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Development Management
City Hall
Bristol City Council
PO Box 3399

SENT VIA THE PLANNING PORTAL

**1338 – NEW OUTLINE PLANNING APPLICATION – ALL MATTERS
RESERVED
PROPOSED NEW DWELLING IN THE GROUNDS OF 3, TREVELYAN WALK,
HENBURY, BRISTOL BS10 7NY – COVERING LETTER**

This application seeks outline approval for a new dwelling to the side of 3, Trevelyan Walk.

Number 3 is a two storey, 3 bed house with a large side and rear garden. The proposal is for a detached house of a similar size that will have off-street parking off Harmer Close, whilst No. 3 will have off-street parking to the front, like many houses in the immediate vicinity (indicated on the Block Plan – 1338/OPA/02). The proposal will include the demolition of a single garage and a small, detached outbuilding.

The site area (Red line) for the new house = 254m² (or 0.0254ha)

The gross floor area (GFA) of no.3* measures 94m² with a new rear garden area of 90m².

The GFA of the new dwelling* measures 110m² with a rear garden of 92m².

*As measured from the 1/500 Block Plans including ground and first floor.

The layout is indicative only and its shape could easily be a simple, rectangular plan without the front, projecting gable. This is only added to create interest on the corner.

We cannot think of any mitigating circumstances why a dwelling cannot be built here and hope you are minded agreeing.

Kind regards



Martin Bence-Wilkins