



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Proposed annexe for ancillary use at the rear garden

at:

**17 Avon Way, Thornbury, South Gloucestershire,
Bristol, BS35 2DG**

Design and Access Statement

**Written and prepared by Planning By Design on
Behalf of Viveene Heyes**

1. Application

Planning By Design (**The agent**) has been instructed by Viveene Heyes (**the applicant**) to prepare and submit a planning application to South Gloucestershire Council (**the Planning Authority**) for the proposed annexe for ancillary use at the rear garden (**The development**) at: 17 Avon Way, Thornbury, South Gloucestershire, Bristol, BS35 2DG (**the Site Location**). The following statement has been constructed in support of this planning submission and seeks to demonstrate how the development is compliant from a National Planning Policy perspective and in line with the Local Development Plan.

2. Site Location

The application site is located within a residential setting, in southeast Thornbury, at the corner of Avon Way and Ladden Ct. The application site is a two-storey semi-detached property with a rear garden area. The application site is not associated with any landscape designation or conservation areas.

3. Planning History

A review of the council's planning database in March 2022 for the application site showed the following planning applications:

- PT99/0434 : Erection of rear conservatory – Application granted – 1999.

4. Proposed development

This application seeks approval for the demolition of the existing cabin at the back of the property and the erection of an annexe to provide accommodation for relative. The proposal seeks to remove the existing pergola and cabin and replace it with an annexe accommodation outbuilding.

5. Design and Access

Design

The proposed annexe outbuilding is proposed to be erected at the position where the current cabin is. The existing boundary wall (19 Avon Way) is proposed to be removed and the face of the proposed outbuilding would align with the property boundary. The dimension of the annexe is proposed to be 6.75m in length and 4.75m in width. The roof is proposed to be flat and the maximum height of the annexe is envisaged to be 2.5m (see Figure 1).

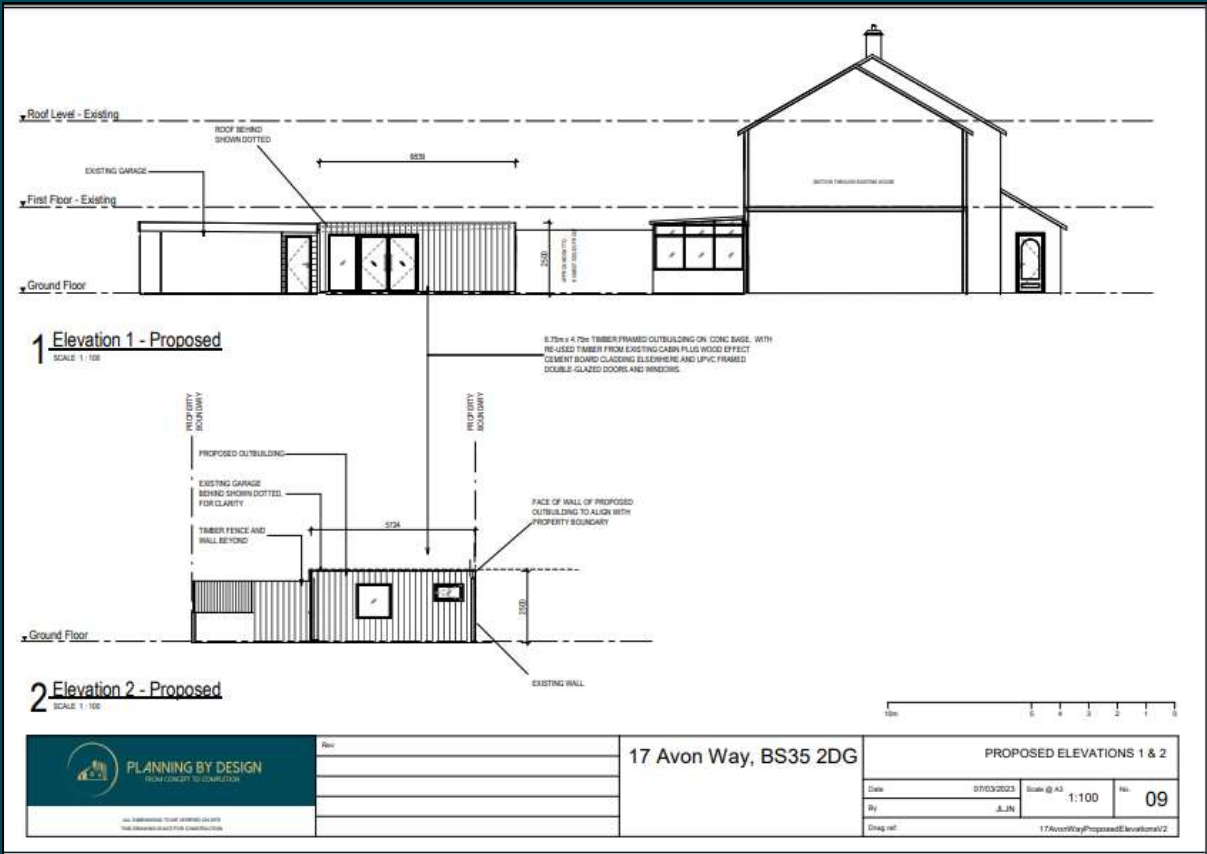


Figure 1: Proposed Elevations 1&2 (not to scale, please see planning drawings)

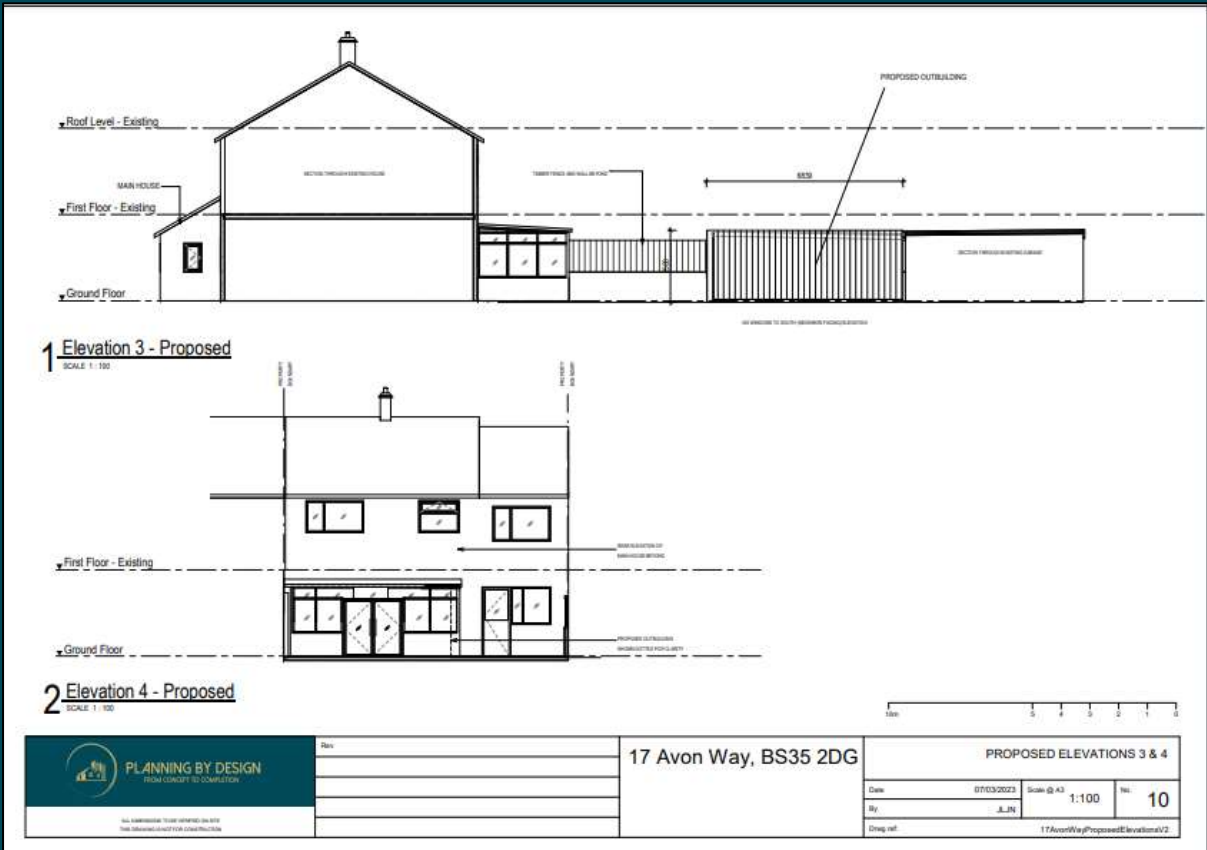


Figure 2: Proposed Elevations 3&4 (not to scale, please see planning drawings)

In terms of materials, the annexe is proposed to be timber framed on a concrete base with wood effect board cladding and uPVC-framed double-glazed windows and doors.

The annexe is proposed to follow the boundary line of the existing garage at the back of the property and the boundary wall at the side.

Internally, the annexe is proposed to have living space and a bedroom with an en-suite. The annexe is proposed to be used for family relative and all the electricity and water will be supplied from the main house. The occupant of the annexe will use the washing machine in the main house.

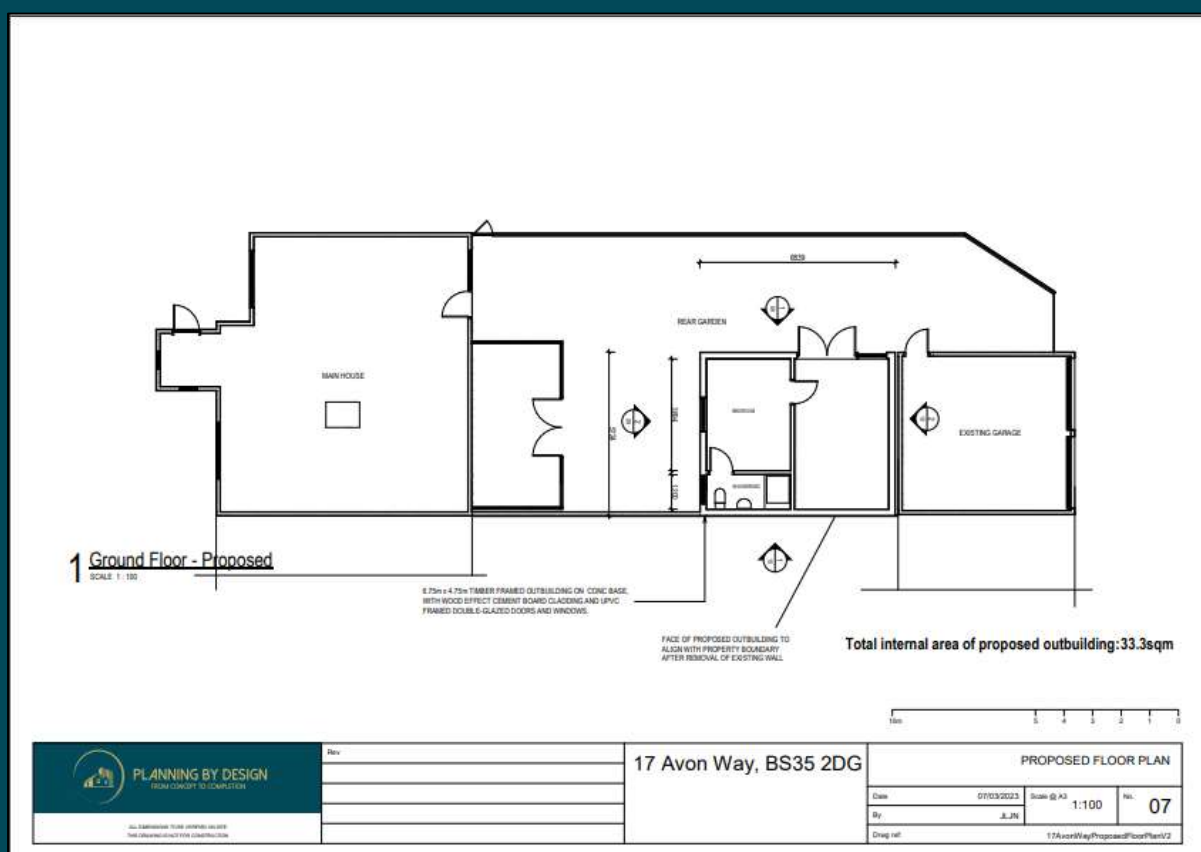


Figure 3: Proposed Floor Plan (not to scale, please see planning drawings)

Access

Access to and out of the site is not proposed to change as a result of this development. Access to the outbuilding/annexe is available through the main house, from the side and back of the garden. The entrance to the annexe itself will be positioned on the north elevation.

6. National and Local Planning Policy Context

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location

- National Planning Policy Framework;

- National Planning Practice Guidance;
- South Gloucestershire Local Plan Core Strategy (Adopted December 2013)
- South Gloucestershire Local Plan Policies Sites and Places Plan (Adopted November 2017)
- Supplementary Planning Guidance -Annexes & Residential Outbuildings (2021)

6.1. National Planning Policy Context

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: *The proposed annexe will replace the existing cabin and it will provide significant social, environmental and economic benefits to the site and surrounding area. The proposal primarily contributes to the social objective since the erection of an annexe will create suitable living space for family relative to live there. From an environmental perspective, the development does not result in any detrimental impact on the adjacent streetscape character, nor does it impose any harmful impact highway as the annexe is appropriately screened off from the highway. Economically, the development will bring economic benefits to this area on a low scale as local suppliers and fitters will be hired to make this conversion.*

Section 12 of the NPPF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make a development acceptable to communities

Analysis: *As highlighted through the supplied planning drawings and designs, the development will sit well within existing dwelling houses and the local area. Furthermore, the proposal does not deter away from the existing dwellinghouse by scale and design and is an appropriate replacement/addition to the rear garden.*

Paragraph 11 of the NPPF describes the presumption in favour of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) 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

In line with the National Planning Policy Framework, Planning by Design kindly request a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

6.2. Local Plan Policy Context

6.2.1. South Gloucestershire Local Plan Core Strategy Adopted December 2013

Relevant policies include:

- Policy CS1: High-Quality Design
- Policy CS4A: Presumption in Favour of Sustainable Development
- Policy CS5: Location of Development

Policy CS1: High-Quality Design

Policy CS1 states that the development will be permitted where the highest possible standards of design and site planning are achieved. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

Analysis: The proposed development is carefully designed to sit well with the existing charter and to be of the highest possible design. The annexe is considered to enhance the character and to be respectful of the area distinctiveness. Therefore, it is considered that the proposal is in compliance with the above policy.

Policy CS4A: Presumption in Favour of Sustainable Development

There is a presumption in favour of sustainable development. When considering proposals for sustainable development the Council will take a positive approach. It will work proactively with applicants to find solutions so that sustainable development can be approved wherever possible. Applications that accord with the policies in this Plan will be approved without delay unless material considerations indicate otherwise.

Analysis: The proposed development will be in line with this Policy, so we kindly ask Planning Officer to approve this application without delay.

Policy CS5: Location of Development

The focus of this Policy is to concentrate new developments within defined development boundaries. At Thornbury, the new development will be of a scale appropriate to revitalise the town centre and strengthen community services and facilities.

Analysis: The proposed development is situated within Thornbury's defined development boundary so this would not deter from the policy aims.

6.2.2. South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017

Relevant policies include:

- PSP1: Local Distinctiveness
- PSP8: Residential Amenity
- PSP11: Transport Impact Management
- PSP16: Parking Standards
- PSP38: Development within Existing Residential Curtilages
- PSP43: Private Amenity Space Standards

Policy PSP1: Local Distinctiveness

Development proposal(s) will be accepted where the proposals demonstrate an understanding of, and respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area/locality. Innovative

architectural responses will be favourably considered, where this would result in a high-quality design that would in itself contribute positively to the distinctiveness of a place.

Analysis: *The proposed annexe would be of high-quality sustainable design to match the existing local character of the area. The external materials will almost match the materials of the existing cabin situated which will be demolished. In that respect, the proposal considers being in compliance with the policy PSP1.*

Policy PSP8: Residential Amenity

Development proposal(s) will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to):

- a. loss of privacy and overlooking;
- b. overbearing and dominant impact;
- c. loss of light (daylight/sunlight);
- d. noise or disturbance; and
- e. odours, fumes or vibration

Analysis: *The proposed annexe will replace the existing cabin and it is proposed to be slightly bigger. However, there will be minimal to no changes in terms of layout, height and overall size which is not expected to cause any detrimental impacts on the residential amenity. The annexe will not cause any overlooking, loss of privacy, or light. The windows will be positioned below the boundary wall to ensure there is no privacy or overlooking issues.*

Policy PSP11: Transport Impact Management

Development proposals which generate demand for travel, will be acceptable where:

- appropriate, safe, accessible, convenient, and attractive access is provided for all mode trips arising to and from the proposal;
- residential development proposal(s) are located on: i. safe, useable walking and, or cycling routes, that are an appropriate distance to key services and facilities and then ii. where some key services and facilities are not accessible by walking and cycling, are located on safe, useable walking routes, that are an appropriate distance to a suitable bus stop facility, served by an appropriate public transport service(s), which connects to destination(s) containing the remaining key services and facilities; and
- it would not generate traffic that would: i. create or contribute to severe congestion; ii. severely impact on the amenities of communities surrounding access routes (local network to strategic road network); iii. have an unacceptable effect on highway and road safety; iv. harm environmentally sensitive areas; and
- any new transport-related infrastructure provided in relation to the proposal would not create or exacerbate traffic congestion or have an unacceptable effect on highway and road safety; and

- unobstructed emergency vehicle access is provided; and

Analysis: *The access to and from the annexe will not be changed. There are side and back garden access to the annexe and also accessible through the main house. The proposal will not generate any additional traffic that would have an unacceptable effect on highway and road safety.*

Policy PSP16: Parking Standards

Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards.

Analysis: *Occupier is not expected to use a private vehicle so there will be no change. Sufficient space remains on the front driveway and at the back of the property to meet the needs of the dwelling. The application is therefore considered acceptable in transportation terms.*

Policy PSP38: Development within Existing Residential Curtilages

In the urban areas and rural settlements with defined settlement boundaries, development within existing residential curtilages, including extensions and new dwellings, and residential extensions elsewhere, will be acceptable where they:

- 1) respect the building line, form, scale, proportions, window and door shape and reveals, alignment of openings, architectural style/detailing and external materials and boundary treatments, and hard and soft landscaping of the street and surrounding area;
- 2) would not prejudice the amenities of neighbours;
- 3) would not prejudice highway safety or the provision of an acceptable level of parking provision for existing and any new buildings, where appropriate;
- 4) would not prejudice the provision of adequate private amenity space, or lead to the loss of trees and vegetation that provide valuable relief in highly built-up localities or garden(s) that form part of a settlement pattern that contributes significantly to local character.

In assessing the acceptability of proposal(s), the Council will have regard to the efficient and sustainable use of land.

Analysis: *The proposed development would be acceptable in respect of PolicyPSP38 as it will respect the scale and design of the existing properties in the vicinity. With a height of a maximum of 2.5m, it will hardly be visible from the adjacent highway or neighbouring properties. The scale and size of the annexe will be slightly increased from the existing cabin which will be demolished so it is considered that no significant loss of private amenity will be caused.*

Policy PSP43: Private Amenity Space Standards

All new residential units (including those created by the change of use, development or sub-division of existing buildings), will be expected to have access to private amenity space.

Private and communal external amenity space should be:

- functional and safe; and
- easily accessible from living areas; and
- orientated to maximise sunlight; and
- of a sufficient size and functional shape to meet the needs of the likely number of occupiers; and
- designed to take account of the context of the development, including the character of the surrounding area.

Provision should, as a guide, meet or exceed the following minimum standards:

- 1 bedroom flat 5m²
- 2+ bedroom flat 5m² + private shared communal space
- 1 bedroom house 40m²
- 2-bedroom house 50m²
- 3-bedroom house 60m²
- 4+ bedroom house 70m²

Any private communal space must be subject to appropriate management controls to ensure proper maintenance. For proposal(s) for specialist residential accommodation, including care homes, nursing homes and other non-custodial institutions, the development must ensure sufficient external space to accommodate the normal recreational and other needs of residents, visitors or employees.

Analysis: *The private outdoor amenity space will be easily accessible and safe to both occupiers of the main house and annexe. It would be of sufficient size and shape to meet the needs of the occupiers. The dwelling benefits from a good amount of existing private amenity space to the property at the rear garden which exceeds minimum standards. Therefore, the proposal is considered to be in line with Policy PSP43.*

6.2.3. Supplementary Planning Guidance

Annexes & Residential Outbuildings (2021)

Key issues that should be considered when building annexes

1. To ensure the appropriate relationship with the main house
2. To ensure high standards and visual amenity
3. To ensure high standards of residential amenity
4. Reinforcing green infrastructure and Biodiversity
5. Creating a climate-responsive design
6. Providing adequate parking

Analysis: *The proposed annexe would respectfully consider all of the above issues outlined. It would be subservient to the main house, and respectful to the visual and residential amenity. It would recycle old cabin materials as appropriate and use natural materials. It would not cause highway issues and it would be of high-quality sustainable design. Therefore, it would comply with the considerations of the Council's SPD Annexes and Residential Outbuildings guide.*

7. Conclusion

In considering this application, it is hoped that the Planning Authority recognise that the development has been designed and scaled appropriately, in line with the existing property and areas surrounding the streetscape. Given the above, it is considered that the proposed development is compliant with NPPF, Local Plans and supplementary Planning Documents as it will replace the existing cabin with a much-needed annexe to provide adequate accommodation for a family relative. Should the Planning Authority have any queries or concerns relating to any element of this proposal, Planning By Design welcome the opportunity to correspond to any issues before the release of any formal decision. We kindly request for the council view this application favourably and issue a timely decision in line with the National Planning Policy Framework.