



SUPPORTING STATEMENT

to be submitted in conjunction with an

APPLICATION FOR

ERECTION OF DETACHED GARAGE AND USE OF ACCESS FOR RESIDENTIAL USE

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: Erection of a detached garage and use of existing access for the dwelling known as Landsbury Nurseries.

1. INTRODUCTION & BACKGROUND

This Supporting Statement accompanies the planning application for the erection of a detached garage and use of the existing access off Mapstone Close to serve the dwelling known as Landsbury Nursery.

Planning consent was granted (P23/0331 I/F) on 24th January 2024 for the change of use of land from agricultural to form part of residential curtilage, and the application now seeks consent for a detached garage contained within that curtilage. The proposed use of the access is existing and currently used for agricultural purposes.

2. PROPOSAL

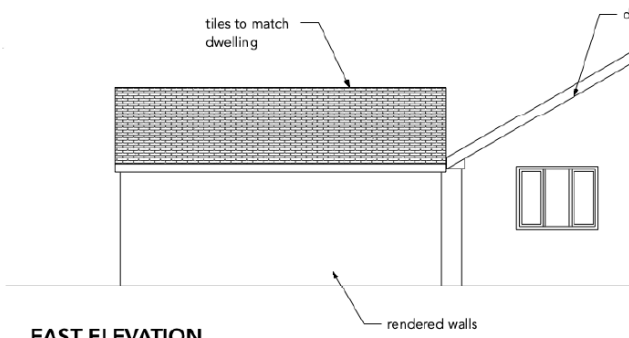
The proposed garage will be detached with rendered elevations under a pitched tiled roof, to match the existing dwelling. It will extend 6.50m x 7.60m and is set within the approved curtilage granted under P23/0331 I/F.

The proposed access use off Mapstone Close is to serve the residential dwelling known as Landsbury Nurseries, forfeiting the residential access use off Hambrook Lane, a busy road with a risk to highway safety. The Hambrook Lane access would then solely be used for agricultural purposes on a much less frequent basis. Mapstone Close already serves several properties and is a quiet no through road. The proposed is therefore considered to be a safety enhancement and more practical arrangement to the existing access.

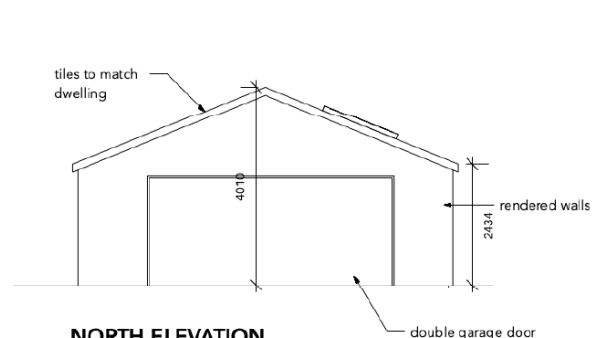
The garage would otherwise qualify for Permitted Development on the basis of the proposed access and principal elevation of the dwelling.



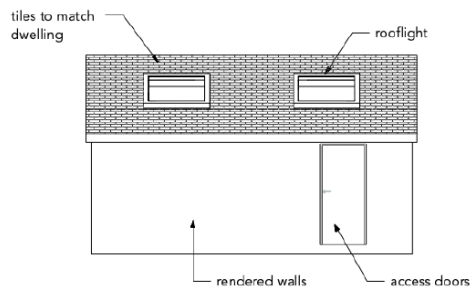
3. DESIGN



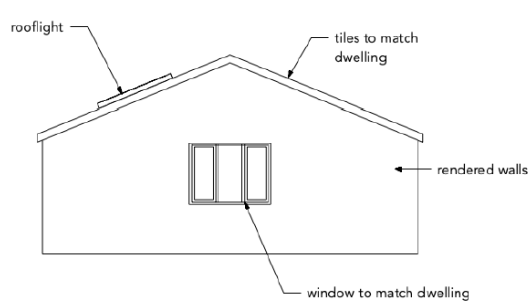
EAST ELEVATION
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NORTH ELEVATION
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WEST ELEVATION
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SOUTH ELEVATION
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4. POLICY

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.

PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. Although the proposed scheme builds on existing rear garden, the remaining private external amenity space would continue to be in excess of the Council's design standards, complying with policy PSP43.

5. CONCLUSION

The proposed garage is modest and would otherwise qualify for Permitted Development, whilst the proposed use of the access is considered to be a safety enhancement for the highway. This will further allow the property to function in accordance with its use, whilst allowing agricultural activities to take place adjacent, but not disturbing occupiers of the dwelling.

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 FAAV
for and on behalf of David James