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Bristol City Council
Planning Services
Planning, Transport and Sustainable Development
Bristol City Council
BS1 5UY

20/11/2023

RE: Householder planning application (PP-12586891) for development described as a Construction of a single-storey rear extension and L-shaped hip to gable dormer extension including insertion of rooflights on principal roof slope at 2 Batten's Lane, St. George, Bristol, BS5 8QT "the Site"

Dear Sir/Madam,

The following application is made in accordance with the Town and Country Planning Act 1990 (as amended) and seeks planning permission for development described above and on the accompanying application form at the Site. In support of the application the following plans and documents have been submitted:

- Site Location Plan – Dwg. Ref. A099
- Existing Plans – Dwg. Ref. A100
- Existing Elevations – Dwg. Ref. A101
- Proposed Plans – Dwg. Ref. A102
- Proposed Elevations – Dwg. Ref. A103
- Photographs of the existing dwellinghouse (included in this letter)

Application Site

The Site is an end of terrace two-bedroom dwellinghouse with the address provided, located in a wholly residential area within the St. George area of Bristol. The dwellinghouse faces south-west, where the principal elevation fronts onto Batten's Lane and the end-of-terrace gable fronts onto Preddy's Lane. The dwelling is primarily constructed of stone, benefitting from a rear outrigger extension built with the original dwelling in red brick with a dual-pitch roof. A gate provides access to the rear garden area from Preddy's Lane. Brick surrounds are inserted around the existing windows.



Figure 1 – front elevation of 2 Batten's Lane, BS5 8TQ



Figure 2 – side elevation of 2 Batten's Lane, BS5 8TQ

No planning history for the dwelling exists. The Site is within Flood Zone 1. The dwelling on the Site is not a designated heritage asset and the Site is not within a Conservation Area. No designations apply on the Council's Interactive Map. Though the Site may be within a designated coal-mining area, a Coal Mining Risk Assessment does not apply to householder applications. There are no trees within the Site or elsewhere that would be affected by the proposed development.

Proposed Development

The proposed development consists of two elements. The first is a rear single-storey infill extension, which would replace the footprint of an existing conservatory, ground-floor w/c and shed attached to the rear wall of the outrigger extension. The extension would measure 2.90m in overall height, where the top 500mm would be burnt larch cladding to a green sedum roof, with two horizontal rooflights inserted as per the proposed plans. Overall, the extension would measure 3.00m from the original rear wall, leaving approximately 9.00m to the rear boundary wall as garden space. On the rear elevation a window would serve the proposed utility room and bi-folding doors would serve the kitchen/dining-room area. Two windows inserted onto the west elevation would be obscured glazed to avoid loss of privacy from windows on dwellings on the opposite side of Preddy's Lane.

The second element would be a hip to gable roof conversion to create a dormer extension on the side and rear roof slopes. The resulting dormer, measuring 2.70m in overall height and 5.70m in width, would be constructed finished in burnt larch cladding. The dormer would be naturally lit by a porthole window and Juliet balcony on the rear elevation and two windows on the side elevation. Two rooflights inserted onto the principal roof slope of the dwellinghouse as per proposed elevations, not exceeding 150mm above the existing roof plane. The overall height would be beneath the height of the existing ridgeline.

The choice of materials would be viewed as contemporary and sustainable addition to the existing dwelling. As per proposed elevations, the existing gable wall on the eastern elevation, of the ground floor w/c and shed, would be built up to support the proposed sedum roof.

As the proposal would not exceed 100.00sqm in overall new floorspace, it is not liable for CIL charge.

Assessment against householder permitted development rights

In all aspects except for the overall cubic volume and finishing materials, where the cubic volume of the dormer extension is calculated at 57.00 cubic metres and the finishing materials are not similar in appearance to those existing, the proposed dormer is considered to meet permitted development criteria set out in Schedule 2 Part 1 Class B of the General Permitted Development Order 2015 (as amended) "the GPDO". With respect to L-shaped dormers, the GPDO technical guidance (pg. 36) states:

The enlarged part of the roof may join the original roof to the roof of a rear or side extension (generally referred to as an 'L-shaped dormer' on a main roof and 'outrigger' or 'back addition' roof), whether the part of the house being extended forms part of the original house or is an enlargement, or the shape or level of the pitch of the roofs are different in relation to each other.

Specifically, an amendment made under Statutory Instrument 686 in 2020 to the GPDO confirmed that rear extension is defined as:

"rear or side extension" includes an original part of, or a subsequent extension of, the dwellinghouse that extends from the rear or side of the principal part of the original dwellinghouse.

The proposed dormer is an L-shaped dormer joins the original roof to a rear extension as defined above. The proposed development includes a Juliet balcony. The GPDO technical guidance states (pg.29):

A balcony is understood to be a platform with a rail, balustrade or parapet projecting outside an upper storey of a building. A 'Juliet' balcony, where there is no platform and therefore no external access, would normally be permitted development.

Two windows would be inserted onto the wall forming a side-elevation. The GPDO technical guidance (pg.'s 36 and 37) states:

Windows for a loft extension on a side elevation of a house must be obscure glazed to benefit from permitted development. Glazing to provide privacy is normally rated on a scale of 1-5, with 5 providing the most privacy. To be permitted development, side windows should be obscure glazed to minimum of level 3. Obscure glazed does not include one-way glass.

It is considered the degree to which the proposal accords with permitted development establishes a fallback position.

Assessment against Development Plan policy

The Planning and Compulsory Act 2004 and the Town and Country Planning Act 1990 require that planning applications should be determined in accordance with the Development Plan unless material considerations indicated otherwise.

The Development Plan in this instance is the Bristol Local Plan comprising a Core Strategy (Adopted June 2011) and Site Allocations and Development Management Policies (Adopted July 2014). Other

relevant documents such as Supplementary Planning Document 2 A Guide for Designing House Alternations and Extensions are relevant to the application.

In accordance with Policy BCS21, within the Core Strategy, the proposal would, while safeguarding the amenity of existing development, create a high-quality environment for future occupiers. The addition of a third bedroom, more functional living space and higher environmental standards through retrofitting insulation and inclusion of a sedum roof and wood cladding would promote diversity in the housing market and result in a building adaptable to changing social, technological, economic and environmental conditions.

The proposal would represent development that has an impact upon the character and appearance of the immediate area. The rear extension would not be viewable from public space, except for fleetingly to pedestrians passing the access gate. The proposed hip to gable conversion would provide symmetry on the terrace, where the opposite end of terrace dwelling has been altered by the addition of a dwelling with a gable end.



Figure 3 – End-of-terrace on western end of Batten's Lane

Neighbour amenity is a consideration for householder planning applications where amenity is not defined in planning legislation, but is given to mean through loss of aspect, privacy or intrusion by development that could be construed as overbearing. Proposed development at first-floor level would be furthest from the adjoining dwellinghouse. It is understood that the window of the adjoining neighbouring property on the rear outrigger facing the Site serves a bathroom window, a non-habitable room. Due to aspect and orientation of the dwellings on Batten's Lane it is considered that the loss of light to neighbours would be minimal, where it is sunlight/daylight from an easterly direction the proposal development would have any impact.

Summary and Conclusion

The proposed development under this householder application is for development as described above, for the purpose of creating a dwelling with contemporary living-space using a choice of materials and roof types is reflective of the applicant's predilection toward sustainable development. As set out above, many of the elements of the proposal would be considered permitted development and in determining the application a judgement as to whether the additional development would comply with policies contained within the Development Plan.

Yours etc.



Paul O' Sullivan

Licentiate Member of the RTPI – Membership No. 82569