



PLANNING STATEMENT

FULL PLANNING PERMISISON FOR THE CONSTRUCTION OF A SINGLE DETACHED TWO-BEDROOM HOUSE WITH VEHICULAR PARKING, REFUSE STORE AND CYCLE RACKS ON LAND TO THE REAR OF 58 DOMINION ROAD, BRISTOL, BS16 3ET

REAR OF 58 DOMINION ROAD, BRISTOL, BS16 3ET

NOVEMBER 2023

PREPARED BY SN CONSULTANTS

PREPARED FOR MOHAMMAD ASIF AKBAR

SN CONSULTANTS

Company registered in England and Wales

Registered address:

43 Chatsworth Road

Bristol

BS16 3QP

Tel: +44 77 2285 7331

www.snconsultants.co.uk

SN Consultants

43 Chatsworth Road

Bristol

BS16 3QP

Contact: Saiqa Noreen

Tel: +44 7722 857 331

saiqa.noreen@snconsultants.co.uk

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1.0 INTRODUCTION

1.1 This planning statement has been prepared by SN Consultants Ltd on behalf of Mr Mohammad Asif Khan (the **Applicant**) for full planning consent for the erection of a two-bedroom house with vehicular parking, refuse store and cycle racks on land to the rear of 58 Dominion Road, Bristol, BS16 3ET.

1.2 This application has been submitted to Bristol City Council Planning Department for the following permission to be granted:

“Full Planning Permission for the erection of a two-bedroom house with vehicular parking, refuse store and cycle racks, on land to the rear of 58 Dominion Road, Bristol, BS16 3ET”

1.3 The area covered by this application measures approximately 94.3 sqm and is located within the area of Hillfields, Bristol.

1.4 This planning statement sets out the following;

- Details of the sites characteristics, context and history
- A Description of the development proposals;
- Consideration of the proposed alterations

1.5 The proposal is for the erection of a detached two-bedroom dwelling. It is to be up to 1.5 storey's in height and will have a footprint of up to 94.3 sqm, as set out in the site layout plan submitted with this application.

1.6 The purpose of this Planning Statement is to set out a comprehensive assessment of the development proposals and to explore the relationship between the material considerations and the policies of the development plan. It makes the clear and unequivocal case for why planning permission should be granted.

1.7 With that objective in mind, this Statement is structured as follows:

PLANNING HISTORY

1.8 Details of the planning history of the site are provided at table 3.1 of this statement

CONTENT OF PLANNING APPLICATION

1.9 This planning application is made under the Town and Country Planning Act 1990 (As Amended) Planning and Compulsory Purchase Act 2004. This supporting statement sets out the site's characteristics, site history and the reasons for the proposed development.

1.10 The complete Planning Application contains the following documentation:

APPLICATION DOCUMENTS

- Completed Planning Application Forms;
- Completed Ownership Certificates
- Completed Community Infrastructure Levy Question Form;
- A summary of Bristol City Councils Planning Validation 'Local List' as it relates to this proposal;

PLANNING STATEMENT

- Section 1: Introduction
- Section 2: Description of the site and surrounding area;
- Section 3: The relevant planning history;
- Section 4: Planning Balance, an analysis of the planning considerations;
- Section 5: Summary and Conclusions

1.11 This Planning Statement should be read as part of a package of material that makes up the application. Where relevant, this document will cross-refer to other material as necessary.

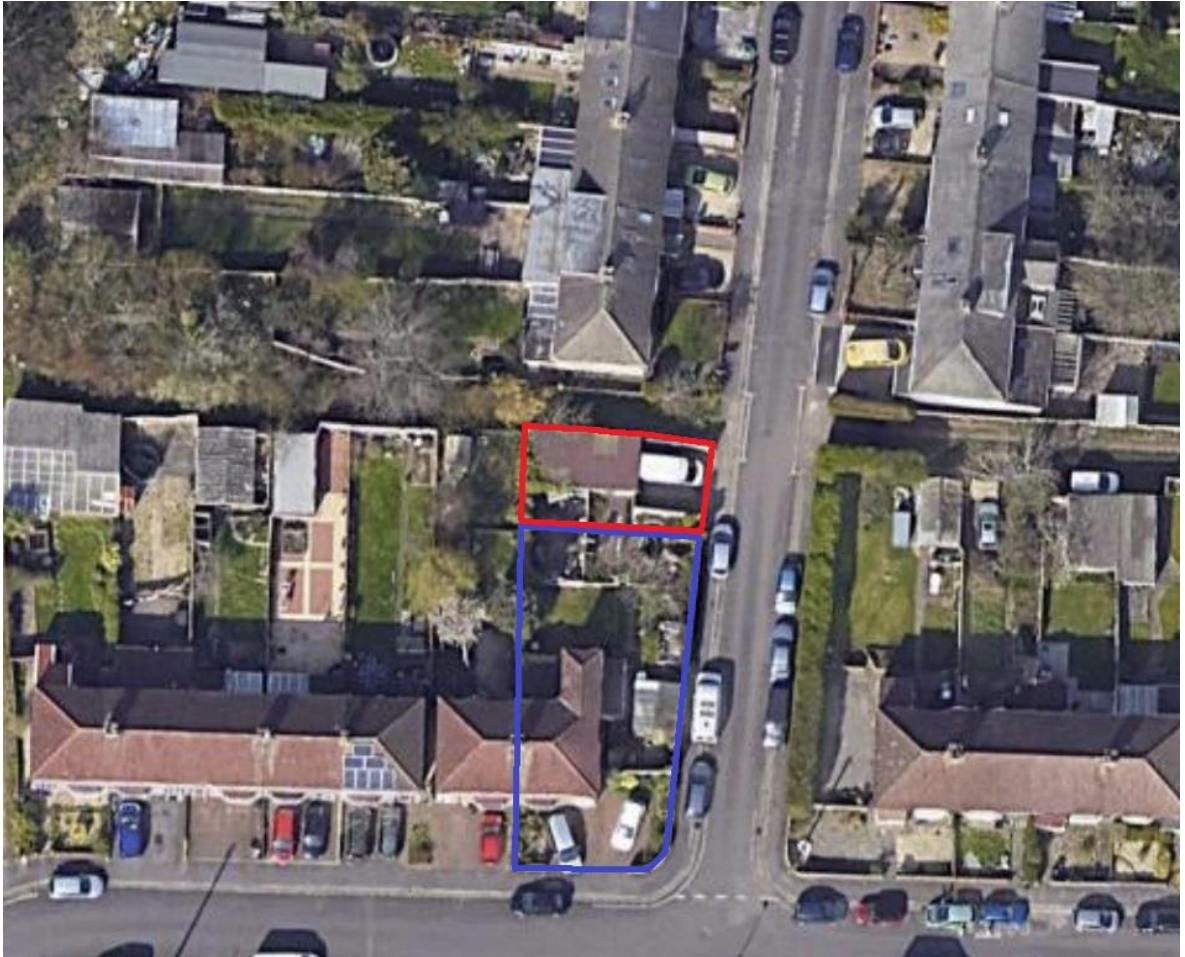
1.12 Documents accompanying this submission include:

- Sustainability Statement;
- Site Location Plan;
- Existing Block Plan;
- Existing Site Plan;
- Proposed Site Plan;
- Proposed Block Plan;
- Proposed Floor Plan;
- Proposed Elevations;
- Proposed Cycle & Bin Storage

2.0 SITE AND CONTEXT

SITE DESCRIPTION

- 2.1 The site is located at National Grid Reference ST 62688, 75130. The location of the site is shown in the aerial photograph presented in Figure 2.1 below. The application site is located to the rear of 58 Dominion Road, Hillfield, the existing use of the application site is a garden.



Site Figure 2.1: Site Context

- 2.2 The site's location is shown on drawing titled (Site Location Plan). The application comprises approximately 94.3 sqm of development located within the urban area of Hillfields, East Bristol. The site is located on the northern side of Dominion Road along Halstock Road, at the corner with Halstock Road and currently consists of a garden area and a detached garage.
- 2.3 The site is located approximately 700 metres south-east of Speedwell and 900m north-east of Greater Fishponds.
- 2.4 The site is to the rear of 58 Dominion Road west of Hillfields. The site is surrounded on all 4 sides of its boundary by residential properties. Its northern boundary borders a side lane which provides access to rear properties along Dominion Road, its eastern boundary overlooks the rear garden of 50 Dominion Road and its southern boundary overlooks the rear garden of 58 Dominion Road.

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ACCESS

- 2.5 Access to the site is off Halstock Avenue which is at the rear of the property. The site has significant frontage onto Halstock Avenue to which suitable access can be provided. The proposed development provides a dropped kerb to the highway which allows a driveway to the proposed development.

SURROUNDING CHARACTER

- 2.6 The majority of development surrounding the site is residential in nature, however a number of commercial uses lie within walking distance including Wrapex Limited, M&D Services Bristol, Essential Trading Co-operative and Travis Perkins.

LOCAL SHOPS/SERVICES

- 2.7 The site lies within walking distance of a number of shops including, Morrisons Supermarket, Lidl and Aldi Supermarket located approximately 720m north-east of the proposed development.
- 2.8 A review of the Statutory and Non-Statutory designated sites within the locality was undertaken using the Multi Agency Geographic Information for the Countryside (MAGIC) database operated by Natural England. This review indicated that the site is not listed, and it is not located within a conservation area.
- 2.9 A detailed flood map and modelled flood levels provided by the Environment Agency show that the entire site is located within the Flood Zone 1. This is the zone of lowest flood risk and comprises land with less than 1 in 1000 annual probability of river flooding and is therefore compatible with all forms of development.

PLANNING ALLOCATIONS/DESIGNATIONS

- 2.10 In the current context, the development plan for the application site comprises:
- **Bristol Development Framework Core Strategy (adopted June 2011);**
 - **Site Allocations and Development Management Policies Document (adopted July 2014);**
 - **National Planning Policy Framework;**
 - **National Planning Practice Guidance;**
 - **DCLG Technical Housing Standards-Nationally Described Space Standard**
- 2.11 A full assessment of the proposal against relevant national and local planning policy is provided in section 4 of this planning statement, which confirms that the proposal is consistent with relevant planning policy.

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3.0 PLANNING HISTORY

3.1 This chapter provides details of the planning history of the application site and sets the context of the planning policy documents relevant to the site and the proposed development.

PLANNING HISTORY

3.2 A search on Bristol City Council's planning database reveals the planning permission history for the site and surrounding area set out in Table 5.1 below.

Application Ref.	Description	Address	Decision	Decision Date
21/04194/H	Two Storey Extension	58 Dominion Road, Bristol, BS16 3ET	Refused	October 2021
21/00471/CP	Application for a Certificate of Proposed Development – Erection of single storey outbuilding	58 Dominion Road, Bristol, BS16 3ET	Certificate of Lawfulness be not issued	October 2021
20/04937/CP	Application for a Lawful Development for a Proposed use or development – erection of a domestic outbuilding	58 Dominion Road, Bristol, BS16 3ET	Certificate of Lawfulness be not issued	December 2020
18/01448/F	Proposed two-storey detached dwelling house	58 Dominion Road, Bristol, BS16 3ET	Pending	
87/02134/H	Bathroom Extension	58 Dominion Road, Bristol, BS16 3ET	Granted	September 1987
86/02045/H	Kitchen and Dining Room Extension	58 Dominion Road, Bristol, BS16 3ET	Granted	August 1986

Table 3.1 Application Site Planning History

4.0 PLANNING POLICY

INTRODUCTION

- 4.1 This chapter provides a consideration of the proposal against the Development Plan for the site, as well as other National and Local Planning Policy. The following policy documents are considered relevant to the proposed development.
- 4.2 As laid out in Section 38 (6) of the Planning and Compulsory Purchase Act 2004 makes it clear that “*regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts that determination must be made in accordance with the plan unless material considerations otherwise*”. The adoption of the National Planning Policy Framework (The NPPF) does not alter this as a starting point but it does introduce additional material considerations that should be taken into account by the decision maker.
- 4.3 To determine this application, the relevant development plan refers to the Bristol Development Framework Core Strategy (adopted June 2011) and the Site Allocations and Development Management Policies Document (adopted July 2014). The NPPF advises that development plans must be tested for consistency against the requirements of the NPPF if they are to carry full weight in decision making.
- 4.4 The following policy documents are relevant to the proposed development.

NATIONAL PLANNING POLICY

- National Planning Policy Framework (September 2023);
- Planning Practice Guidance

LOCAL PLANNING POLICY

- Bristol Development Framework Core Strategy (adopted June 2011);
- Site Allocations and Development Management Policies Document (adopted July 2014)

MATERIAL CONSIDERATIONS

- DCLG Technical Housing Standards- Nationally Described Space Standard

NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012)

- 4.5 This section of the report addresses the national planning policy position, in terms of the National Planning Policy Framework (NPPF) and online Planning Practice Guidance. The National Planning Policy Framework (NPPF) is the current national planning policy document in England. Its publication in March 2012 introduced significant changes to the planning system and replaced a raft of former policy documents.
- 4.6 The National Planning Policy Framework sets out the concept of a “presumption of favour of sustainable development” within the context of a plan led system. Applications for planning permission

must be determined in accordance with the development plan unless material considerations indicate otherwise paragraph 11.

- 4.7 Proposed development which accords with an up to date local plan should be approved, and proposals which conflicts with the plan should be refused unless other material considerations indicate otherwise. The NPPF comprises a material consideration in the determinations of planning applications (paragraph 13).
- 4.8 Paragraph 14 of the NPPF advises that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. It goes on to assert that in decision-taking the balance between the benefits and adverse impacts of a proposed development should be considered alongside specific policies. This is the essential test of whether the development, as proposed, accords with the triumvirate of sustainable development. Being conscious of the economic, societal and environmental benefits that come with development is fundamental to decision taking. To do this it is necessary to understand the critical core principles that underpin these three strands of sustainable development.
- 4.9 A presumption in favour of sustainable development means that development proposal which accord with the development should be approved without delay, and where the development is absent, silent or out of date, permission should be granted unless the adverse impacts in doing so would 'significantly and demonstrate' outweigh the benefits when assessed against the policies in the NPPF as a whole or where specific policies in the NPPF indicate that development should be restricted (paragraph 48).
- 4.10 There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles.
- **An economic role:** *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation, and by identifying and coordinating development requirements, including the provision of infrastructure;*
 - **A social role:** *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality-built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
 - **An environmental role:** *contributing to protecting and enhancing our natural, built and historic environment, and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*
- 4.11 For the consideration of planning decisions, the NPPF is a material consideration, and indicates that Local Planning Authorities should support enterprise and facilitate housing, economic and other forms of sustainable development.
- 4.12 When deciding whether to grant planning permission, the Framework advises local planning authorities that:

“Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, or*
- Specific policies in this Framework indicate development should be restricted”*

CORE PLANNING PRINCIPLES

4.13 Paragraph 17 of the NPPF identifies 12 core land-use planning principles. The elements of these principles relevant to this application (in terms of decision-taking include. The principles considered relevant to this proposal include:

- To proactively drive and support sustainable development to deliver homes, business and thriving local places;*
- Secure high-quality design and a good standard of amenity;*
- Support the transition to a low carbon economy;*
- Conserve and enhance the natural environment and reduce pollution;*
- Promote and encourage multiple benefits from the mixed-use land*
- Manage patterns of growth to make the best of public transport, walking and cycling;*
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs*

DELIVERING A WIDE CHOICE OF HIGH-QUALITY HOMES

4.14 The Framework sets out to ‘boost significantly the supply of housing’, which in turn should help deliver a wide choice of high-quality homes.

4.15 To ensure that housing needs are met, paragraph 47 of the Framework includes an important clause relating to the identification and maintenance of a deliverable supply of housing land sufficient to meet the five years’ worth requirement.

4.16 Paragraph 49 indicates that where an LPA cannot demonstrate a five-year housing land supply, policies relevant to the supply of housing should not be considered up-to-date and decisions should instead be determined against the presumption in favour of sustainable development.

REQUIRING GOOD DESIGN

4.17 Paragraph 56 of the NPPF identifies that the Government attaches great importance to the design and built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

4.18 The NPPF also provides that the planning system can play an important role on facilitating social interaction and creating healthy, inclusive communities. All applications for housing are required to include a design and access statement explaining the design rationale.

4.19 Paragraph 60 sets out that planning policies should not attempt to impose architectural styles or reinforce local distinctiveness where relevant.

IMPLEMENTATION

4.20 Paragraph 216 of the NPPF advises that decision takers should attribute weight to policies in emerging plans depending on the stage of plan preparation, the amount of unresolved objections to the policies and the degree of consistency with the NPPF.

PLANNING PRACTICE GUIDANCE

4.21 On 6 March 2014, the Government launched the Planning Practice Guidance (PPG) Web-based resource which builds upon the key principles of the NPPF. The following sections/paragraphs are considered to be of relevance to the development proposals:

4.22 With regard to the determination of planning applications, paragraph Reference ID 21b-006-20140306 reasserts that:

“Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified”

4.23 Paragraph Reference ID 21b-014-201 40306 provides additional guidance on the issue of prematurity in decision-taking. This sets out that ‘refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan yet to be submitted for examination’.

LOCAL PLANNING POLICY

THE DEVELOPMENT PLAN

4.24 The Development Plan is currently made up of a number of documents, but principally there are two overarching documents:

- **Bristol Development Framework Core Strategy (adopted June 2011);**
- **Site Allocations and Development Management Policies Document (adopted July 2014).**

BRISTOL DEVELOPMENT FRAMEWORK CORE STRATEGY (ADOPTED JUNE 2011)

4.25 The Bristol City Council Core Strategy was adopted in June 2011. It forms the first part of the Bristol Local Plan and sets out the spatial vision and objectives for Bristol until 2026. It does not outline-site specific policy or allocations but instead looks at broad locations for development.

Policy Number	Policy Name
Policy BCS5	Housing Provision
Policy BCS10	Transport and Access Improvements
Policy BCS11	Infrastructure and Developer Contributions
Policy BCS13	Climate Change
Policy BCS14	Sustainable Energy

Policy BCS15	Sustainable Design and Construction
Policy BCS18	Housing Type
Policy BCS20	Effective and Efficient Use of Land
Policy BCS21	Quality Urban Design
Policy BCS23	Pollution

Table 4.1: Bristol Development Framework Core Strategy Policies

POLICY BCS5

4.26 Policy BCS5 states that the delivery of new homes will aim to be within the built-up area and will be in accordance with the spatial strategy for Bristol. Development of new homes will primarily be on previously developed sites. The policy aims to deliver 30,600 new homes in Bristol between 2006 and 2026 (i.e., over the plan period).

POLICY BCS10

4.27 Policy BCS10 relates to transport and access. It states that land for transport proposals will be safeguarded and that schemes should be designed to give priority to pedestrians, cyclists and public transport before the private car. It further states that proposals should reduce the negative impacts of vehicles.

POLICY BCS11

4.28 Policy BCS11 of the Core Strategy states that planning obligations may be sought from developments, irrespective of their size, that have an impact which requires mitigation. Contributions from CIL will be required in accordance with the appropriate regulations.

POLICY BCS13

4.29 Policy BCS13 states how development should mitigate and adapt to climate change. Mitigation should be achieved through:

- *High standards of energy efficiency including optimal levels of thermal insulation, passive ventilation and cooling, passive solar design, and the efficient use of natural resources in new buildings.*
- *The use of decentralised, renewable and low-carbon energy supply systems.*
- *Patterns of development which encourage walking, cycling and the use of public transport instead of journeys by private car*

To achieve adaptation, policy BCS13 states that development should include:

- *Site layouts and approaches to design and construction which provide resilience to climate change.*
- *Measures to conserve water supplies and minimise the risk and impact of flooding.*
- *The use of green infrastructure to minimise and mitigate the heating of the urban environment.*

- *Avoiding responses to climate impacts which lead to increases in energy use and carbon dioxide emissions.*

POLICY BCS14

- 4.30 Policy BC14 refers to sustainable energy. The policy states that new development will be expected to demonstrate the heat hierarchy has been followed in selecting heating and cooling systems and that development should include measures to reduce carbon dioxide emissions.

POLICY BCS15

- 4.31 Policy BCS15 states that sustainable design and construction is integral to new development and should address issues of:

- *Maximising energy efficiency and integrating the use of renewable and low- carbon energy; □ Waste and recycling during construction and in operation;*
- *Conserving water resources and minimising vulnerability to flooding;*
- *The type, life cycle and source of materials to be used;*
- *Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting;*
- *Opportunities to incorporate measures which enhance the biodiversity value of development, such as green roofs*

- 4.32 The policy further states that from 2016, residential development should meet Level 6 of the Code for Sustainable Homes (now abolished), as well as providing suitable arrangements for refuse and recycling.

- 4.33 Policies BCS13 to BCS15 are addressed in full within the submitted Sustainability and Energy Statement, which sets out a policy-compliant approach.

POLICY BCS18

- 4.34 Policy BCS18 of the Core Strategy (2011) states that development should provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. Space should be provided for everyday activities and to allow flexibility and adaptability by meeting space standards.

POLICY BCS20

- 4.35 Policy BCS20 of the Core Strategy (2011) states that effective and efficient use of land and states that new development should maximise the opportunity to re-use previously developed land. It continues to state that for residential development that has a minimum indicative net density of 50 dwellings per hectare is sought.

POLICY BCS21

- 4.36 Policy BCS21 of the Core Strategy (2011) states that new development should safeguard the amenity of existing development and create a high-quality environment for future occupiers.

4.37 Whilst Policy BCS21 has been designed to address the development of larger developments than now proposed (for example, the incorporation of public art is unlikely to be applicable in this case), the design principles that have informed the policy have nevertheless been considered in creating this proposed development of two dwellings.

POLICY BCS23

4.38 Policy BCS23 states that in locating and designing development, account should also be taken of the impact of existing sources of noise and other pollution on the new development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DOCUMENT (ADOPTED JULY 2014).

4.39 The Site Allocations and Development Management Policies Management Policies (SADMP) document outlines detailed planning policies, beyond the more strategic policies set out in the Core Strategy. Below is an assessment of the design policies in the document which relate to the application proposal. It was adopted in July 2014.

Policy Number	Policy Name
Policy DM1	Presumption in favour of sustainable development
Policy DM21	Development of Private Gardens
Policy DM23	Transport Development Management
Policy DM26	Local Character and Distinctiveness
Policy DM27	Layout and Form
Policy DM29	Design of New Buildings
Policy DM32	Recycling and Refuse Provision in New Development

Table 4.2: Site Allocations and Development Management Policies

POLICY DM1

4.40 Policy DM1 of the Development Management Policies (2014) outlines that the city’s approach to development proposals will generally be positive and reflective of the presumption in favour of sustainable development as referenced throughout the NPPF.

POLICY DM21

4.41 Policy DM21 relates to the loss of gardens in development. This will not be permitted unless:

- The proposal would represent a more efficient use of land at a location where higher density are appropriate; or
- The development would result in a significant improvement to the urban design of an area; or
- The proposal is an extension to an existing single dwelling and would retain an adequate area of functional garden.

- 4.42 The proposed development meets the first two criteria of Policy DM21 (the proposal is not for an extension of an existing dwelling and as such the third criterion does not apply)

POLICY DM23

- 4.43 Policy DM23 of the Development Management Policies (2014) (Transport Development Management) outlines that new development should not give rise to unacceptable traffic conditions and will be expected to provide safe access to the highway network. The policy also outlines that new development should be accessible by sustainable transport methods such as walking, cycling and public transport. Furthermore, the policy sets standards for parking provision.
- 4.44 In relation to cycle parking, Policy DM23 requires a provision of 2 cycle parking spaces per 2-3-bedroom dwelling. The development therefore generates a minimum provision for 2 cycle parking spaces. 2 cycle parking spaces are proposed within a single storey lockable storage shed, accessed to the western side of the building. This exceeds the required provision, and the proposed location has direct and level access to the public highway.

POLICY DM26

- 4.45 Policy DM26 of the Development Management Policies (2014) expands upon Core Strategy policy BCS21 by outlining the criteria against which a development's response to local character and distinctiveness will be assessed. Development will not be permitted where it would be harmful to local character and distinctiveness or where it would fail to take the opportunities available to improve the character and quality of the area and the way it functions.
- 4.46 The policy further states that development should retain existing buildings and with regards to backland development, development is expected to be compliant in height, scale, mass and form to the surrounding buildings and the proposed access should not cause adverse impacts on the character, appearance, safety or amenity of the existing frontage development. Finally, the development should not prejudice the opportunity to develop adjoining land of similar potential.

POLICY DM27

- 4.47 Policy DM27 of the Development Management Policies (2014) requires proposals to achieve appropriate levels of privacy, outlook and daylight and usable amenity space, parking and servicing.

POLICY DM29

- 4.48 Policy DM29 (Design of New Buildings) of the Development Management Policies states the design of new buildings should be of high quality. Buildings should reflect their function and role appropriately within the public realm and be capable of adaptation to accommodate alternate uses and future needs. New buildings should incorporate active frontages, have clearly defined main entrances fronting the public realm, incorporate exteriors and elevations which provide visual interest from a range of viewing distances, be visually well organised and well proportioned.

POLICY DM30

- 4.49 Policy DM30 of the Development Management Policies (2014) also expresses that alterations to buildings should safeguard the amenity of the host premises and neighbouring occupiers. Care

should be taken to ensure that any alteration does not result in a significant loss of sunlight, daylight or overshadowing to the property or its neighbours. Furthermore, development should not be overbearing, or result in unacceptable overlooking or loss of privacy.

POLICY DM32

- 4.50 Policy DM32 (Recycling & Refuse) of the Development Management Policies (2014) outlines that all new development should provide bin and recycling storage facilities fit for the nature of development, with adequate capacity for the proposed development, in a location which is safe and accessible for all users and does not harm the visual amenity of the area or neighbouring amenity.

SUPPLEMENTARY PLANNING GUIDANCE

- **SPACE STANDARDS PRACTICE NOTE (JULY 2011);**
- **CLIMATE CHANGE AND SUSTAINABILITY PRACTICE NOTE (DECEMBER 2012)**
- **SPACE STANDARDS PRACTICE NOTE (JULY 2011)**

- 4.51 The Bristol Local Development Framework expects a high standard of accommodation and amenity for future residents of new development. Policy BCS18 requires proposals to provide sufficient space for everyday activities and Policy BCS21 requires a high-quality environment for future occupiers. Policy DM27 requires proposals to achieve appropriate levels of privacy, outlook and daylight and usable private or communal amenity space. Prior to the introduction of the National Space Standards in October 2015, the Council had its own space standards, set out in a Practice Note.

- 4.52 The table below identifies how the proposed development for 1 dwelling could comply with the National Space Standards:

Flat No.	Accommodation	Size	Space Standard	Compliant
2-Bed House	2 Bed 4 person	94.3 m2	79 m2	YES

- 4.53 As demonstrated above the proposed dwelling could be designed to comply with the national space standards. The dwelling would be provided with a good level of storage space with it having a separate storage cupboard as well as space for wardrobes within the bedrooms.

- 4.54 The detached dwelling would have a good level of outlook and privacy and a communal garden is provided to meet their needs.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 4.55 The Community Infrastructure Levy (CIL) allows local planning authorities to raise funds from developers who are undertaking new building projects in their area. BCC adopted their CIL Schedule on 1st January 2013. This schedule outlines the levy per m2 that will be applied to all relevant new development uses.

WEST OF ENGLAND PARTNERSHIP (THE WEST OF ENGLAND JOINT SPATIAL PLAN)

- 4.56 The West of England Partnership, made up of the four Districts, Bristol, North Somerset, South Gloucestershire and Bath & North-East Somerset, are working towards the production of a Joint Spatial Strategy, which encompasses each of the four authorities running to a plan period of 2036. The plan aims to set out a strategic plan for sustainable growth that will help the area meet its housing and transport needs for the next 20 years. The plan is informed by more up-to-date evidence than the adopted Bristol Core Strategy, notably the 2013 West of England Strategic Housing Market Assessment. Consequently, the Joint Spatial Plan has expressed a need for more housing in the West of England, identifying a need of at least 85,000 new homes by 2036, which is 30,000 more than the number already planned for.

5.0 PLANNING POLICY COMPLIANCE

5.1 This Section of the Planning Statement sets out the key planning issues arising from the development and that is one of whether what is being proposed is acceptable in principle. It explores the relationship between the development plan and material considerations relevant to the proposal by assessing the relative performance of the proposed development against the criteria of the relevant policies.

5.2 As a starting point for the determination of this application, Section 38(6) of the Town and Country Planning Act 1990 (as amended) states:

“If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

5.3 This means that an application must be assessed against the development plan and determined in accordance with the policies contained therein. However, material considerations should also be taken into account, which may well outweigh development plan policies. The previous Section sets out the development plan and the relevant policies contained within it. It also sets out the government guidance, the NPPF, and how it should be implemented.

5.4 The applicant considers that the proposed development complies with the relevant planning policies set out above. This is explained in further detail below under the following considerations:

- The Principle of development;
- Design of the proposed building;
- Impact upon surrounding residential amenity;
- Access and Parking
- Sustainability

THE PRINCIPLE OF DEVELOPMENT

5.5 Policy BCS5 of the Bristol Core Strategy sets out the housing requirement for the city and the policy aims to deliver 30,600 new homes in Bristol between 2006 and 2026 (i.e., over the plan period). The need for housing in Bristol is particularly acute when considering the emerging West of England Joint Spatial Plan, which sets out a housing need that is based on up-to-date evidence and which is notably higher than already planned for.

5.6 In light of demonstrable additional housing need across the Housing Market Area, we would suggest that BCC will need to apply greater weight to the delivery of new homes on smaller sites (as part of the overall strategy of delivery), such as the application site, which is suitable for the amount and form of residential development proposed.

- 5.7 The proposed new dwelling will contribute to the delivery of much-needed housing, in line with policy, on a site within an existing built-up area of the city that has good access to services and facilities. In line with Policy DM21 of the Site Allocations and Development Management Policies DPD, the proposed dwellings represent a more efficient use of land at a location where higher density are appropriate. The site is therefore sustainable for the form of development proposed and the development should be considered acceptable in-principle.
- 5.8 The site lies comprises part of the underused rear garden of 58 Dominion Road. The site lies within the urban area Hillfields and is considered to comprise previously developed land, on which there is therefore a presumption in favour of sustainable development.
- 5.9 Surrounding uses are residential and commercial so therefore the proposed residential use is considered to be appropriate in this location. The proposal represents a more efficient use of land, within the urban area, in a location where higher densities are appropriate.
- 5.10 The site is also well located in relation to local service and amenities and has access to good local transport networks. It is therefore considered to be a sustainable form of development in an accessible location.

DESIGN OF THE PROPOSED BUILDING

- 5.11 The current site comprises the existing rear garden of 58 Dominion Road. Due to the orientation of the rear garden, positioned against the road, the existing area offers sufficient in the way of private amenity space.
- 5.12 The applicant has paid careful regard to the character and local distinctiveness of surrounding buildings and has sought to design a new building which complements this existing character, whilst providing local distinctiveness.
- 5.13 The proposed building is located largely within the building line established by the existing properties on Dominion Road and Halstock Avenue. No parts of the building project beyond this building line, which allows the opportunity for the new building to make a design feature on this corner plot.
- 5.14 The design of the building differs slightly from surrounding properties in the area being terraced rather than detached, however the plot size corresponds to the surrounding plots, and similar gaps are provided between the adjoining dwellings to maintain the overall continuity of the street scene and respect the character of the area.
- 5.15 The height of the building is similar to those surrounding; however, it is proposed to slightly increase the height at the corner of the plot. This design feature allows the opportunity to provide a focal design point at the corner. Given the dwellings on the opposite side of Halstock Avenue have pitched roofs, this is not considered to be out of keeping.

- 5.16 In terms of the elevation treatment of the building, it is proposed to use a similar design and size of windows, although the corner location allows the opportunity for larger windows to be incorporated into the rear façade.
- 5.17 In keeping with surrounding properties, it is proposed to use render and brick. Again, the use of brick provides the opportunity to incorporate a feature at the corner location.
- 5.18 The building, although slightly different in character to the pattern of development within the area, it is considered appropriate as it is set within the building line of the associated streets. The scheme maintains the open landscaped corner and the existing concrete wall is to be replaced with a timber fence, along with the potential for additional planting. The use of render and brick, along with a pitched roof is consistent and relates appropriately to the surrounding properties and respects the prevailing character and quality of the surrounding townscape.
- 5.19 Through the careful design of the scheme, it is considered that the development of this underused rear garden area will not result in harm to the character and appearance of an area and by respecting the existing building line, the character of the street is maintained. It is proposed that appropriate boundary treatments are provided, and that the existing boundary fence will be retained.

IMPACT UPON SURROUNDING RESIDENTIAL AMENITY

- 5.20 There are no windows proposed on the side elevation facing towards property 1 Halstock Avenue and high-level bathroom windows are proposed on the elevation facing west, which can be obscure glazed to provide further privacy if required. There will therefore be no loss of privacy to surrounding dwellings or any overlooking of existing rear garden areas.

ACCESS AND PARKING

- 5.21 The Council's adopted car parking standards (Appendix 2 of Site Allocations and Development Management Policies Local Plan) sets out a requirement of 1.25 spaces per 2 bedrooms flat. Using this standard, the scheme requires the provision of 1.5 spaces off road spaces.
- 5.22 In accordance with the Council's requirements a suitable and accessible bike store, sufficient to accommodate 2 bikes (2 spaces per dwelling) is proposed.
- 5.23 Overall it is considered that the scheme complies with the Council's adopted policy in relation to access and parking provision.

SUSTAINABLE DEVELOPMENT/LOCATION AND SITE SUITABILITY

- 5.24 In accordance with paragraph 49 of the NPPF, housing applications should be considered in the context of the presumption in favour of sustainable development. As set out in the previous Section, the presumption is based on the mutual dependency of the three strands of sustainable development. This application supports these in the following ways:

- 5.25 An economic role - the development is within the urban are of Hillfields. The proposed development will include the erection of a two-bed single dwelling for additional houses, providing enhanced support to the local economy and promoting local economic growth.
- 5.26 Paragraph 19 continues to state that it is the Government's intention that the planning system does everything it can to support sustainable economic growth and it should operate to encourage not impede this goal. Significant weight should be attached to support economic growth through the planning system.
- 5.27 The site is available now, in the most suitable location for self-build residential development within the urban area of Hillfields and can become a vital contributor to the local economy through provision of local jobs and increased Council Tax payments. The local primary (Chester Park Infant) school is within easy walking distance and will benefit from the extra subsidies that come with increased child numbers and the local shop, which is also within close proximity, will also benefit from increased custom.
- 5.28 *A social role* – in addition to providing economic benefits to the local community, the proposal will also provide new occupants that will contribute to the community and support its local facilities and services now and in perpetuity. The local community in Hillfields/Fishponds is thriving and has a well-established meeting place at the St John's Church King's Way Benefice. The Parish Council is very strong and has very well attended meetings and events. The marginal increase in population through this proposed development will continue to foster this social network within Fishponds and Hillfields and will reinforce the sense of community within the locality.
- 5.29 An environmental role – as the site is located adjacent to the existing settlement, on two sides, any new residents will be able to benefit from existing local public transport services already servicing the area, therefore, reducing the need for additional private car movements and assisting in minimising the amount of pollution from transport.
- 5.30 The residential use of the site is established: the site is already in use for a dwelling and the site is located in a suburban area predominantly comprising residential uses. The site is sustainably located in terms of proximity to local facilities and services, with Fishponds main high street located a short walk away (the site's sustainability relative to all facilities and services is set out in detail in the submitted Design and Access Statement).
- 5.31 The proposals are in line with Policies DM21 and DM26 of adopted Site Allocations and Development Management Policies document. Policy DM21 states that development relating to the loss of gardens will not be permitted unless:
- The proposal would represent a more efficient use of land at a location where higher densities are appropriate; or
 - The development would result in a significant improvement to the urban design of an area; or

- The proposal is a self-build dwelling to an existing garden and would retain an adequate area of functional garden.
- 5.32 Whilst the policy requires only one of the three criteria to be fulfilled, the proposed development is considered to fulfil both of the first two criteria that are relevant to the application (the final criterion is not applicable as the proposal does not relate to the extension of an existing dwelling).
- 5.33 In addition, Policy DM26 states that with regard to backland development, development “...is expected to be compliant in height, scale, mass and form to the surrounding buildings and the proposed access should not cause adverse impacts on the character, appearance, safety or amenity of the existing frontage development.” The proposals are again considered to be wholly compliant in this regard.
- 5.34 The site is not affected by any known constraints, such as contaminants, vegetation, or designations, and nor would development of the site have an impact any known designation. The site is therefore appropriate for residential development in this regard.
- 5.35 The application is supported by an Energy Statement which demonstrates that the scheme meets the Council’s adopted policy with regards to energy efficiency and CO2 reductions.

THE NEED FOR HOUSING

- 5.36 Paragraph 47 of the NPPF tasks Local Authorities to significantly boost the supply of housing within their area and in doing so have to provide a five-year supply of land for housing, including a 5 or 20% buffer of land from later in the plan period to supplement growth.
- 5.37 Paragraph 48 continues by allowing local planning authorities to make an allowance for windfall sites within the Strategic Housing Land Availability Assessment (SHLAA). The most recent SHLAA update was undertaken in February 2023 and has identified a land supply of 15 years to meet their justified housing need. This has included a windfall allowance, within section 5 that incorporates an allowance for small sites of less than 10 dwellings. The Council have stated that even during times of economic downturn the number of small sites coming forward has been consistent and has greatly contributed towards meeting their housing needs. In the five years up to April 2023 completions on small sites have averaged 260 dwellings per annum.
- 5.38 The proposed development falls into the category of a windfall site, which as set out above is an approach that is supported by the Council and has been a proven method of assisting with the achievement of housing delivery targets. In turn, this demonstrates how important small sites are in contributing to the Councils supply of housing and adds significant weight to this application. There is a reliant on windfall sites providing upward of 750 units across the next five years (between 2021/2022 and 2022/23). A windfall site, by definition, cannot be planned for or be an allocation and so sites that will become allocated within the Policies Sites and Places Plan will not be included within this figure unless they come forward prior to the adoption of this plan. In any event they will still make

a meaningful contribution to achieving an adequate supply of housing land to meet the Council's objectively assessed housing need.

OTHER MATTERS

- 5.39 Two separate bin stores are provided, directly adjacent to the side of the proposed development. These have been designed to provide sufficient space to allow for both a wheelie bin, and recycling bins. They have been located in an easily accessible location so as allow for ease of collection.

THE PLANNING BALANCE

- 5.40 The proposed site lies within the existing urban area and makes efficient use of land through the development of currently underused rear garden of 58 Dominion Road.
- 5.41 In designing the scheme, the applicant has paid careful regard to the character and local distinctiveness of surrounding buildings and had sought to provide a new dwelling which both complements this existing character, whilst providing local distinctiveness.
- 5.42 Through the careful design of the scheme, it is considered that the development will not result in harm to the character and appearance of the area and by respecting the existing building line, the character of the street is maintained. It is proposed that appropriate boundary treatments are provided, and that the existing boundary fencing will be retained.
- 5.43 The design responds to the orientation of neighbouring dwellings to ensure that there will be no overlooking or loss of privacy. The building is positioned to ensure no adverse impact on existing windows.
- 5.44 Sufficient on-street car parking space is provided to comply with the Council's adopted policy in relation to access and parking provision. Suitable cycle storage is also provided.
- 5.45 A number of energy efficient measures can be included within the proposed development to ensure that the building is as sustainable as possible. An Energy Statement confirms that the application accords with local plan policy in relation to reducing energy use. A planning condition can be attached to ensure such measures are provided.
- 5.46 Overall it is considered that the proposed scheme represents a sustainable form of development that fully accords with the development plan.

6.0 PROPOSED DEVELOPMENT/DESIGN AND ACCESS STATEMENT

6.1 The submitted application seeks full planning permission for the erection of 2-bed detached dwelling to be constructed to the rear of 58 Dominion Road.

“Application for the erection of 1 No dwelling and associated access and landscaping”

6.2 It is in our view that the subject site would represent a suitable infill location for a single dwelling given that it falls within a residential area as identified in the Bristol Core Strategy.

6.3 The proposed development is presented in detail by the submitted plans, elevations and sections, and is described in the submitted Design and Access Statement (where the design rationale and objectives are presented).

6.4 The principles which have guided the proposals for the redevelopment of the site are detailed below and in the accompanying Design and Access Statement (DAS) below.

6.5 The application proposes the erection of a detached 2-storey residential dwelling comprising 2 bedrooms. The external appearance of the proposed building reflects that of the surrounding development.

Shadow Study

6.6 As detailed within figure 6.1 below a shadow study was undertaken which demonstrated that the proposed building would not cause any shadowing to neighbouring properties. There would be a slight shadowing to the rear of the garden to 58 Dominion Road neighbours but this is deemed not significant for a refusal. The alignment of the building has been moved forward to avoid any potential over shadowing.

6.7 Another issue was outlook to neighbouring properties. No windows are proposed to either side of the proposed building and therefore we consider that there will be no impact to neighbouring properties in terms of outlook.

Overdevelopment of the site and impact upon urban design



Figure 6.2: Proposed Aerial View of the Proposed development demonstrating the shadowing of the proposed building and nearby properties

- 6.9 The orientation of the building has been aligned to match the building line of 1 Halstock Avenue which in keeping with property 58 Dominion Road which is on the southern boundary of the proposed development (Dominion Road & Halstock Avenue). Please refer to Figure 6.1 & 6.2 below.



Figure 6.1 Proposed Street Scene



Figure 6.2 Proposed Street Scene against Building Line

Impact upon residential amenity

- 6.10 The proposed development would not harm the residential amenity through overshadowing or the impact upon outlook of neighbouring properties. Please refer to figure 6.3 which provides an illustration of the lack of impact upon outlook to neighbouring properties.

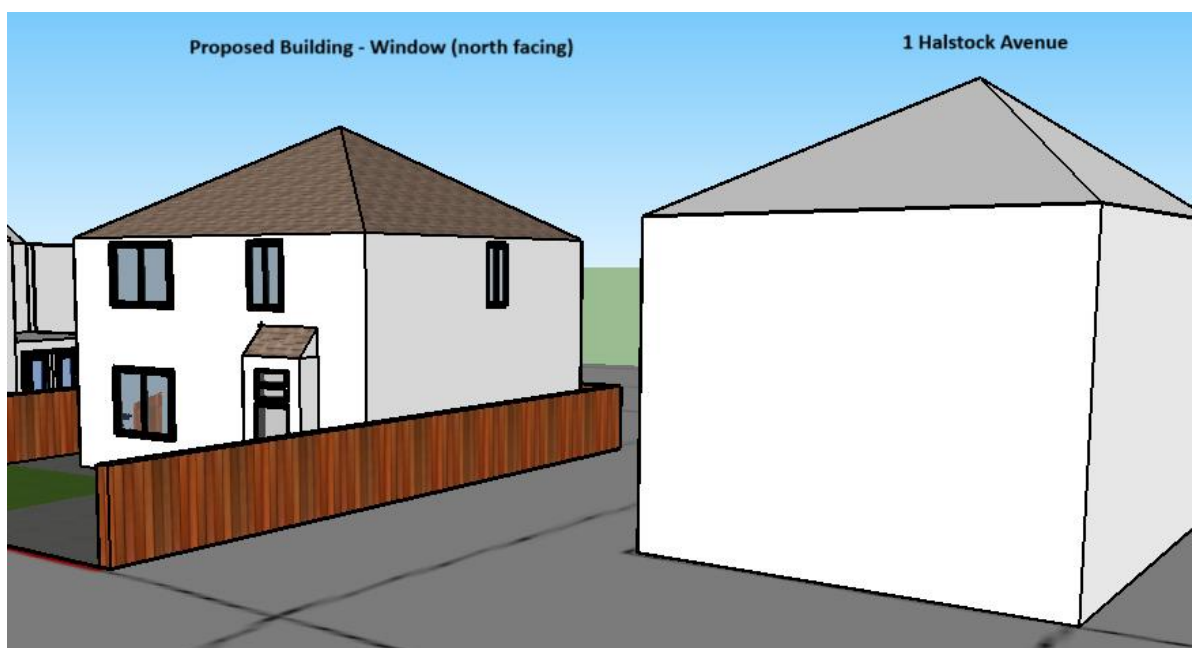


Figure 6.3 Proposed Building

- 6.11 Loss of daylight and sunlight for 58 Dominion Road was a consideration of the design process for the dwelling. As demonstrated above, there is no daylight or sunlight issues.

7.0 DESIGN AND ACCESS STATEMENT

- 7.1 The submitted application seeks full planning permission to construct a single dwelling to the rear of 58 Dominion Road.
- 7.2 It is in our view that the subject site would represent a suitable location for a single dwelling, given that it falls within a residential area as identified in the Bristol Core Strategy.
- 7.3 The proposed development is presented in detail by the submitted plans, elevations and sections.

AMOUNT

- 7.4 The proposed development is to provide a single dwelling on land to the rear of 58 Dominion Road. The footprint of the dwelling will measure 94.3 sqm internally which is above the standards set out within the Technical Housing Standards- Nationally described space standard.

SCALE

- 7.5 The proposed dwelling would measure 5 metres in height, 7.8 meters wide and 7.91 metres deep. The proposed dwelling will have a front porch which will measure 1.3 metres wide by 1.7 metres deep. The proposed building is in keeping with the existing hierarchy of the immediate and surrounding buildings.



Figure 7.1: *Proposed 2-bed dwelling*

LAYOUT

- 7.6 The position of the building is located to make optimum use of this underused rear garden. In order to accommodate sufficient parking, the dwelling is set back from the road, but still allows adequate space for the rear garden.

ACCESS

- 7.7 Pedestrian and vehicular access from the highway will be via an existing opening in the front boundary wall which would be widened to allow for manoeuvrability. A drive using the existing dropped kerb is proposed. Please see figure below.



Figure 7.2: Existing Dropped Kerb which allows for vehicle parking on a proposed drive

LANDSCAPING

- 7.8 The proposal does not require the loss of any trees or hedges.

APPEARANCE

- 7.9 The building will have a traditional brick appearance with tiled roof. These materials are prevalent within the area and therefore will relate to the local vernacular.
- 7.10 All rainwater goods will be white, and the doors and windows will be white plastic double glazing.

DESIGN

- 7.11 There will be no windows facing 54 Swiss Road. All windows to the rear of the proposed development will be of obscured glass to the bathroom and glazed patio doors at ground floor.

SN CONSULTANTS

Planning, Design & Access Statement
Land to the rear of 58 Dominion Road, BS16 3ET



Figure 7.3: Image demonstrating that no windows are proposed which overlook 58 Dominion Road

SUSTAINABILITY

7.12 The development will use.

- Locally sourced materials wherever possible;
- Use very high insulation values;
- Provide water butts to the building;
- Use a highly efficient boiler.

7.13 Please refer to Appendix 1 of this report which details the sustainable principles for this development.

7.14 The garden will now measure 67 sqm in size. Cycle and bin stores would be situated to the side of the dwelling. The total of 2 cycles spaces and bin storage will be provided. Please refer to diagram below;

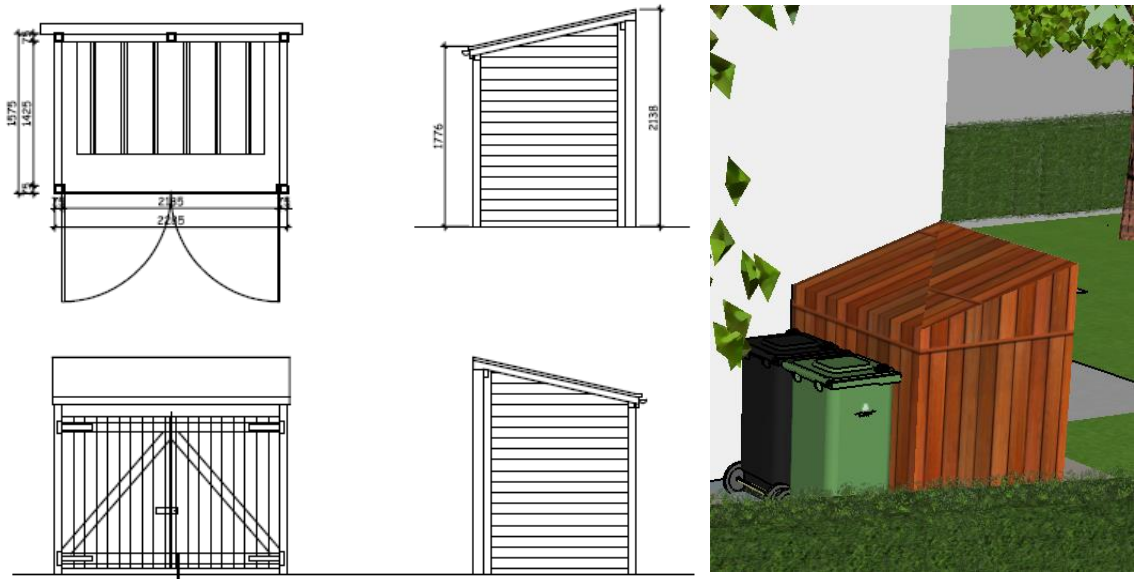


Figure 7.4: Bin and Cycle Storage



8.0 CONCLUSION

- 8.1 This Planning Statement has been prepared by SN Consultants which is being made by Mr Mohammad Asif Akbar for full planning permission for the erection of “*1No. dwellings, vehicle parking, refuse store and cycle racks*” on land to the rear of 58 Dominion Road, BS16 3ET.
- 8.2 The proposals are in accordance with the policies of the adopted Development Plan including the adopted Core Strategy and Site Allocations and Development Management DPD, which broadly support residential development in sustainable locations within the existing built-up areas of the city.
- 8.3 The application site is on previously developed land, residential land in the residential area of Fishponds, Bristol.
- 8.4 In accordance with policy, the proposals provide a design that will contribute to local character and distinctiveness, and which provides a layout appropriate within the context.
- 8.5 The dwellings have been designed with sustainability in mind and provide a policy compliant approach to energy in construction and operation.
- 8.6 There are no restrictive designations which apply to the site and it is located within the identified settlement boundary.
- 8.7 The proposals are in line with the principles of sustainable development outlined in the National Planning Policy Framework and provide an effective use of land to enable the delivery of much-needed housing.