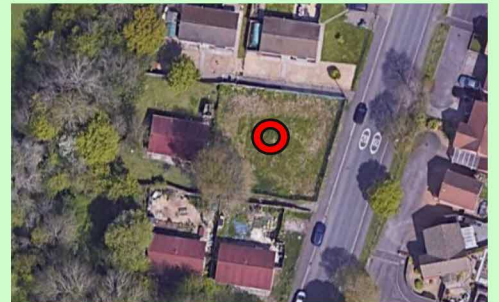


# Planning, Design and Access Statement



Land at 196 Fortfield Road  
Whitchurch  
Bristol  
BS14 9NR

Erection of 1 residential unit,  
incorporating associated works.

Applicant: MMC Homebuilding Ltd

Date: January 2024



COTSWOLD VALE PLANNING

*Bespoke Planning Services*

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## SECTION 1:

### 1.0 Introduction.

This document has been prepared for the purpose of explaining the planning and design principles that have been adopted in relation to the proposed development and the reasons why the scheme is considered to be suitable in this location.

### 1.1 Description of the development

The scheme proposes the erection of a single unit of accommodation, together with associated works.

### 1.2 Location of the site

The application site is located within the defined settlement, to the south of Bristol town centre on the outskirts of Whitchurch:



## SECTION 2:

### 2.0 The process

#### 2.1 Assessment of the site

The site comprises a former residential plot, situated off Fortfield Road. The site is currently vacant but was previously occupied by a post-war pre-fabricated dwelling. Similar examples survive to the north, west and south of the site. The site is partly overgrown with weeds but retains it's frontage with the existing highway to the east.

Adjacent dwellings to the north, south and west are detached, single-storey units, with more modern, two-storey dwelling on the opposite side of the road to the east.

The plot covers approximately 185sqm and is generally level and grassed

The plot has been vacant for some time, with the previous dwelling having been removed at some point between 2009 and 2014. It remains enclosed by timber fencing to the south and east, with metal fencing to the north and west.

Pedestrian access is present via a gate to the south east corner of the site. A dropped kerb is present to the north east and served a previous vehicular access that used to serve the former dwelling on site.

Photographs of the site are included in Appendix A

#### 2.2 Planning History

99/01335/FB - Demolition of existing prefab bungalows and replacement with new prefab bungalows.

11/01228/N - Prior notification of demolition works.

11/02157/N - Proposed demolition of post war prefabricated bungalow.

#### 2.3 The Proposal

Planning permission is sought for the erection of a permanent relocatable residential unit of accommodation on the site. The unit will comprise of a modern, pre-built, relocatable structure that is designed to offer a short term 'meanwhile use' for the site to ease the Council identified emergency housing needs until a more permanent solution can be found. Unfortunately, there is currently no means of securing such a use and therefore full planning permission is being sought for the works to be sited on a permanent basis.

The unit will comprise a single-storey structure of modular construction that will create a highly efficient and sustainable three-bedroom dwelling. The unit will have external cement weatherboard walls, with an insulated rubber roof. It will be orientated east/west within the plot and positioned off-centre to the west of the plot so as to enable ample curtilage to be provided around it.

The unit will provide a gross internal area of 75.95sqm and will provide 3 bedrooms (1 double and 2 single), together with an open-plan living room, kitchen and dining room. A family bathroom, hallway and two storage areas will also be incorporated.

Externally, the plot will provide parking for a single vehicle, together with a patio area and newly landscaped garden for the occupiers. Secure cycle storage will also be provided, together with sufficient provision for bin storage and recycling.

Full details can be seen on the accompanying plans.

## SECTION 3:

### 3.0 Evaluation and design objectives

#### 3.1 Constraints and Opportunities

In order to assess the proposal the following will be taken into consideration:

Constraints:

- Minimising the impact of the development on the setting of the existing plot;
- Sensitively integrating the proposed development into the context of the existing streetscene to ensure that it does not appear out of place;
- Safeguarding the amenity of other dwellings in the vicinity;
- Designing the development so as to ensure that it is of a size, scale, height and design in keeping with the character and appearance of existing dwellings adjacent to the plot and local buildings in the surrounding area in general and;
- Ensuring the safe movement of vehicles in and out of the site with suitable on-site parking and turning facilities and suitable visibility splays when leaving the site.

The Opportunities:

- To increase the functionality of the site for the occupiers;
- To provide a suitable, affordable development which can satisfy an identified short-term need that can be agreed and approved by the Council;
- Maintaining appropriate parking to facilitate traffic movements to and from the site.
- Creation of a well designed, yet sympathetic residential accommodation that will merge into the site without appearing incongruous.

#### 3.2 Design Objectives

In line with both national government guidance and local plan policies, a considerable level of importance has been afforded to achieving a high standard of design for the proposed development. The appliance of the design objectives will ensure that a high quality layout is achieved, whilst identification of constraints and opportunities will ensure that the proposal is sensitively incorporated into the surrounding landscape and streetscene, as well as the character of the wider area.

The design principles that are relevant to this development are:

- Be in keeping with the character and appearance of the existing buildings adjacent to the site and those within the vicinity;
- Design to create a safe and secure development;

- To create a development that is of a scale that is characteristic of the surrounding area;
- To maintain adequate private amenity space;
- To maintain a safe access and egress as an integral part of the site which will preserve highway safety;
- To provide suitable parking facilities;
- Promote a scheme which overall is a sympathetic form of development, is not overbearing and compliments the character and appearance of the immediate surroundings and the wider built form.

## SECTION 4:

### 4.0 Design Proposals

#### 4.1 Scale

The massing and scale of the proposed unit has been carefully considered so as to remain proportionate to the plot. The modular nature of the development will ensure that the Council's accommodation requirements can be achieved without causing harm to neighbouring dwellings or the wider streetscene in general. The overall scale of the proposal will also be compatible to other residential development in the vicinity and will not be significantly larger than the previous dwelling that used to occupy the plot.

#### 4.2 Design/Appearance

The proposed accommodation has been designed to appear as a minimal visual intrusion, when set against the other dwellings in the street. It is acknowledged that this relocatable structure will appear as modern version of the neighbouring homes. However, it represents an efficient and cost effective solution to meet the demand identified by the Council. The simple design of the unit will complement the appearance of the street scene, without appearing overly dominant. This will be aided by the low overall height of the building, the use of appropriate materials and the fact the unit will be set back into the plot. The unit will also be orientated to address the existing road frontage and will maintain the existing sense of openness provided to the front of the plot.

#### 4.3 Layout

The submitted site plan indicates that the proposal will keep all development within the confines of the curtilage of the existing plot. The proposed layout will make efficient use of all elements of the plot to provide a usable dwelling, together with ample amenity space and parking provision. The relatively small scale of the proposed unit will also ensure that the remainder of the plot will not appear cramped or overdeveloped. As mentioned above, the positioning of the dwelling also represents a suitable balance between providing adequate private amenity space, while at the same time ensuring the dwelling does not encroach on the existing streetscene.

An ample degree of separation will be provided between the building and neighbouring dwellings, so as to maintain current levels of amenity. The single-storey nature of the building and proposed boundary treatments also indicate that no loss of privacy will occur. The low roof height will also ensure that no overbearing will be caused. Suitable space will also remain available for bin storage in accordance with the Council's requirements.

#### 4.4 Access

As mentioned above, the access to the site will be derived from the existing highway to the east and will also make use of part of the existing parking area - an arrangement not dissimilar to the previous use of the site.



Suitable cycle parking has also been incorporated into the proposal.

Given the use of the plot will remain residential, the cumulative impact of the development will not be severe.

#### 4.5 Landscaping & Trees

The site is positioned within an existing residential plot, which has become overgrown. The proposal incorporates new landscaping works that will significantly improve the appearance of the site, while providing an enhancement to the overall appearance of the plot within the street. An existing tree (owned by the Council) is present at the south-western corner of the plot. However, it is noted that the position of the new unit in combination with its method of foundation design, will have no impact on this particular tree. The applicant is committed to preserving the tree if possible and is therefore willing to ensure it's protection during the construction phase as per BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

#### 4.6 Ecology

The site comprises an existing area of former residential curtilage. A preliminary ecological assessment has been undertaken and confirms that the development will have no impact on current levels of biodiversity. The improvements to the site in terms of additional landscaping will also create enhanced habitat to the benefit of ecology in the vicinity.

#### 4.7 Flood Risk

The application site is located within Flood Zone 1 and is not considered to be at risk of flooding.

## SECTION 5:

### 5.0 Relevant Planning Policies

This proposal falls to be determined in accordance with the National Planning Policy Framework, the Bristol Local Plan comprising Core Strategy (Adopted June 2011) and the Site Allocations and Development Management Policies (Adopted July 2014). The Hengrove & Whitchurch Park Neighbourhood Development Plan 2017-2030 (19th March 2019) is also considered relevant to the proposal.

### 5.1 National Planning Policy

#### National Planning Policy Framework, March 2012

The National Planning Policy Framework (NPPF) was published in March 2012 and has recently been revised in December 2023. It represents the most up-to-date national guidance. The core principles of the Framework refer to a presumption in favour of sustainable development. The three objectives designed to achieve sustainable development are defined as economic, social and environmental. These three dimensions are interlinked.

A core principle is that planning should pro-actively drive and support sustainable economic development. Planning should be not just about scrutiny, but a creative exercise to find ways to enhance and improve the places where people live and work. It should take account of the roles and character of different areas and promote vitality, protect Green Belts and the intrinsic character of rural areas and support thriving communities.

The most relevant elements of the NPPF to this case are assessed below:

Paragraph 11 - Achieving Sustainable Development (relevant section)

"11. Plans and decisions should apply a presumption in favour of sustainable development...

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) 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.

Comment: The site is within an existing residential area, on the outskirts of the town centre, on a main bus route and is considered to be located in a highly sustainable area. It is close to a range of services and facilities that will be accessible to the occupiers without the need to rely on the use of private motor vehicles. The unit will contribute towards an identified affordable housing need in a sustainable manner and is considered to be in accordance with this paragraph of the NPPF.

Paragraph 115 - Highway Safety

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

Comment: For the reasons listed above in this statement it is considered that the proposal will have no greater impact on highway safety than at present. Traffic has already been generated from the site in the past and will continue to be once the unit is in place. Adequate parking will be provided to the front of the proposed unit. The space created will be in accordance with the Council's requirements and overall, the impact of the proposed development on the surrounding road network will not be severe.

Paragraph 135 - Achieving Good Design

"Planning policies and decisions should ensure that developments:

- a) 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;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future

users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Comment: The scale, design and layout of the proposed unit has been carefully considered, resulting in the provision of a modern, efficient and cost effective form of housing that will satisfy an identified need. The design of the unit differs from other dwellings nearby, however it is noted that the unit is designed to be relocatable and is a modern interpretation of other pre-fabricated structures adjacent to the site. It is considered that the unit will complement the existing character of the surrounding area, maintaining the appearance of neighbouring buildings and will preserve the function of the site within the streetscene.

#### Paragraph 180 - Landscape and Biodiversity

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

Comment: The site forms part of an existing residential plot that has been relatively well maintained, despite being vacant for some time. Habitat potential is low and therefore the proposal will have no biodiversity impact. If anything, the re-use of the site will lead to enhancements in ecology on site.

## 5.2 Local Planning Policies

### Bristol Core Strategy (Adopted June 2011)

#### BCS5 - Housing Provision

The Core Strategy aims to deliver new homes within the built up area to contribute towards accommodating a growing number of people and households in the city.

Provision of new homes will be in accordance with the spatial strategy for Bristol set out in this Core Strategy and it is envisaged that 30,600 new homes will be provided in Bristol between 2006 and 2026. Additional provision which accords with the spatial strategy may be appropriate within the plan period.

The minimum target will be 26,400 homes between 2006 and 2026. The appropriate level of new homes will be reviewed within 5 years of the adoption of the Core Strategy.

Development of new homes will primarily be on previously developed sites across the city. Some new homes will be developed on open space which does not need to be retained as part of the city's green infrastructure provision.

In order to maintain the net housing stock existing homes will be retained unless they are unsuitable for residential uses, would be used for essential local community facilities or would be replaced.

Comment: The proposal will result in the provision of a new residential unit on a previously developed site. While it is acknowledged that this provision will not make a significant contribution to the Council's long-term housing target, it will provide much needed affordable housing to families in the Council's care. This is considered to be an appropriate compromise that meets the requirements of this particular policy.

#### BCS13 - Climate Change

Development should contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions.

Development should mitigate climate change through measures including:

- 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. Development should adapt to climate change through measures including:
- 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.

These measures should be integrated into the design of new development. New development should demonstrate through Sustainability Statements how it would contribute to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions by means of the above measures.

Comment: The very nature of the proposed unit places sustainability at the forefront of its design. The unit will be constructed using new advanced, sustainable building techniques that will result in the provision of a thermally efficient residential unit. Although designed to be relocatable in nature, the proposal will meet current standards expected of a traditional build dwelling but will have many additional benefits, notably the absence of traditionally intrusive foundations, which will remove the need for significant amounts of materials to be removed from site. The design and placement of fenestration in the unit will also maximise solar gain while also allowing suitable ventilation. This will be combined with ample insulation, reducing the need for excessive heating use. The unit will also be sited in a highly sustainable area, providing occupants with access to a range of sustainable transport options. It is considered that the proposal will therefore be compliant with this policy.

#### Policy BCS14 - Sustainable Energy

Proposals for the utilisation, distribution and development of renewable and low- carbon sources of energy, including large-scale freestanding installations, will be encouraged. In assessing such proposals the environmental and economic benefits of the proposed development will be afforded significant weight, alongside considerations of public health and safety and impacts on biodiversity, landscape character, the historic environment and the residential amenity of the surrounding area.

Development in Bristol should include measures to reduce carbon dioxide emissions from energy use in accordance with the following energy hierarchy:

1. Minimising energy requirements;
2. Incorporating renewable energy sources;
3. Incorporating low-carbon energy sources.

Consistent with stage two of the above energy hierarchy, development will be expected to provide sufficient renewable energy generation to reduce carbon dioxide emissions from residual energy use in the buildings by at least 20%. An exception will only be made in the case where a development is appropriate and necessary but where it is demonstrated that meeting the required standard would not be feasible or viable.

The use of combined heat and power (CHP), combined cooling, heat and power (CCHP) and district heating will be encouraged. Within Heat Priority Areas, major development will be expected to incorporate, where feasible, infrastructure for district heating, and will be expected to connect to existing systems where available.

New development will be expected to demonstrate that the heating and cooling systems have been selected according to the following heat hierarchy:

1. Connection to existing CHP/CCHP distribution networks
2. Site-wide renewable CHP/CCHP
3. Site-wide gas-fired CHP/CCHP
4. Site-wide renewable community heating/cooling
5. Site-wide gas-fired community heating/cooling
6. Individual building renewable heating

Comment: The proposal makes use of technologically advanced building materials and renewable energy provision that will enable a 20% reduction CO2 emissions. Combined with the benefit of providing emergency accommodation for those at risk, the proposal is considered compliant with this policy.

#### BCS15 - Sustainable Design and Construction

Sustainable design and construction will be integral to new development in Bristol. In delivering sustainable design and construction, development should address the following key issues:

- 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.

New development will be required to demonstrate as part of the Sustainability Statement submitted with the planning application how the above issues have been addressed. For major development and development for health or education uses, the Sustainability Statement should include a BREEAM and/or Code for Sustainable Homes assessment. Additionally, in the case of a super-major development, a BREEAM for Communities assessment will be required.

From 2016 residential development will be expected to meet Level 6 of the Code for Sustainable Homes. For non-residential development, also from 2016, a BREEAM "Excellent" rating will be expected.

All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of its design. Major developments should include communal facilities for waste collection and recycling where appropriate.

New homes and workplaces should include the provision of high-speed broadband access and enable provision of Next Generation broadband.

Comment: As detailed above, the proposal is considered to represent sustainable design and construction, consistent with the demands of this policy. Further details are again contained within the accompanying Sustainability Assessment.

#### BCS16 - Flood Risk and Water Management

Development in Bristol will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding. The development of sites with a sequentially greater risk of flooding will be considered where essential for regeneration or where necessary to meet the development requirements of the city.

Development in areas at risk of flooding will be expected to:

- be resilient to flooding through design and layout, and/or
- incorporate sensitively designed mitigation measures, which may take the form of on-site flood defence works and/or a contribution towards or a commitment to undertake such off-site measures as may be necessary, in order to ensure that the development remains safe from flooding over its lifetime.



All development will also be expected to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. This should include the use of sustainable drainage systems (SUDS).

Comment: The application site is located within flood zone 1 and is not identified as being at immediate risk of flooding. The site's last known use was residential and the proposal seeks to retain this without compromising current drainage standards. Suitable drainage will be incorporated into the proposal to ensure that flood risk will not be increased.

#### BCS18 - Housing Type

All new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.

To achieve an appropriate tenure, type and size mix the development should aim to:

- Address affordable housing need and housing demand;
- Contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists;
- Respond to the requirements of a changing population;
- Employ imaginative design solutions.

Residential developments should provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards.

Comment: The proposal is first and foremost an affordable unit, designed to offer a sustainable solution to satisfying the identified demand for such a unit. It will address the current lack of new units in the local area through the provision of an imaginative design solution that will enable the rapid re-use of the site, removing the typical delays associated with the provision of traditional housing types. The proposal is therefore considered compliant with this policy.

#### BCS20 - Effective and Efficient Use of Land

New development will maximise opportunities to re-use previously developed land. Where development is planned opportunities will be sought to use land more efficiently across the city. Imaginative design solutions will be encouraged at all sites to ensure optimum efficiency in the use of land is achieved. Higher densities of development will be sought:

- In and around the city centre;

- In or close to other centres;
- Along or close to main public transport routes.

For residential development a minimum indicative net density of 50 dwellings per hectare will be sought. Net densities below 50 dwelling per hectare should only occur where it is essential to safeguard the special interest and character of the area.

The appropriate density for any individual site will be informed by:

- The characteristics of the site;
- The local context;
- Its current and future level of accessibility by walking, cycling and public transport to a range of employment, services and facilities;
- The opportunity for a mix of uses across the site;
- The need to provide an appropriate mix of housing to meet the community's needs and demands;
- The need to achieve high quality, well designed environments.

Comment: The site is small in scale and offers limited scope to accommodate more than one unit, notably due to the presence of other immediate neighbours. As such, the design of the proposal reflects this by optimising the available space to provide a three-bedroom unit of minimal scale that would not be possible utilising traditional building methods. The proposal differs in design to neighbouring units, although it is noted that these comprise post-war, prefabricated structures that are designs from their time. The proposed unit is a modern example of the same provision but to a much higher standard of design and construction.

#### BCS21 - Quality Urban Design

New development in Bristol should deliver high quality urban design.

Development in Bristol will be expected to:

- Contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.
- Promote accessibility and permeability by creating places that connect with each other and are easy to move through.
- Promote legibility through the provision of recognisable and understandable places, routes, intersections and points of reference.

- Deliver a coherently structured, integrated and efficient built form that clearly defines public and private space.
- Deliver a safe, healthy, attractive, usable, durable and well-managed built environment comprising high quality inclusive buildings and spaces that integrate green infrastructure.
- Create a multi-functional, lively and well-maintained public realm that integrates different modes of transport, parking and servicing.
- Enable the delivery of permanent and temporary public art.
- Safeguard the amenity of existing development and create a high-quality environment for future occupiers.
- Promote diversity and choice through the delivery of a balanced mix of compatible buildings and uses.
- Create buildings and spaces that are adaptable to changing social, technological, economic and environmental conditions.

Comment: The proposal offers an innovative and cost effective means of providing much needed emergency housing but without compromising design, sustainability or the amenity of the area. The nature of the development is such that it could be further adapted in the future or be re-located elsewhere should the need arise, without impacting on the site or it's surroundings. The redevelopment of this site will enhance the appearance of the area, which has been left to become overgrown and which currently offers no positive contribution to the streetscene. This would be in full compliance with this policy.

#### BCS23 - Pollution

Development should be sited and designed in a way as to avoid adversely impacting upon:

- Environmental amenity or biodiversity of the surrounding area by reason of fumes, dust, noise, vibration, smell, light or other forms of air, land, water pollution, or creating exposure to contaminated land.
- The quality of underground or surface water bodies. In locating and designing development, account should also be taken of:
- The impact of existing sources of noise or other pollution on the new development; and
- The impact of the new development on the viability of existing uses by reason of its sensitivity to noise or other pollution.

Water quality and associated habitat of surface watercourses should be preserved or enhanced.

Comment: The nature of the proposed unit is such that very little ground intrusion will occur, therefore avoiding potential pollution. Similarly, the means of construction is such that it will avoid the traditionally lengthy building processes that would ordinarily impact the local area. With this in mind, the proposal is considered to comply with this particular policy.

Bristol Site Allocations and Development Management Policies (Adopted July 2014)

DM1 - Presumption in favour of sustainable development  
When considering development proposals a positive approach will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Bristol City Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the city.

Planning applications that accord with the policies in the Bristol Local Plan and, where relevant, with policies in Neighbourhood Development Plans will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then planning permission will be granted unless material considerations indicate otherwise taking into account whether:

Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

Specific policies in that Framework indicate that development should be restricted.

Comment: The proposal will result in the re-use of an existing residential plot, in a highly sustainable area, to provide much needed emergency accommodation. The design and build process incorporate numerous sustainable processes that will culminate in the provision of a low impact dwelling to meet the Council's identified housing need, in full compliance with this policy.

Policy - DM19: Development and Nature Conservation  
Development which would be likely to have any impact upon habitat, species or features, which contribute to nature conservation in Bristol will be expected to:

- i. Be informed by an appropriate survey and assessment of impacts; and
- ii. Be designed and sited, in so far as practicably and viably possible, to avoid any harm to identified habitats, species and features of importance; and
- iii. Take opportunities to connect any identified on-site habitats, species or features to nearby corridors in the Wildlife Network.

Where loss of nature conservation value would arise development will be expected to provide mitigation on-site and where this is not possible provide mitigation off-site.

Development on or adjacent to sites of nature conservation value will be expected to enhance the site's nature conservation value through the design and placement of any green infrastructure provided.

Comment: The proposal is accompanied by a suitable ecological assessment that demonstrates no protected species will be impacted by the development. The site is currently unkempt and covered in weeds and therefore initial clearing will reduce biodiversity but once established, the proposed landscaping plans will deliver improvements. While the net gain will be minimal, it is noted that officers must consider the planning balance of securing such gains against the demand to satisfy the emergency housing need that the unit will provide for the Council. In this instance, it is considered that the need to fulfil this type of housing need goes beyond the requirement to offset minimal biodiversity net losses.

DM21 - Development of private gardens

Development involving the loss of gardens will not be permitted unless:

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

In all cases, any development of garden land should not result in harm to the character and appearance of an area.

Development involving front gardens should ensure that the character of the street is not harmed and that appropriate boundary treatments and planting are retained.

Comment: The proposal will involve the redevelopment of an existing residential plot but will not increase the number of units on site. Ample curtilage will also be retained as part of the scheme, indicating that there will be no loss of existing gardens. The reuse of the site will significantly improve the site's appearance within the streetscene and will lead to an overall enhancement of the area, to the benefit of this policy.

DM23 - Transport development management (relevant sections)  
Development should not give rise to unacceptable traffic conditions and will be expected to provide:

- i. Safe and adequate access for all sections of the community within the development and onto the highway network including designs which secure low vehicle speeds; and
- ii. Adequate access to public transport including, where necessary, provision for public transport improvements; and
- iii. For appropriate transport improvements to overcome unsatisfactory transport conditions created or exacerbated by the development; and
- iv. For pedestrians and cyclists including, where appropriate, enhancing the pedestrian and cycle network and, for major non-residential schemes, providing adequate changing, shower, storage and drying facilities for cyclists.

Proposals should be supported by a Transport Assessment and/or a Travel Plan where development is likely to have a significant traffic impact.

#### Parking and Servicing

In accordance with the standards set out in the parking schedule at Appendix 2, development proposals will be expected to:

- i. Provide an appropriate level of safe, secure, accessible and usable parking provision having regard to the parking standards, the parking management regime and the level of accessibility by walking, cycling and public transport; and
- ii. Provide appropriate servicing and loading facilities.

Proposals for parking, servicing and loading should make effective and efficient use of land and be integral to the design of the development.

Comment: The scheme will provide a new residential unit on a previously developed plot that will have generated a similar degree of traffic. In this respect, the proposal will not lead to an excessive increase in traffic generation. Similarly, the proposal incorporates suitable parking provision as part of its design, which is consistent with the Council's required standards.

With this in mind, the potential impact of the proposal on the surrounding road network and local infrastructure is not considered to be severe.

#### DM26 - Local character and distinctiveness General Principles

The design of development proposals will be expected to contribute towards local character and distinctiveness by:

- i. Responding appropriately to and incorporating existing land forms, green infrastructure assets and historic assets and features; and
- ii. Respecting, building upon or restoring the local pattern and grain of development, including the historical development of the area; and
- iii. Responding appropriately to local patterns of movement and the scale, character and function of streets and public spaces; and
- iv. Retaining, enhancing and creating important views into, out of and through the site; and
- v. Making appropriate use of landmarks and focal features, and preserving or enhancing the setting of existing landmarks and focal features; and
- vi. Responding appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes; and
- vii. Reflecting locally characteristic architectural styles, rhythms, patterns, features and themes taking account of their scale and proportion; and
- viii. Reflecting the predominant materials, colours, textures, landscape treatments and boundary treatments in the area.

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.

Development should retain existing buildings and structures that contribute positively to local character and distinctiveness. Where the loss of an existing building or structure is acceptable due to the wider planning benefits of a development proposal, opportunities should be sought to reuse any materials that contribute to local character and distinctiveness.

#### Specific Development Types

Infill development will be expected to have regard to the prevailing character and quality of the surrounding townscape. The higher the quality of the building group and the more unified the character of the townscape, the greater the need to reproduce the existing pattern, form and design of existing development. Infill developments on return frontages should be compatible with the open character of corner sites and be subservient in height, scale and massing to the primary frontage building.

Backland development will be expected to be subservient in height, scale, mass and form to the surrounding frontage buildings. It should not prejudice the opportunity to develop the adjoining land of similar potential nor should the proposed access arrangements cause adverse impacts to the character and appearance, safety or amenity of the existing frontage development.

In forms of existing development that relate poorly to the surrounding development or lack a coherent and integrated built form, development will be expected to take reasonable opportunities to improve the area's character, enclosure, permeability, public realm and appearance and better integrate the area with its surroundings.

Comment: The proposed development offers an opportunity to provide a new form of low cost housing to meet the Council's identified emergency housing need. The unit will appear as an alternative building type in the streetscene at this point due to the age and means of construction of those immediately adjacent to it. However it offers a modern, innovative design solution that the immediately adjacent buildings offered when they were first constructed. Therefore the proposal will maintain the legibility of the streetscene at this point without appearing incongruous. Indeed, the proposal will provide an opportunity to enhance the area by bringing this prominent site back into use.

#### DM27 - Layout and form (relevant sections)

Buildings and landscapes should contribute to the creation of quality urban design and healthy, safe and sustainable places. It should make efficient use of land, provide inclusive access and take account of local climatic conditions.

Proposals should not prejudice the existing and future development potential of adjoining sites or the potential for the area to achieve a coherent, interconnected and integrated built form. Where such potential may reasonably exist, including on sites with different use or ownership, development will be expected to either progress with a comprehensive scheme or, by means of its layout and form, enable a co-ordinated approach to be adopted towards the development of those sites in the future.

#### Blocks and Plots

The layout and form of development, including the size, shape, form and configuration of blocks and plots, will be expected to:



- i. Achieve continuity of development edge that encloses and clearly defines the public realm whilst physically securing the private realm; and
- ii. Create distinct public fronts and private backs with clear and obvious ownership and responsibility for external spaces provided; and
- iii. Enable active frontages to the public realm and natural surveillance over all publicly accessible spaces; and
- iv. Establish a coherent and consistent building line and setback that relate to the street alignment; and
- v. Respond appropriately to local climatic conditions including solar orientation and prevailing winds to maximise the opportunities for energy efficient design, renewable energy generation and access to sunlight within the development, while minimising the negative effects of wind including wind turbulence and funnelling; and
- vi. Enable existing and proposed development to achieve appropriate levels of privacy, outlook and daylight; and
- vii. Be flexible to accommodate alternative but appropriate building types, plot types and uses which could adapt or change independently over time, taking into account the possibility for future extension; and
- viii. Enable the provision of adequate appropriate and usable private or communal amenity space, defensible space, parking and servicing where necessary.

#### Height, Scale and Massing

The height, scale and massing of development should be appropriate to the immediate context, site constraints, character of adjoining streets and spaces, the setting, public function and/or importance of the proposed development and the location within the townscape. Design solutions should optimise adaptability and energy efficiency and promote health and wellbeing.

#### Landscape Design

Through high quality landscape design, development will be expected to contribute to a sense of place with safe and usable outdoor spaces which are planned as an integral part of the development and respond to and reinforce the character of the context within which it is to be set.

In contributing to green infrastructure, design should incorporate valuable existing natural and manmade landscape features, while reinforcing it with new structural tree planting where appropriate.

Proposals for the landscape design and planting of development will be expected to:

- i. Take account of the function, circulation and servicing of places and site constraints including underground services; and
- ii. Use trees and other plants appropriate to the character of the site and its context, including native trees; and
- iii. Allow sufficient space for safeguarding valuable existing vegetation and the healthy establishment of trees and other planting; and
- iv. Integrate sustainable urban drainage systems; and
- v. Incorporate hard detailing and materials and planting appropriate to context and fit for purpose, for all elements including surfacing, change of level, boundary treatments, and site furniture; and
- vi. Accommodate capacity for local food growing where possible.

Comment: As mentioned, the proposal will result in the reuse of a former residential plot by providing a new, innovative design solution. The proposed layout has been designed so as to maximise the available usable space while providing a low impact unit of accommodation. The unit will remain single-storey, so as not to compete with the wider form of the street at this point. It will also be appropriately orientated, with limited fenestration to the side elevations, reducing any potential impact to neighbour amenity. Proposed landscaping will compliment the plot and enable suitable surveillance to be achieved while not competing with the wider streetscene.

#### DM29 - Design of new buildings

New buildings should be designed to a high standard of quality, responding appropriately to their importance and reflecting their function and role in relation to the public realm. Proposals for new buildings will be expected to:

- i. Be clearly organised in terms of their form and internal layout and circulation to reflect the hierarchy of function they will accommodate, the uses they will serve and the context they will address; and
- ii. Incorporate active frontages and clearly defined main entrances facing the public realm that emphasise corners and reinforce the most prominent frontages; and
- iii. Respond to the solar orientation of the building to support energy efficient design while ensuring as far as possible that active rooms face the public realm; and
- iv. Provide appropriate natural surveillance of all external spaces; and

- v. Ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight; and
- vi. Allow for future adaptation or extension to accommodate alternative uses or to respond to the changing future needs or circumstances of occupiers by means of their internal arrangement, internal height, detailed design and construction; and
- vii. Provide appropriately for inclusive access and circulation; and
- viii. Incorporate opportunities for green infrastructure such as green roofs, green walls and green decks that may be accessed and used where appropriate; and
- ix. Incorporate exteriors and elevations that provide visual interest from a range of viewing distances and are visually organised and well-proportioned; and
- x. Incorporate high quality detail of an appropriate scale and proportion, arranged in a coherent way that contributes positively to the overall design approach of the building; and
- xi. Employ high quality, durable and sustainable materials of an appropriate texture, colour, pattern and appearance that contribute positively to the character of the area.

New residential development should provide dual aspect where possible, particularly where one of the aspects is north-facing.

Comment: The proposal represents a modern design that incorporates many contemporary features, which at first may appear out of keeping with adjacent properties. However, the proposal is considered to be a modern rendition of the same housing tenure that is present and in this respect a strong degree of legibility is retained. The unit offers a simple palette of materials that are designed to integrate with those found in the immediate vicinity and will not cause the building to appear overly obtrusive in the streetscene. The unit will be dual aspect, incorporating sustainable features that will raise the profile of the street while remaining able to further adapt to future requirements.

Policy - DM32: Recycling and Refuse Provision in New Development  
All new development will be expected to provide, as a minimum:

In the case of non-residential developments, shared housing and major flatted development, shared recycling facilities and refuse bins of sufficient capacity to serve the proposed development.

In the case of other residential development:

Sufficient space for the storage of individual recycling and refuse containers to reflect the current collection regime; or

Communal recycling facilities and refuse bins of sufficient capacity to serve the proposed development as a whole (this could include whole street solutions).

Residential properties with private garden areas should also include provision for the separate storage of garden waste for collection or composting.

Comment: The layout of the plot offers ample space to be able to incorporate sufficient space for recycling and refuse provision, in accordance with this policy.

Policy DM34: Contaminated Land

New development should demonstrate that:

i. Any existing contamination of the land will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use and that there is no unacceptable risk of pollution within the site or in the surrounding area; and

ii. The proposed development will not cause the land to become contaminated, to the detriment of future use or restoration of the site or so that it would cause pollution in the surrounding area.

Comment: The site forms part of a previously developed residential plot, where the existence of contamination is unlikely. Initial investigations undertaken when testing ground suitability revealed no evidence of known contaminants. The proposal will result in the same land use, which is not expected to increase the possibility of the land becoming contaminated. As such, the proposal is considered to comply with this policy.

The Hengrove & Whitchurch Park Neighbourhood Development Plan 2017-2030 (19th March 2019)

The application site falls within the boundary of the above Neighbourhood Plan. However, it is noted that the site itself does not form part of any specific policy designation within the Plan. Although not specifically identified as a potential development site, redevelopment of this site for the provision of a single unit is not considered to be contrary to the aims of the Plan.

## SECTION 6:

### 6.0 Statement of Community Involvement

While extensive discussions have taken place with the Council's Housing team, it was considered that the small scale of the proposed works and the similar former use of the site did not warrant initial discussions with neighbours or the Town/Parish Council.

## SECTION 7:

### 7.0 Developer Contributions

The application will provide an affordable unit of accommodation and therefore it is the applicant's intention to seek an exemption from the Community Infrastructure Levy.

The applicant would welcome further discussion with officers should any other contributions be applicable.

## SECTION 8:

### 8.0 Summary and Conclusions

It is considered that the development will fully accord with the relevant policies of the Local Plan as well as the National Planning Policy Framework. The proposal will have no significant adverse effects on the character and appearance of the existing site, the surrounding area or the privacy and amenity of neighbouring residents.

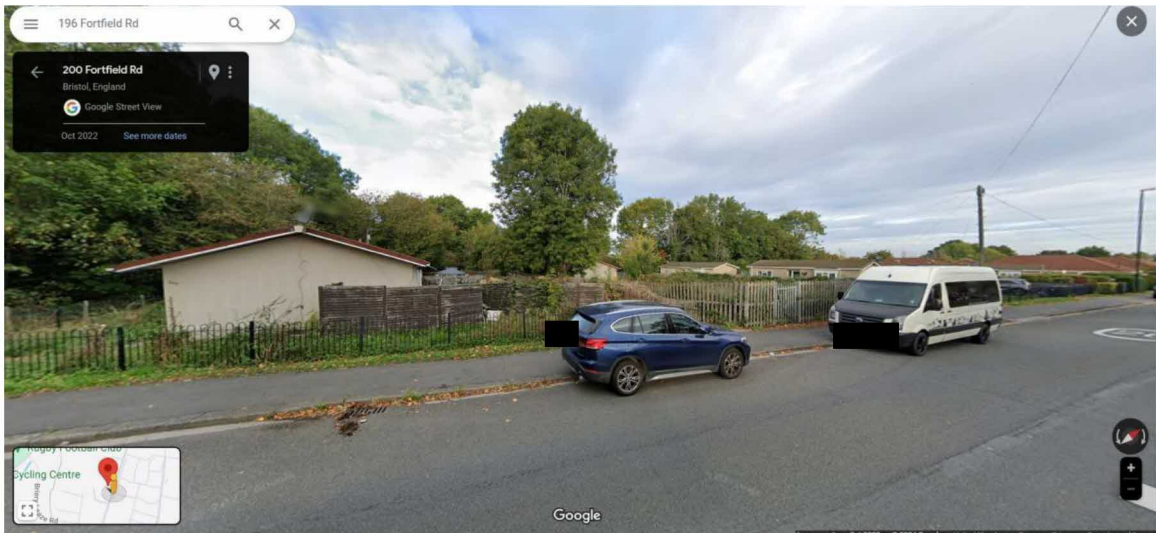
The site will continue to be provided with safe access and the proposal will also include suitable parking provision, in accordance with the Council's adopted standards.

The design, layout and scale of the building will be in-keeping with this part of the settlement and will take into account the constraints of the site, which will result in the provision of a single residential unit that will remain in-keeping with the character and appearance of the surrounding area.

The proposal will also contribute to the provision of urgently needed affordable housing in the area, to the benefit of the Council's core aims and objectives.

# Appendix A

## Site Photographs (Taken from Google Streetview dated Oct 2022)









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