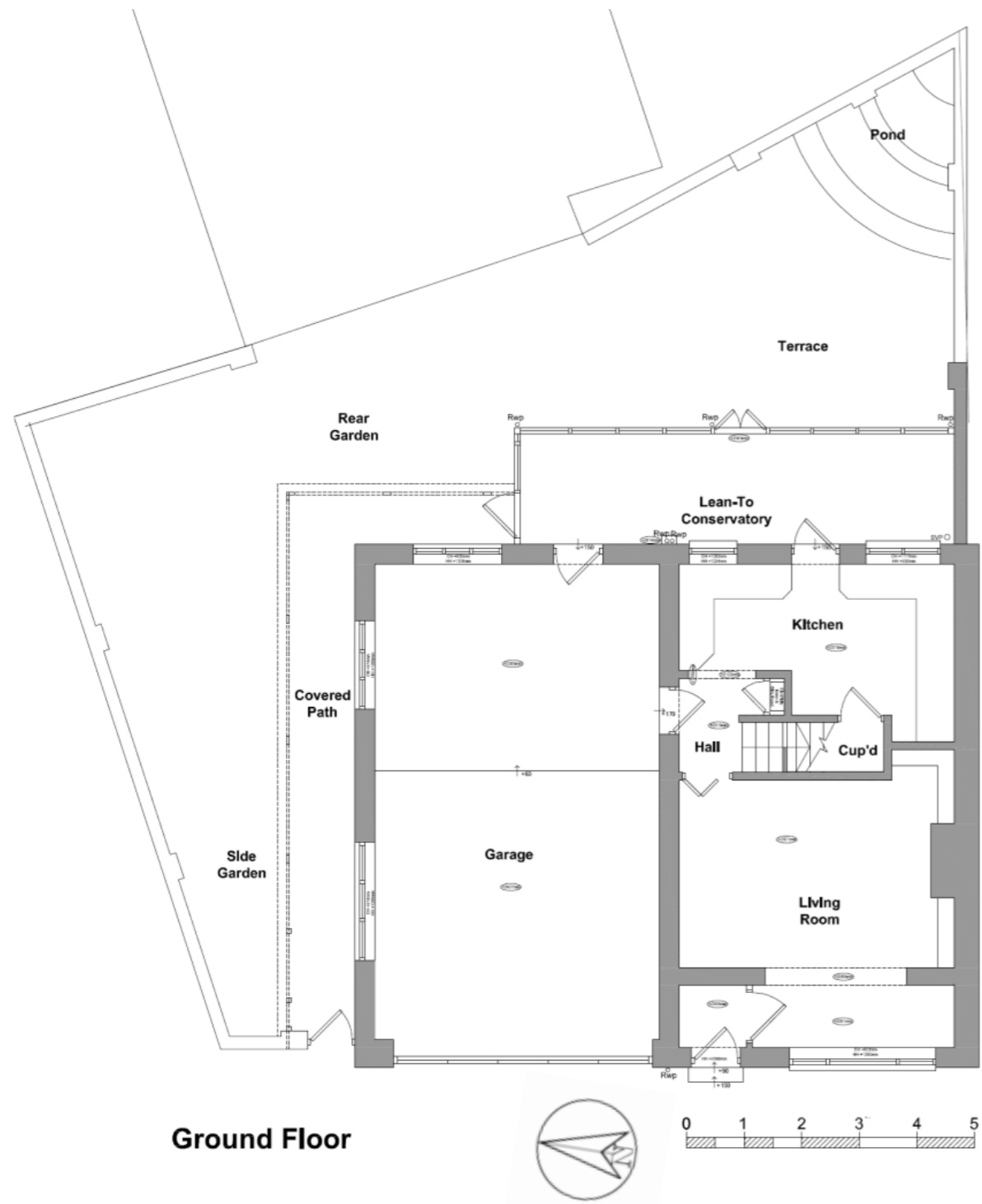


Fig.15 Existing Ground and First Floor Layouts



# 3.0 Design Proposal

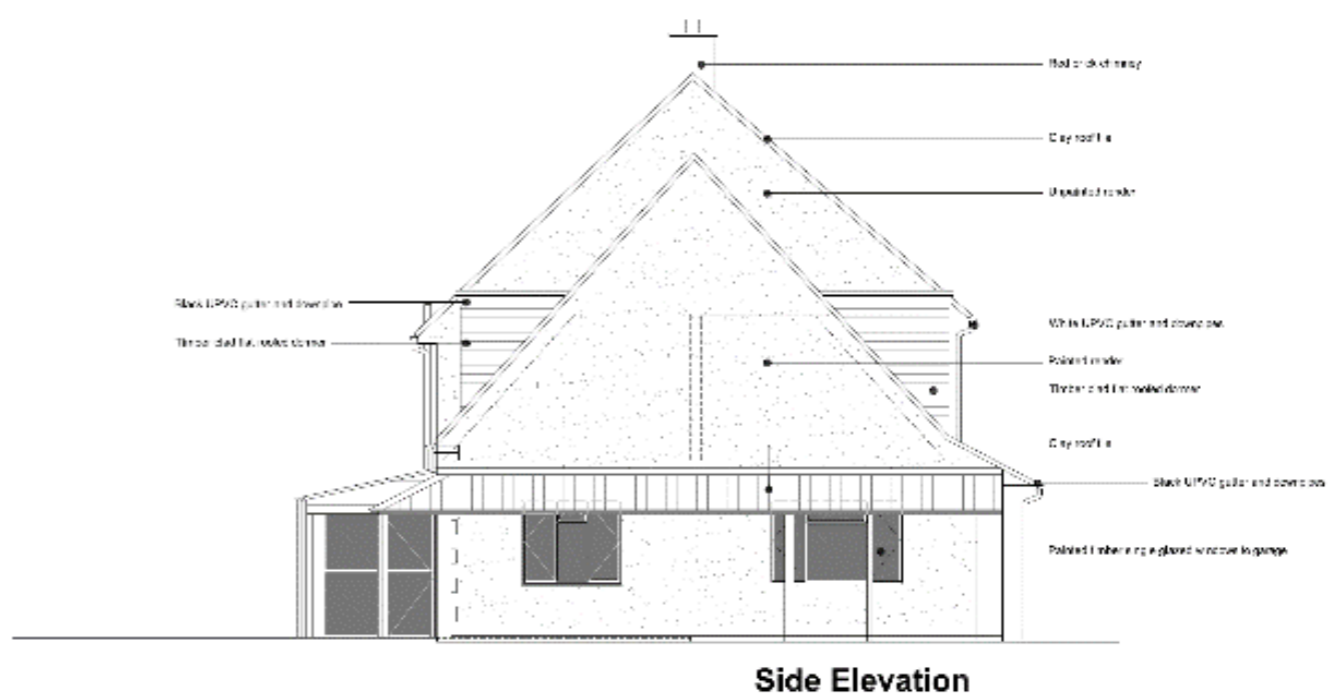
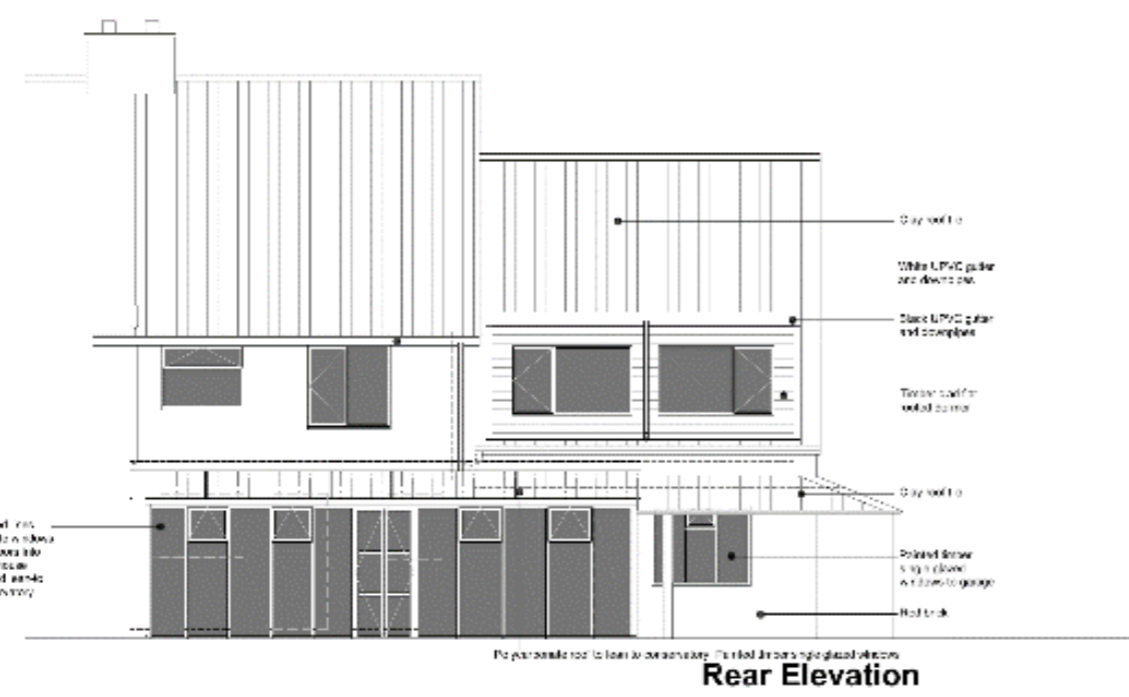
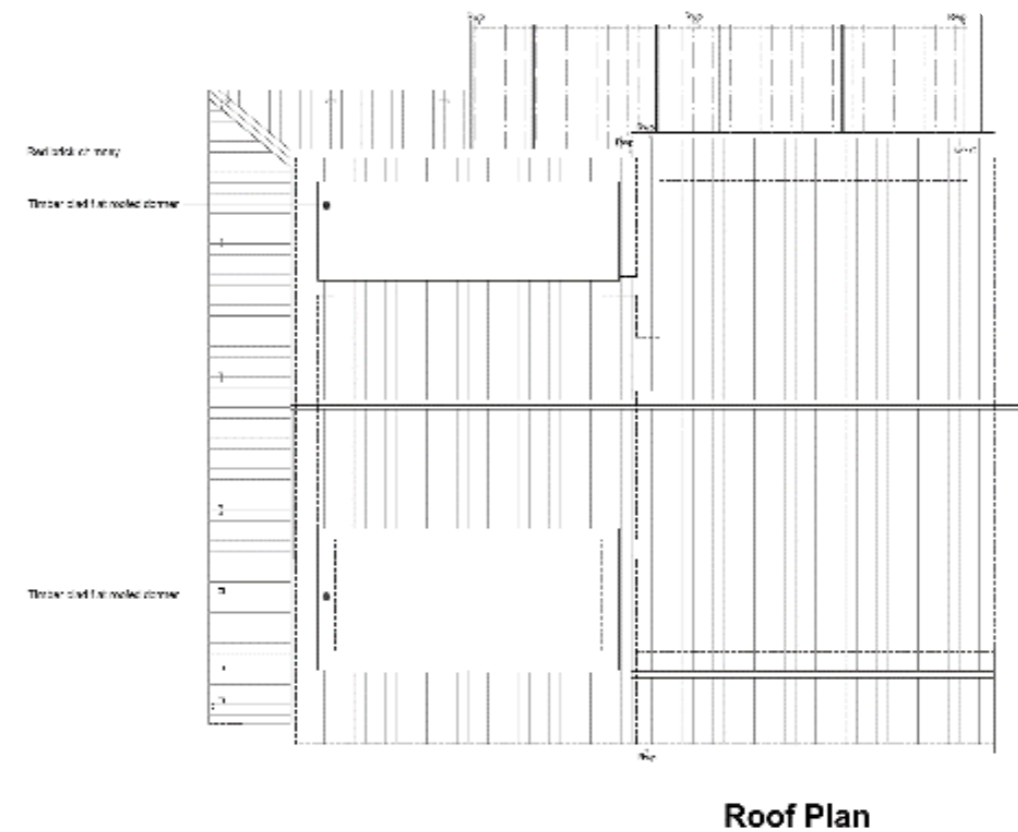
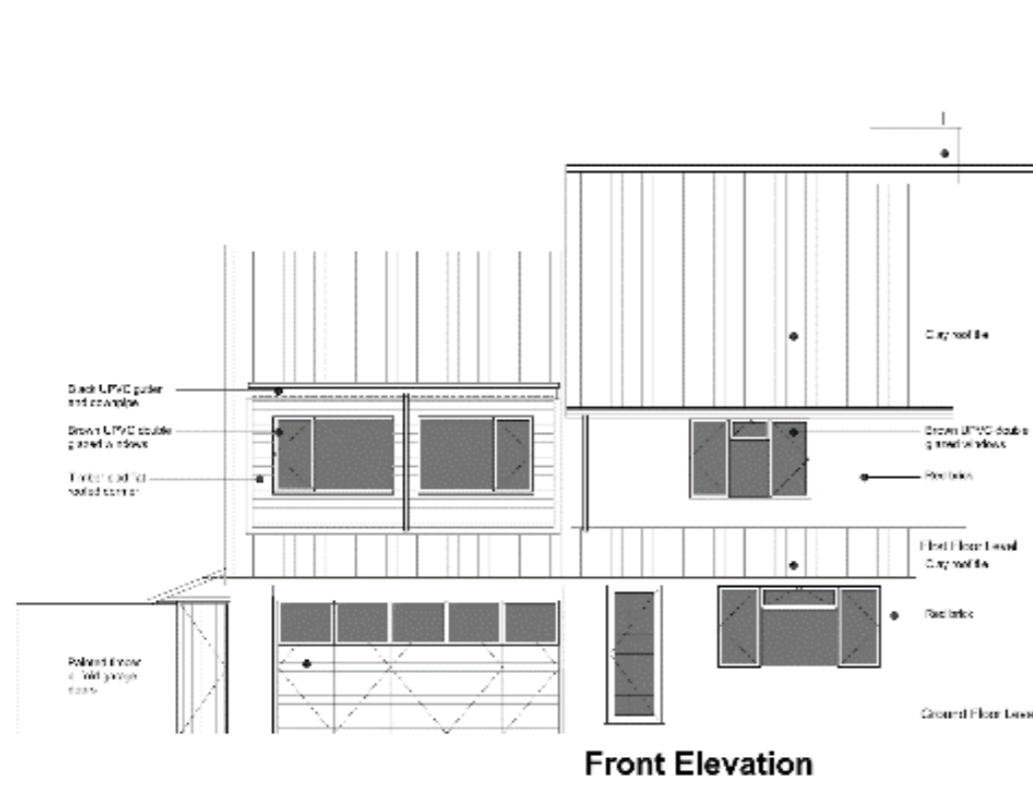


Fig.16 Existing Elevations and Roof Plan



# 3.0 Design Proposal

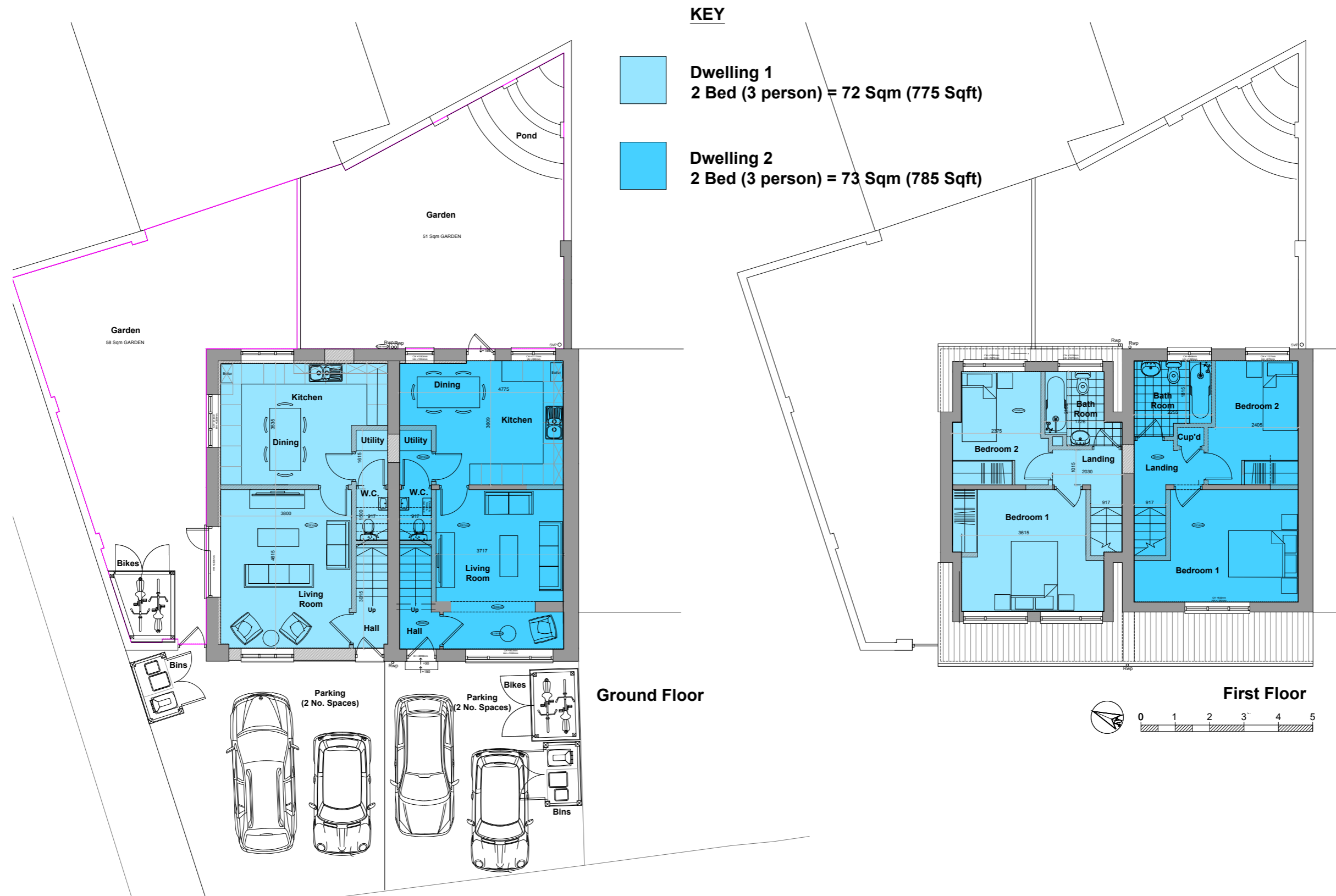


Fig.17 Proposed Ground and First Floor Layouts



# 3.0 Design Proposal

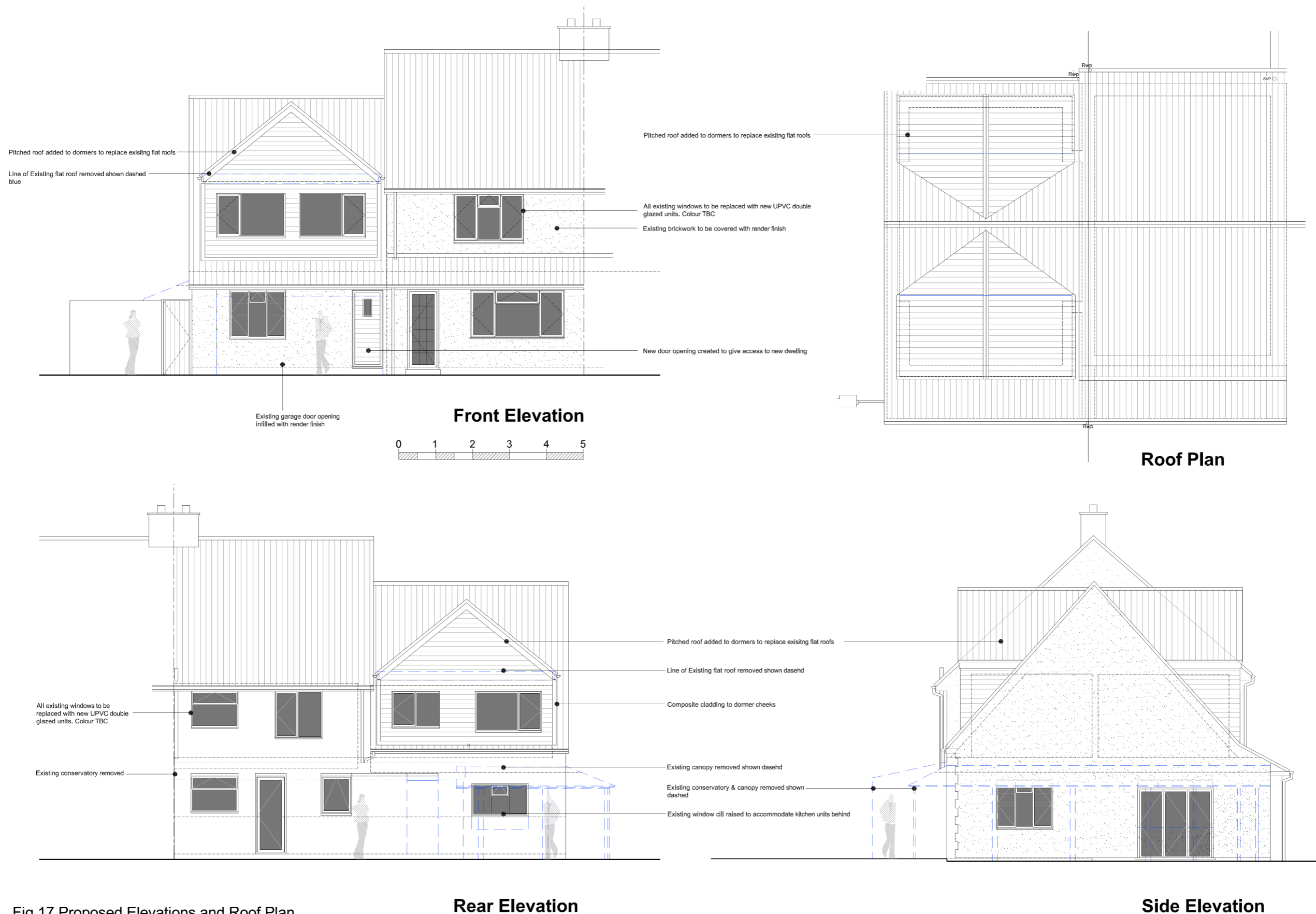


Fig.17 Proposed Elevations and Roof Plan

### 4.0 Sustainability (See Sustainability Appraisal)

The proposals have been designed with the core principles of sustainable development at the forefront of the design process by utilising an existing developed site occupied by a residential family dwelling.

#### Energy efficiency (See Sustainability Appraisal)

4.1 The proposals are aiming to include additional insulation in the thermal elements that will exceed that which is required by Approved Document L1A.

- High levels of thermal insulation will be incorporated into the proposal. This will retain heat within the properties during the winter months limiting the need to use the heating system excessively. During the summer months the high levels of external wall insulation will also prevent excessive heat transfer from the outside and avoid the need for artificial cooling.

- High-efficiency low energy luminaires and lighting controls will be specified. LED luminaires will help minimize heat gain from within the proposed property.

- Programmable heating controls which can be set to heat only certain areas of the house in use and that can be set for daytime use or alternative weather conditions etc.

- The proposal will make use of existing windows to maximise levels of natural light within the new-build property. All rooms are naturally lit to minimise the requirement for artificial lighting.

- The proposal aims to keep the dwelling cool in summer through natural ventilation.

#### Water Conservation

4.2 Smart water meters will be installed, which will, among other things, turn off water at the mains if it detects unusual flow patterns that indicate a leak. Another system will detect the water level in the bath or basin and turn off the taps to prevent flooding if they have been left unattended. The water-related technology also includes a heat exchanger, which will take energy from waste bath water and use it to heat fresh water.

#### House-building

4.3 The existing dwelling will receive additional insulation in the form of a retrofit cavity insulation as well as a layer of insulated plasterboard. The roof will be fully insulated to meet current building regulations requirements.

#### Reducing Greenhouse Gas Emissions and Promoting Sustainable Transport

4.4 The site is in a sustainable location being within a short distance of the array of local facilities including several shops, services and amenities. The site is also serviced by a regular bus service providing links with nearby conurbations. Consequently, the proposal will contribute to reducing the need to travel by car for residents, with services and facilities such as schools, pub and shops all accessible close by.

#### Drainage

4.5 The existing dwelling is already connected via existing mains drains to the sewerage system. The proposals will retain this connection.

#### Waste, Recycling & Composting

4.6 The design allows for the dedicated storage of recycling and refuse storage for each dwelling. These are located close to the access to the application site for ease of collection from the local authority refuse collection contractor.

#### Thermal Requirements

4.7 Any over-heating issues will firstly be dealt with by a fabric first approach and the thermal standards of the buildings.



## 5.0 Conclusion

### a) Policy Compliance

5.1 Development within garden/side curtilages is existent in the immediate vicinity, along with more the recent construction of blocks of flats, providing a varied streetscape. It is considered that the proposals provide an acceptable form of development in keeping with the surrounding area.

5.2 The development will enhance the character of the area with the replacement of unattractive flat roofed dormers and complement the scale of the adjacent buildings either side of the application site.

5.3 The proposals comply with the principles and requirements of the Local Plan.

### b) Planning Summary

5.4 From a review of the relevant planning policy which covers the site and the proposed development, and the planning history of the site, it is considered that the key issues have been addressed.

5.5 The principle of development in this existing residential area is considered acceptable. The proposal represents a more efficient use of land providing an additional dwelling in an established residential area. The proposed changes have been designed to respond contextually with existing properties.

The proposal avoids awkward spaces and relationships. Sufficient private amenity space is proposed for the proposed dwellings. The application site is located within a sustainable location with good transport links available for future residents whilst also providing sufficient off-street parking provision.

As such, it can be concluded that the principle of development in this location is not only acceptable but actively planned for. The submission of small-scale windfall schemes such as this also contribute towards helping the Council meet its Core Strategy housing target and accord with the NPPF.

### c) Conclusion

5.6 The site lies within a settlement boundary and makes more efficient use of available land in a sustainable and serviced site.

5.7 The proposal, by virtue of its sustainable location within the urban area and the careful consideration given to design and layout, are considered to fully accord with the NPPF and the Local Development Plan.

5.8 In light of the above, it is concluded that the granting of permission would accord with the development plan and that there are no other material considerations that would indicate otherwise.

5.9 The NPPF states a presumption in favour of sustainable development, unless material considerations dictate otherwise. There is no material demonstrable harm arising from these proposals.

5.10 The Council is therefore respectfully requested to grant full planning permission for the proposed development.