



**Design & Access and Heritage
Statement**

**Proposed Single Storey Rear
Extension, Infill of Ground
Floor Rear Inset &
Internal Alterations:**

**7 Worrall Mews
Clifton
Bristol BS8 2HF**

Prepared on behalf of:-
Mr & Mrs Mak

Date: December 2022
(Revision A - November 2023)

Application Background

This application relates to infill of the ground floor rear inset, a proposed single storey rear extension and internal alterations.

This application is in effect an amended resubmission of withdrawn application ref. 22/06059/H.

This application seeks to address the reasons given for anticipated refusal of the above application, namely by omitting the first & second floor rear inset infill, and sloping down the proposed rear extension roof by 200mm adjacent to the boundary with No. 6.

Site Background

The Worrall Mews development is located on the site of a former quarry and accessed from Worrall Road. It is located within the Whiteladies Road Conservation Area. None of its houses is listed or of particular architectural merit.

Worrall Mews is a development of 9 no. three storey terraced town houses constructed in the early 1990s (planning approval ref. 88/02845/F), comprising a south west terrace of 5 no. dwellings and a north east terrace of 4 no. It is of note that a condition of 88/02845/F removes Permitted Development rights.

No. 7 is located within the north east terrace, with its rear garden facing north east. The north west site boundary comprises a tall former quarry rock face. Buildings of three to four storeys surround the rest of the site.



Site Location Plan

Existing Property

Existing Worrall Mews dwellings are finished with light coloured reconstituted stone blocks in a random coursed pattern, with horizontal bands of cream coloured brick-on-end above and below windows and openings.

Walls above second floor window cill level are finished in off-white render. Windows are typically dark stained hardwood or UPVC; roofs are finished in clay double Roman tiles. All houses have a tiled pitched roof canopy to the front above the main front and garage doors, and metal or timber balconies to the rear at first floor level.

To the front and rear the properties' external walls incorporate faceted insets with 45 degree angles to one side. Whilst this adds some variation and rhythm to these elevations, internally it creates small and awkwardly shaped rooms. This application seeks to address this anomaly to the rear ground floor by infilling the void, in conjunction with a ground floor rear extension.



Existing rear elevation

Proposed Development

As mentioned above, the front and rear full-height insets create small and awkwardly shaped rooms.

The designed layout of the original properties is less than ideal, with principal kitchen and living rooms at first floor, and a utility room and modest study/bedroom to the ground floor rear. This arrangement requires food shopping to be carried up to the first floor and misses the opportunity for easy access and connection with the rear gardens.

The proposal seeks to address the above shortcomings by:

1. Infilling the rear inset to the ground floor i.e. making the entire rear wall flush for the full width of the property and in alignment with No. 8's rear wall (no. 6 is set back). This will also result in the loss of the first floor rear balcony, with its patio access door being converted to a window.
2. Creating a ground floor rear extension with a flat roof containing a rooflight. The extension, in combination with knocking through the study/bedroom and utility rooms, will enable the creation of a reasonable sized kitchen/dining room with access to the garden.

The proposed extension is 1.8m deep (similar to that of approved extensions to nos. 3, 4 & 6 –see precedents info below).

The proposed extension is 3m high, although as previously mentioned, to address the reasons given for anticipated refusal of the previous application 22/06059/H, the roof slopes down by 200mm to 2.8m high at the boundary with No. 6.

The proposed extension is to be finished with reconstituted stone blocks and brick banding above & below openings, to match the existing house.

It is not proposed to use the extension's flat roof as a terrace, so the issue of first floor overlooking is considered to be an improvement over the current situation, based on omission of the existing balcony.

It is acknowledged that Permitted Development rights have been withdrawn, however by not exceeding the PD 3m height within 2m of a boundary, and sloping down by 200mm at the boundary with No. 6, the extension meets the requirements of PD for a single storey rear extension. In other words, the proposed extension meets the standard of reasonableness enshrined within PD.

Additional internal alterations are proposed to make better use of the space, improve amenity and future-proof accessibility for the current owners. These include new/reconfigured bathrooms to first & second floors and an optional lift.

The garage functionality has been lost with the optional lift and creation of a workshop. Other properties in the mews (nos. 4 & 6) have had planning approval granted for the conversion of their garages to residential rooms & stores.

Local Planning Precedents

Local planning precedents existing for similar rear extensions to three other properties in Worrall Mews:

No. 3 (ref. 14/00885/H)

No. 4 (ref. 22/01692/H)

No. 6 (ref. 13/05701/H)

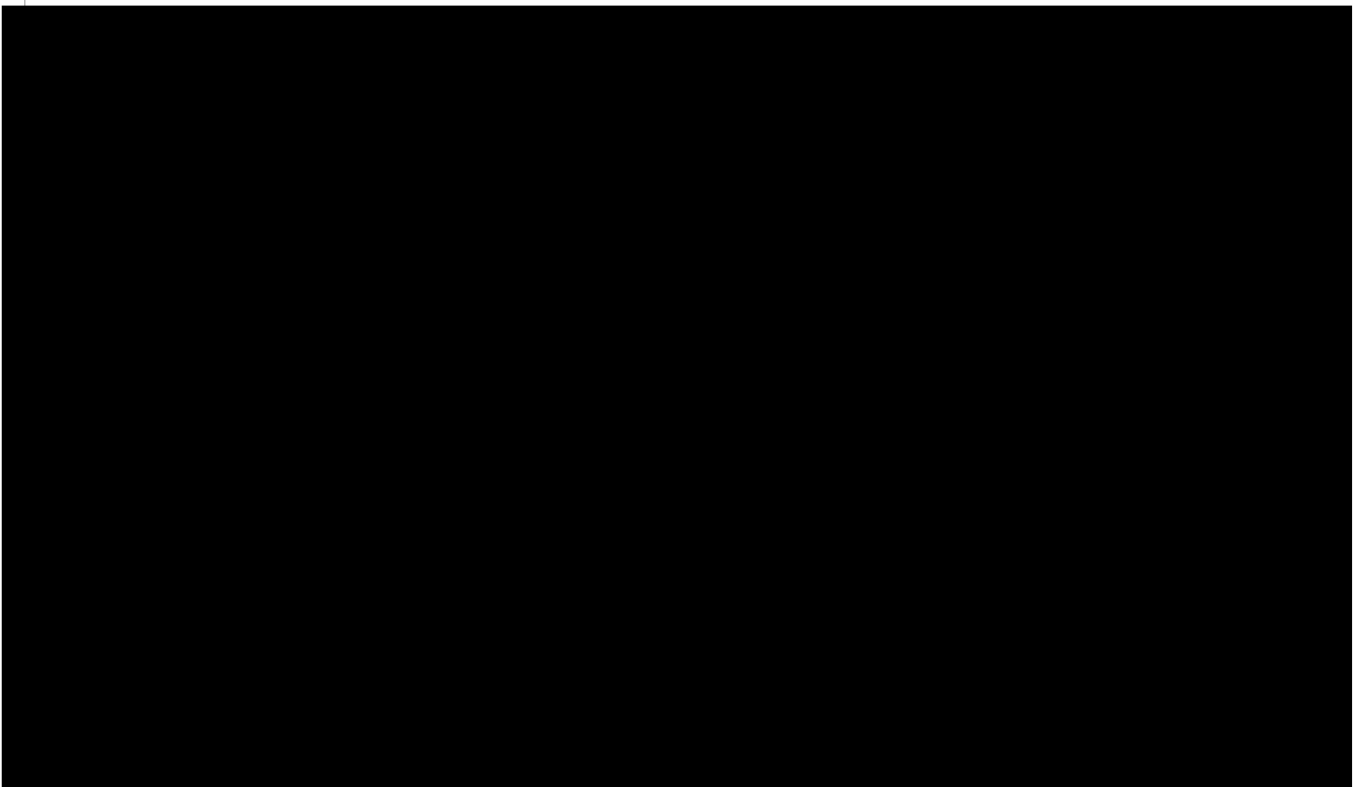
Planning History

As previously mentioned, the precursor to this application (ref. 22/06059/H) was withdrawn in October 2023 in anticipation of refusal, owing to the three storey void infill and the impact of the proposed extension on No. 6.

Both the above reasons have been addressed by omitting the first and second floor void infill and by sloping down the rear extension's roof by 200mm to a height of 2.8m at the boundary with No. 6.

It was agreed by the planning case officer [REDACTED] that if both the above concerns were addressed, then planning approval would be likely to be approved. [REDACTED]

[REDACTED]



Planning Policy

The key policies that apply are:

Supplementary Planning Document 2 (SPD2) A Guide for Designing House Alterations and Extensions .

Policy BCS21 –Quality Urban Design which states that new development should be of high quality and should contribute positively to an area's character and identity.

Policy DM30 - Alterations to Existing Buildings which sets out the design principles for alterations to existing buildings. Extensions to existing buildings will be expected to respect the siting, scale, form, proportions materials, details and overall design and character of the host building and the surrounding area.

We believe that the above policies have been met with the proposed designs.

For the reasons outlined above, we consider that the proposal's design, scale and materials are of sufficiently high quality as to complement and enhance the main house's character & identity and surrounding area.

Conclusion

The reasons given for anticipated refusal of withdrawn application ref. 22/06059/H have been addressed, as discussed and agreed with planning case officer Anna Evans.

It is considered that the design, scale and materials of the amended proposed development ensures that there will be no detrimental impact on the host dwelling, the amenity of neighbouring properties or the conservation area.

For the above reasons we believe that planning permission should be granted.