

Planning, Design and Access Statement

Job Number: 3M-383

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1 Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by Three Magnets Planning on behalf of the applicants, Mr and Mrs McGurrell, who are seeking full planning permission for the extension and alteration of the existing dwelling house through the creation of a two-storey side extension, single storey rear extension and upper floor extension above the existing garage.
- 1.2 This statement describes the application site and its context as well as its relevant planning policy designations, constraints and planning history. This supporting statement should be read alongside the submitted application forms, proposed plans and heritage statement. The statement goes on to consider the proposal in the context of relevant local planning policies, together with other material considerations.
- 1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. The Development Plan for Bristol City Council consists of the Bristol Core Strategy (2011), Site Allocations and Development Management Policies Local Plan (2014) and other supplementary planning documents such as SPD2 - A Guide for Designing House Alterations and Extensions and the Sneyd Park Conservation Area Enhancement Statement.

2 The Site and Relevant Planning History

Site Context

- 2.1 The application site comprises an existing detached house at 27 Old Sneed Avenue. The 4-bedroom property is currently in use as an existing C3 residential dwelling. The traditional 4-bedroom property is located on the South side of the street and reflects the prevailing design of neighbouring properties e.g. detached houses with brick and render elevations.
- 2.2 The site is surrounded by other residential dwellings along both sides of Old Sneed Avenue. Surrounding properties are all two and two and half storey in height and of a similar architectural style.

Planning Policy Designations and Constraints

- 2.3 An inspection of the Bristol City Council Policies Map confirms that the site is not allocated or safeguarded for a specific form of development. The proposal site within the urban area where extensions to existing dwellings are actively encouraged to meet

residents needs.

- 2.4 The site is situated within Flood Zone 1 and as such is not considered to be at risk of flooding. The site is located within a Conservation Area, but is not within close proximity to any Listed Buildings. There are no environmental designations impacting the site.

Relevant Planning History

- 2.5 The site at 27 Old Sneed Avenue has no directly relevant planning history. The following nearby applications are considered relevant to the determination of the application:
- **23/00573/H** – Demolition of conservatory to rear, and single storey garage and outbuilding to side. Remove chimney. Erection of two storey side extension on site of garage, and erection of single storey rear extension on site of conservatory. Replacement windows and doors with metal frames. Minor internal alterations. Construction of timber deck to rear. Widen opening in front boundary wall – 14 Druid Road, Bristol, BS9 1LH – Granted 16th November 2023.
 - **00/04079/H** – Construction of a double storey extension to side of property and single storey rear extension – 25 Old Sneed Avenue Stoke Bishop Bristol BS9 1SD – Granted 16th February 2001.
- 2.6 The above two applications show that the extension of existing dwellings in Sneyd Park is common place and that the enlargement of large detached house are acceptable and representative of the character of the area. The application at No 25 Old Seed Avenue is the adjacent property which was extended 20 years ago to be a double bay fronted property. The more recent permission at 14 Druid Road has been included to illustrate that the side extension and chimney removal on existing large detached houses continues to be an acceptable form of development in the area.

3 The Proposed Development

- 3.1 The proposed development is for the extension and alterations to the existing dwelling house to create a two-storey side extension, a single storey rear extension and upper floor extension above garage. For the avoidance of doubt there is no proposed changes to the existing driveway or access.

4 Planning Policy Analysis

- 4.1 The key policies for the consideration of the application include:
- BCS18 – Housing Type
 - BCS21 – Quality Urban Design
 - BCS22 – Conservation and The Historic Environment
 - DM26 – Local Character and Distinctiveness
 - DM30 – Alterations to Existing Buildings
 - DM31 – Heritage Assets
- 4.2 **BCS18 – Housing Type** requires *“all new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities”*.

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- 4.3 The property is an existing large detached dwelling The proposal maintains the existing mix and balance of housing tenures, types and sizes.
- 4.4 **BCS21 – Quality Urban Design** states that new development should be of high quality and should contribute positively to an area's character and identity.
- 4.5 The proposal has been carefully designed by Architect Martin Lawford to read as a series of integral and well-designed additions. The two-storey eastern extension has taken its design cues from the adjacent property at no 25, which has previously been enlarged to make it a double bay fronted detached property (see planning history). The proposal is similar as it creates a dwelling that will be a double bay fronted property.
- 4.6 The western extension to create an upper floor above the garage maintains the garages more subservient position with a set back from the building line and set down roof ridge to continue the presentation of a subservient extension to the now enlarged main house. The single storey rear extension has not been proposed the full width of the property to limit the footprint and read as a rear extension of the main house.
- 4.7 Roof alterations are proposed to seamlessly draw the new elements together and provide a united front elevation that reflects both the original dwelling and the character of other large detached dwellings in the Sneyd Park Conservation Area. It is considered that the design is high quality and in accordance with policy BSC21.
- 4.8 **BCS22 – Conservation and The Historic Environment** states that development proposals should respect the character and appearance of heritage assets.
- 4.9 It is considered that the proposal respects the character and appearance of residential properties in the Sneyd Park Conservation Area and does not represent a form of development that is identified in the Sneyd Park Conservation Enhancement Statement that is detrimental to character of the Conservation Area.
- 4.10 **DM26 – Local Character and Distinctiveness** sets out that the layout and form of new development should contribute to the creation of quality urban design. The height, scale and massing of development should be appropriate to the immediate context.
- 4.11 No. 27 is part of a series of dwellings found on the south side of Old Sneed Avenue that vary in age, style and scale, but that are all set back from the road with boundary walls and verdant front gardens that are typical of Sneyd Park Conservation Area. All these dwellings have a similar general character but differ in their precise detailing, which adds to the intrigue and character of the street.
- 4.12 It is considered that large detached dwellings are very typical of Sneyd Park in general, in fact you could argue that Sneyd Park is the primary location in the city for such large detached dwellings and the proposal reinforces the existing local character and distinctness of the area. Materials proposed reflect the existing dwelling and that of neighbouring properties, so the proposal will match.
- 4.13 **DM30 - Alterations to Existing Buildings** states *“Extensions and alterations to existing buildings will be expected to respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene”*. It goes on to say that they *“safeguard the amenity of the host premises and neighbouring occupiers”*.

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- 4.14 The proposed scheme involves extensions and alterations to the existing dwelling to enlarge the property including:
- Two storey side extension (east side);
 - Upper floor extension above existing garage (west side);
 - Enlargement to existing single storey rear extension (south side);
 - Alterations to existing roof arrangement.
- 4.15 All elements of the proposal respect the siting, and building line of the existing dwelling. The two-storey side extension (east side) has not been proposed in a deliberately subservient manner, but as a mirror extension to the existing bay window arrangement in a similar fashion to No 25 Old Sneed Avenue. The extension above the garage is proposed to be subservient and has been set in from the existing boundary to avoid overbearing No 29. The single storey rear extension is very typical of most residential extensions. It has not been proposed the full width of the property and has sought to limit the impact on the available garden due to the fact that large detached houses in spacious plots is a key characteristic of the conservation area. The proposed roof alterations are intended to tie together the new built elements with the existing house, so the property is viewed as a large detached house rather than a series of disparate additions.
- 4.16 In terms of residential amenity, the proposal does not introduce any new habitable windows in either side elevation. The proposed extensions only include obscure glazed windows to provide light to the proposed bathrooms/walk in wardrobe.
- 4.17 We believe the proposal will not have a detrimental effect on the appearance of the property or the wider conservation area and will maintain the existing residential amenity enjoyed by the occupiers and their neighbours.
- 4.18 **Policy DM31 Heritage Assets** states that development proposals should respect the character and appearance of heritage assets. The application is accompanied by a heritage statement that considers the heritage impact on the Sneyd Park Conservation Area in light of its characteristics as set out in the Conservation Enhancement Statement.

5 Conclusion

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. From a review of the relevant development plan policy covering the site, it is considered that the development can be considered in accordance with the development plan. The proposed plans show that the development can be achieved without detriment to the surrounding residential amenity and meeting policy requirements for high quality design, heritage and reflecting local character parking,
- 5.2 We would argue that allowing the extension and alteration of this family home enables the current owners to improve the dwelling and reflect the predominance of large detached dwellings that inform the character of Sneyd Park. In light of the above it is concluded that the granting of permission would accord with the development plan and there are no other material considerations that would indicate otherwise.