

**Land siding 28 Cross Street,
Kingswood,
Bristol. BS15 1SB.**

PLANNING DESIGN AND ACCESS STATEMENT

Prepared by Your Design Bristol | September 2023

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1. INTRODUCTION AND HISTORY

- 1.1** This statement has been prepared to support the application for the erection of a new build dwelling at the site named land siding 28 Cross Street, Kingswood, Bristol. BS15 1SB.
- 1.2** The dwelling has been developed with a view to create generous living space over two floors with off street parking and a garden.
- 1.3** The proposal is designed to create a good quality well designed dwelling with sustainability being priority.
- 1.4** This statement explains and justifies how the proposed development is acceptable in terms of the land use, the client's requirements and council policy and the NPPF.
- 1.5** OS Extract Existing.

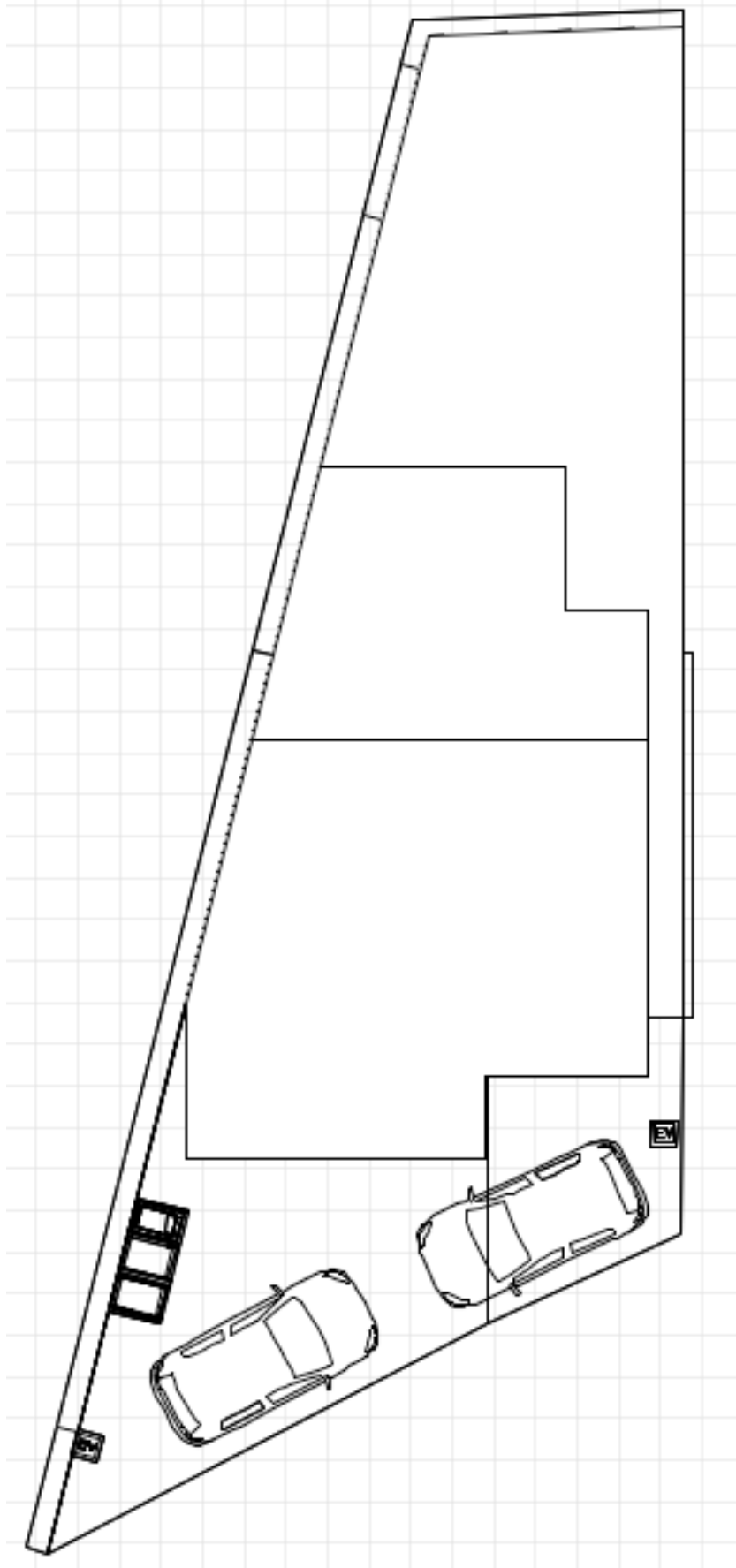


1.6 Proposed

Site

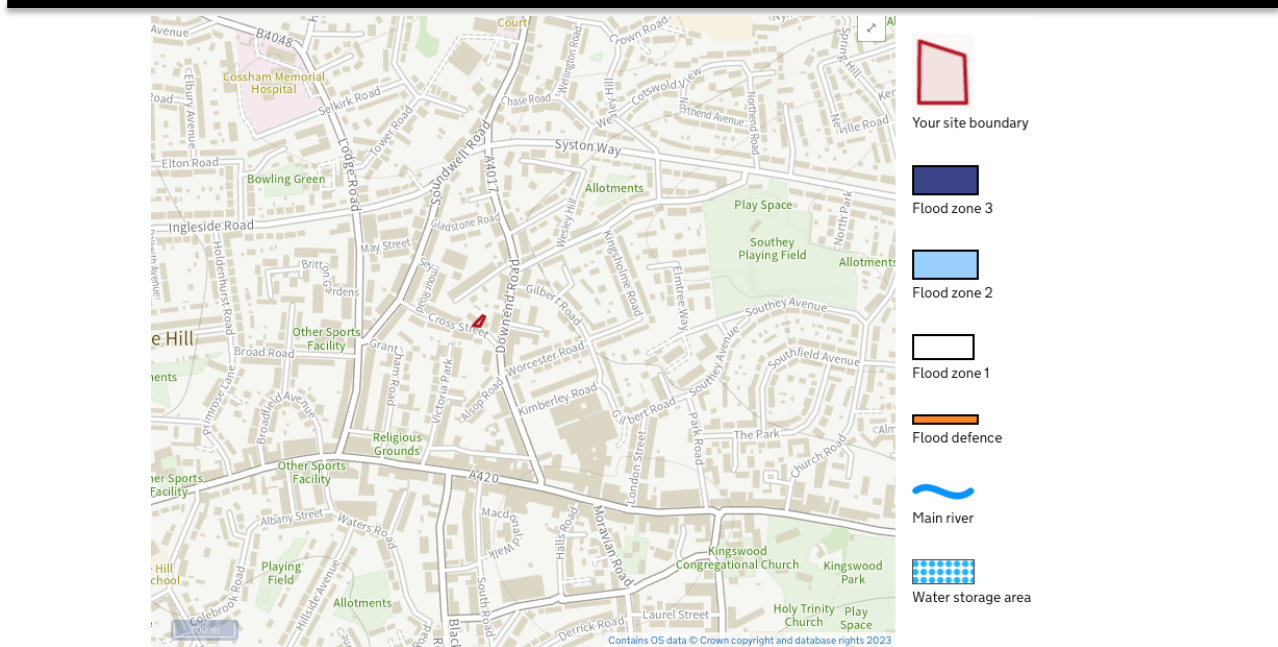
Plan.





2. SITE DESCRIPTION AND CONTEXT

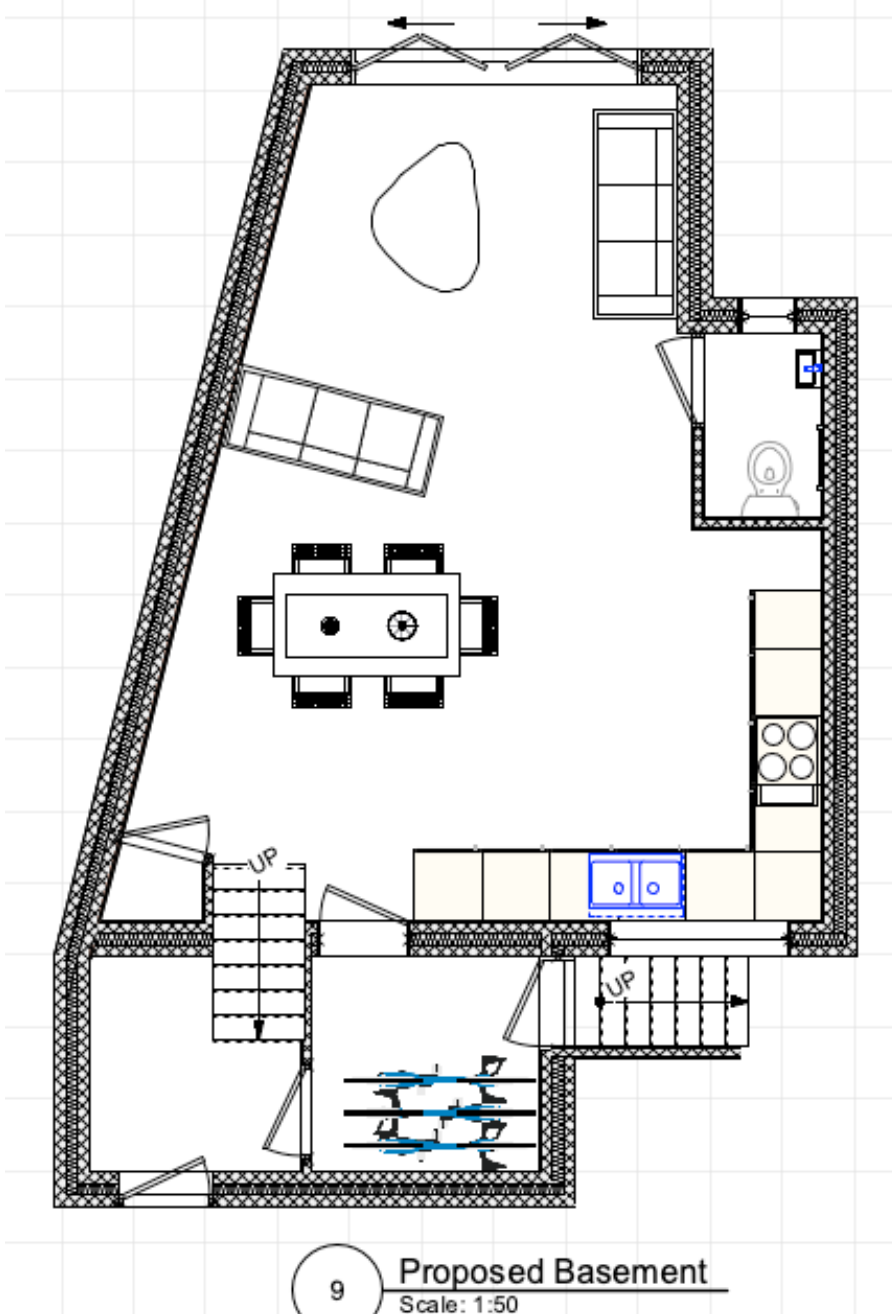
- 2.1** The Land is situated in a residential area of Kingswood with some local commercial buildings, a local shopping centre and very close to bus routes and good access to ring roads and motorways.
- 2.2** The plot has an existing garage, hard standing and a grassed area to the rear and was purchased as a stand alone plot. The only services currently available is drainage at the end of the grassed area.
- 2.3** The surroundings are made up of walled garden that surrounds the west and north elevations, the east is an existing dwelling and south fronts the road.
- 2.4** The site is currently vacant and unused.
- 2.5** The land has been purchased by a small development company.
- 2.6** It is our understanding that the site is in a designated Flood Zone 1, therefore there is no history or expectation of a flood.



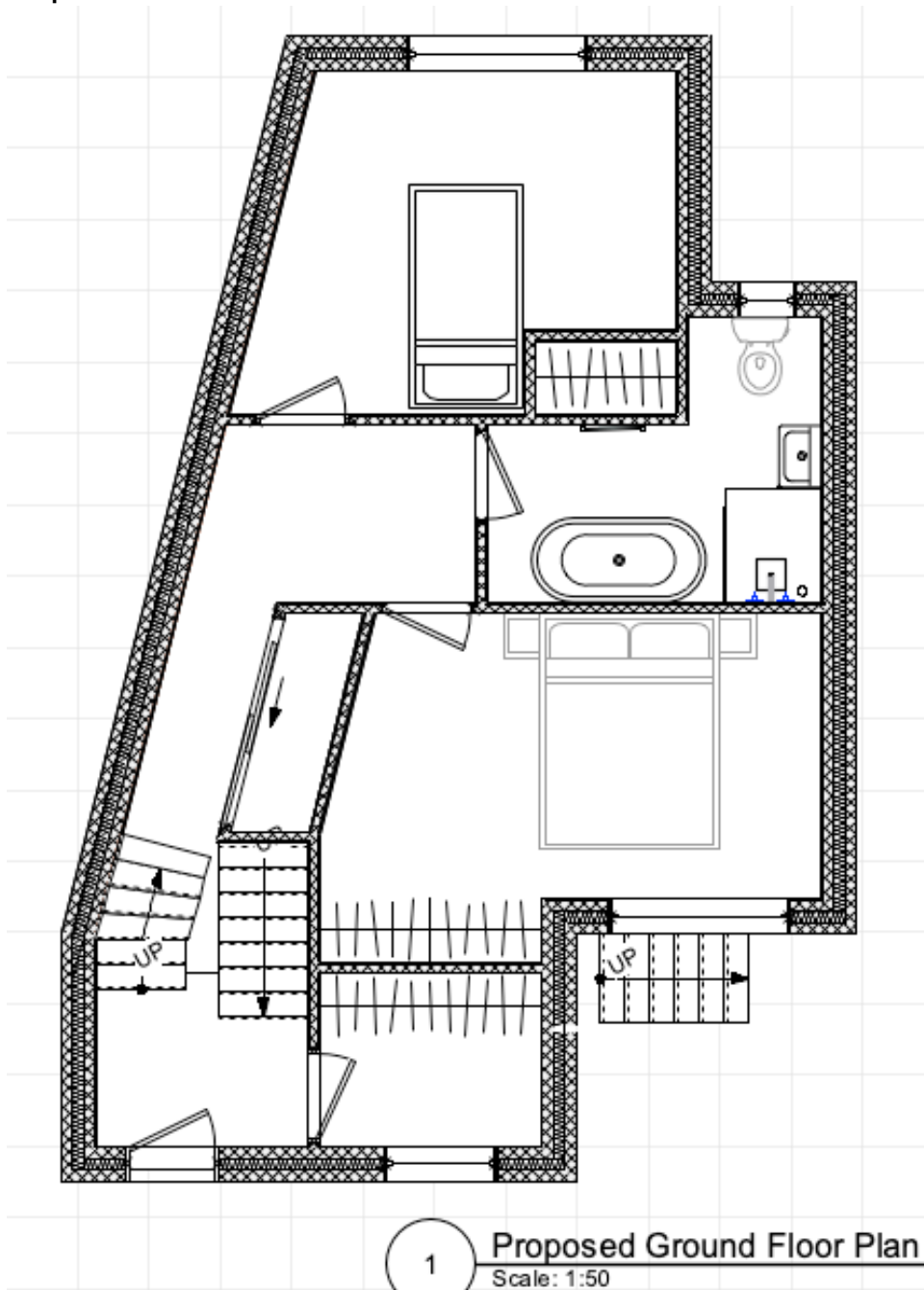
3. THE PROPOSAL

- 3.1** Creation of one dwellings over two floors with a kitchen to the rear, living area towards the front, access to the garden through the rear. On the first floor two bedrooms and a family bathroom. The roof will be used for solar PV electric.
- 3.2** The proposed floor spaces meet the national space standards while maintaining a reasonable garden space allowing for parking, bin and bike storage.

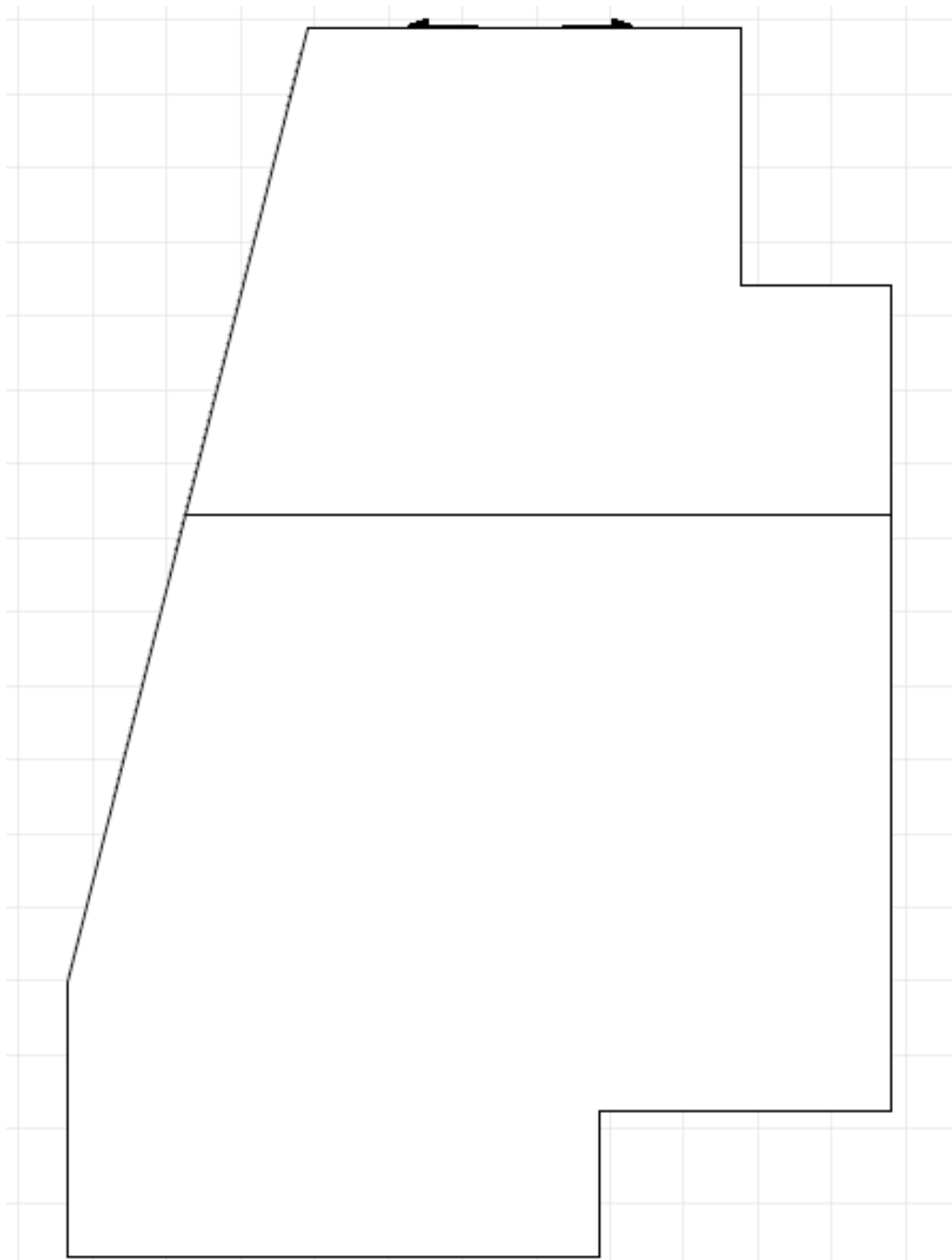
3.3 Proposed Ground Floor Plan



3.4 Proposed First Floor Plan



3.5 Proposed roof area



3 **Proposed Roof Plan**
Scale: 1:50

- 3.6** The proposed dwelling will incorporate solar panels, electric car charging points, cycle storage and bin storage.

As stated in the NPPF Achieving sustainable development:
Paragraph 7

The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030.

- 3.7** The proposal respects the existing structures in the area and represents good design and as stated in the NPPF ‘will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development’.

4. PLANNING HISTORY

- 4.1** There is no previous planning history on this site.

5. PLANNING POLICY FRAMEWORK

- 5.1** The National Planning Policy Framework (NPPF) published by the Government in 2021 and replaces the suite of Planning Policy Guidance notes and Statements. It now forms the main National Planning Policy Framework against which planning policy and planning applications are considered. It therefore has significant weight in the determination of planning applications.

- 5.2** The key aim of the NPPF is to deliver sustainable development in the form of facilitating growth to meet the challenges and needs of society. A key theme of the NPPF is the presumption in favour of sustainable development and *“proposed developments that accord with an up-to-date Local Plan should be approved.... unless material considerations indicate otherwise.”* (Paragraph 12)
- 5.3** The NPPF sets out twelve core planning principles, the relevant ones of which are summarised below:
- Proactively drive and support sustainable development to deliver homes that meet the country’s needs;
 - Secure high quality design and good amenity standards;
 - Encourage the effective use of land and buildings;
 - Actively manage patterns of growth to make the greatest possible use of public transport, and cycling.

6. PLANNING JUSTIFICATION

- 6.1** This section sets out the main reasons behind our proposal in terms of its appropriateness for both the council policies and meeting the client’s needs.
- 6.2** When considering the approach to design of the proposal, it was imperative the design would not create visual impact or out of character dwellings. The design has created a low impact dwelling and is visually lower in the roof line than its surroundings.
- 6.3** The proposal would not be inappropriate to the surroundings and the design of the build would enhance the surroundings while maintain the openness of the street scene.

- 6.4** Planning should make effective use of land while safeguarding and improving the environment and ensuring safe and healthy living conditions.

7. DESIGN AND ACCESS

- 7.1** The site is accessed from a dual accessed street that links Soundwell Road and Downend Road. Both of these roads link to Kingswood, and Downend with other various areas such as Fishponds, Hanham, Speedwell and St George.

8. SUMMARY

- 8.1** The development will meet the needs of the appellants while contributing to the council's housing supply and provides sustainable dwellings therefore meeting the needs of future generations. The dwelling as designed is suitable for a small family and should be considered a good addition to the local area.

