



SUPPORTING STATEMENT

to be submitted in conjunction with an

APPLICATION FOR CHANGE OF USE

FROM AGRICULTURAL LAND TO RESIDENTIAL GARDEN CURTILAGE AT:

LANDSBURY NURSERIES

HAMBROOK LANE

HAMBROOK

BRISTOL

BS16 1RJ

Prepared by:

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Site: Landsbury Nurseries, Hambrook Lane, Hambrook, Bristol, BS16 1RJ

Applicant/s: Mr P Dyer

Description: Change of Use from agricultural land, used in connection with Landsbury Nurseries, to residential garden curtilage for the residential property known as Landsbury Nurseries.

1. INTRODUCTION & BACKGROUND

This Supporting Statement accompanies the planning application for a Change of Use from agricultural land, used in connection with Landsbury Nurseries, to residential garden curtilage (78m²) for the residential property known as Landsbury Nurseries.

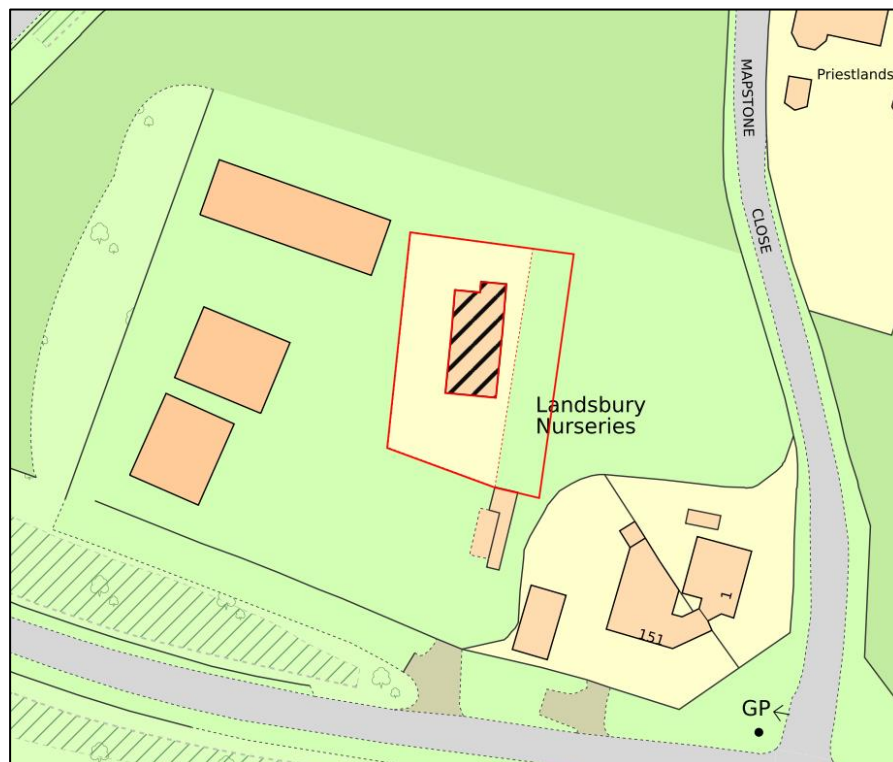
Notwithstanding the use for this proposal in excess of 35 years, the lack of ability to demonstrate the proposed use in the absence of documentation from planning consent P86/1446 has provoked the need for a Change of Use application.

2. PROPOSAL

The property was purchased by the Applicant in 2020, with the site previously being run as a Nurseries. Amongst this enterprise, a dwelling was erected following planning consent P86/1446 for an agricultural workers dwelling. Since then, the property has been occupied in compliance with this condition and together with the associated residential curtilage approved within that application.

The council do not have copies of the original plans under planning consent P86/1446 which will contain provisions for garden curtilage. The application at the time would have considered the requirement for residential amenity space to be compliant with planning policy and this application now requires a confirmed change of use of this land to garden curtilage.

Extracts have been taken from the 2019/2020 marketing of the property (**Appendix A**) to show defined garden curtilage.



3. POLICY

In line with PSP43 Private Amenity Space Standards, a 4-bedroom property should at least have 70m² of private amenity space, with the proposal for 78m² of amenity space at Landsbury Nurseries. This is considered to be conservative proposal.

Policy PSP38 of the Policies, Sites and Places Plan states that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. The proposal would not have any material impact on the residential amenity of the surrounding neighbours.

4. CONCLUSION

The area of land for which the change of use is sought measures only 78m² in size and it is not felt that the land would be large enough to function as a useful piece of agricultural land. It is well-contained and the change of use is not deemed to have a negative impact on the surrounding area or the wider landscape. In light of the above, it is concluded that the granting of full planning permission for this proposal would accord with the development plan and that there are no other material considerations that would indicate otherwise.

Toby Read BSc (Hons) MRICS
for and on behalf of David James

Appendix A

