

Supporting Planning Information (A)

Improvements and Alterations to Existing Dwelling

at

Crows Nest
Cecil Road
Weston Super Mare
BS23 2NF

(E 332132 - N 162336)

March 2024

Accessible Housing Statement

Required for 6 or more new residential units (including conversions and change of use).

Not applicable to this proposal.

Affordable Housing Statement

Required for residential or mixed-use development:

- 1. providing 10 or more dwellings; or*
- 2. where the site area would be 0.5ha or more unless the development is for 100% affordable housing.*

Not applicable to this proposal.

Bat survey and report

The survey and report must have been undertaken by a qualified ecologist and carried out within the previous two years and is required for:*

- 1. All development, including demolition, within the Juvenile Sustenance Zone (North Somerset) as set out within the North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: Supplementary Planning Document (adopted January 2018).*
- 2. All development, including demolition, which is located within Bat Consultations Zones A and B as set out within the North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: Supplementary Planning Document (adopted January 2018) except for: a. proposals for a change of use only or; b. householder development within Bat Consultation Zone B that is within the settlement limits of Westonsuper-Mare, Clevedon, Yatton, Nailsea or Portishead, and where the proposal does not involve the demolition of a building, or will not break into or impede bat access to any roof space.*
- 3. Development, including demolition, that affects agricultural buildings with traditional brick or stone construction or with exposed wooden beams.*
- 4. Development, including demolition, that affects:*
 - a. weatherboarding;*
 - b. hanging tiles;*
 - c. pitched roofs (excluding roofs covered with prefabricated steel or sheet materials, or roof voids that have been converted to living space); and which is on a building within 200m of woodland or fresh water.*
- 5. Development, including demolition, that affects:*
 - a. buildings erected before 1914 with gable ends or slate roof;*

- b. buildings erected before 1914 which are within 400m of woodland or a body of fresh water (including water courses);*
- c. buildings erected between 1914 and 1960 which are within 200m of woodland or a body of fresh water (including water courses).*

6. Development affecting underground structures, brick or stone built industrial sites or bridge structures unless the structure:

- a. is in a heavily urbanised area affected by artificial light*
- b. is heavily disturbed, for example if people use it regularly*
- c. is small and draughty*
- d. has smooth surfaces (bats cannot grip on polished surfaces)*

7. Alteration works to any building or structure where bat roosts are known or previously recorded to be present.

8. Floodlighting within 50m of woodland, fresh water (including water courses), field hedgerows or tree lines with connectivity to woodland and fresh water.

9. Felling or removal of trees that are 20cm or more in diameter at 1.5 metres and which have a significant amount of:

- a. complex growth form*
- b. natural cavities (often present in beech, oak, ash)*
- c. loose bark*
- d. ivy cover*
- e. damaged caused by rot/lighting/wind/woodpeckers*

10. Felling or removal of woodland of 0.5 hectares or more.

11. Removal of hedgerows or tree lines connected to woodland or a body of fresh water (including water courses).

Having thoroughly considered the various circumstances listed above in which such a survey is required, it is not felt that this proposal triggers any of the circumstances listed above. For those reasons, it is not felt that a Bat Survey and report is applicable in this case.

This then negates the need for any further survey work to be undertaken and therefore the next two matters on the validation checklist (Preliminary Ecological Appraisal (PEA) or a Full protected species surveys) are not considered necessary for this proposal.

Coal Mining Risk Assessment (CMRA)

All development in Development High Risk Area excluding those on the Exemptions List e.g.:

- Householder development*
- Change of use*
- Advertisement applications*
- Prior notifications*

Not applicable to this proposal.

CIL forms – form 1 (Additional information) and form 2 (Assumption of Liability)

Required for:

1. Applications that include an element of any of the following types of development:

- a) Residential (use class C3/C4);
- b) Extra care (C2) housing;
- c) Purpose-built student accommodation/halls of residence;
- d) Retail including sale of food and drink: use classes Ea, Eb, E(c), F2a and the following sui generis uses:
 - Public houses, wine bars or drinking establishments.
 - Drinking establishments with expanded food provision.
 - Hot food takeaways.

and where the application would create 100sqm or more of new floorspace or change of use/converted floorspace and is any of the following:

- e) Full planning permission (including householder applications);
- f) Technical details consent;
- g) Lawful development certificates, where the development in question commenced after 18th January 2018;
- h) Modification of S106 agreements;
- i) Prior approval;
- j) Reserved matters (following an outline planning permission).

2. New dwellings (including change of use/conversion).

3) Minor Material Amendments to any application which was liable to pay CIL contributions (see above criteria).

The proposal does not seek the creation of new residential units and therefore such forms are not deemed necessary in this case.

Flood Warning Evacuation Plan

Required for:

- 1. Hazardous Substance Consent applications
- 2. Sites which require a Flood Risk Assessment (FRA) (see requirement 14) and which

are:

- a) Major developments;
- b) New or extended residential accommodation for vulnerable people (including conversion and annexes). For example, sheltered housing or care home etc;
- c) New residential dwellings or flats (including conversion and annexes) where there would be no internal access to a habitable upper floor;
- d) New or extended sites for camping, caravans and gypsy and traveller sites; or

e) *New or extended hotels or hostels.*

The site is not located in a recognised flood zone and therefore such a plan is not deemed applicable in this case.

Flood Risk Assessment (FRA)

Required for:

- 1. Development sites of 1 hectare or over in Flood Zone 1;*
- 2. Development in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency (none currently notified in North Somerset);*
- 3. Development in Flood Zones 2 and 3;*
- 4. Development sites that could be affected by sources of flooding other than rivers and the sea (for example surface water, reservoirs, groundwater), where the development would introduce a more vulnerable use; or*
- 5. Development where there is an increased risk of flooding, from any source, in the future (as identified within the Strategic Flood Risk Assessment).*

The site is not located in a recognised flood zone and therefore such a report is not deemed applicable in this case.

Foul Sewerage and Utilities Assessment

Required for all applications proposing developments in excess of 100 dwellings; or 10,000m² new floor space (or an equivalent combination).

Not applicable to this minor proposal.

Groundwater protection details

Required for:

- 1. Development within a Groundwater Source Protection Zone which proposes foul drainage that is not connected to a main sewer;*
- 2. Non-residential development within a Groundwater Source Protection Zone that is likely to result in contaminated surface water e.g., livestock buildings, oil storage tanks, general industrial uses (Use Class B2); or*
- 3. Any development of potentially contaminated land e.g., redevelopment of a petrol filling station or a vehicle scrappage facility.*

The existing building is already connected to the mains drainage system. There are no proposals to alter this current arrangement. We do not therefore believe that any further details are required in this regard.

Surface Water Drainage Strategy

Required for:

- 1. Major developments;*
- 2. Developments subject to a requirement for sustainable drainage solutions to be provided, as set out in a 'made' Neighbourhood Plan;*
- 3. Minor development within an area liable to flood from all sources of flooding including surface water, ground water or flood zones 2 and 3 as shown on the online Planning Map; or*
- 4. Minor development that is likely to increase flood risk locally.*

There are no proposals within this application to change or alter the existing storm water drainage system. We do not believe therefore that such a strategy is necessary in this case.

Habitats Regulations Assessment Screening

Required for development, which is not directly connected with, or necessary for, the conservation management of a habitat site, and which is likely to affect a protected habitats site, as defined at regulation 8 of the Conservation of Habitats and Species Regulations 2017, either individually or in combination with other plans or projects. Protected habitats include the following designations:

- Special Areas of Conservation (SAC)*
- Special Protection Areas (SPA)*
- Ramsar site*

This proposal does not trigger any of the requirements whereby such an assessment is deemed necessary.

Health Impact Assessments

Required for all large-scale major developments as follows:

- 1. Residential development - 200 or more dwellings (if number of units not specified then on sites of 4ha or more)*
- 2. Non-residential development with a floor space of 10,000m² or more or area of 2ha or more.*

Such an assessment is not required for this modest residential proposal.

Heritage Statement

Required for:

- 1. Applications for Listed Building Consent;*
- 2. Planning applications affecting a Listed Building or its curtilage;*
- 3. Planning application within or affecting a Conservation Area (except for single storey rear extensions to dwellings);*
- 4. Planning application affecting nationally and locally designated parks and gardens;*
- 5. Planning application affecting a Scheduled Monument or its setting; or*
- 6. Planning application affecting undesignated heritage assets that are recorded on the Historic Environment Record including:*
 - Known archaeological sites*
 - Known historic buildings*

The proposal is located within a recognised Conservation Area and therefore an appropriate, proportionately scaled Heritage Statement is required in this case. The proposal in question is for some very minor fenestration related amendments to an existing established detached residential dwelling. In addition the proposal incorporates a new canopy porch to the main entrance door. An entrance door that cannot be seen from any vantage point. The dwelling is in a vastly elevated position above the town of Weston Super Mare, and unless actually visiting the property itself, is pretty much invisible from any form of public vantage point. The proposals are felt to be so minor, and coupled with the location of the building, it is not felt that the proposal will have any form of detrimental impact upon either the building or the wider context of the Conservation Area.

Historic Park and Garden Landscape Assessment

Required where development is proposed within a historic park or garden, as identified on the Policies Map.

According to the Policies Map, the site in question is not located within a Historic Park or Garden. It is not therefore felt to be necessary to provide an assessment in this case.

Landscape and visual impact assessment

Required for:

- 1. Major development providing new buildings and structures located outside of settlement boundaries;*
- 2. New building or structures would be significantly higher than the height of existing buildings in the area.*

Not considered applicable to this proposal.

Land Contamination Assessment

Required for applications where there are known/suspected contamination issues with land and/or previous potentially contaminative uses. Examples may include:

- 1. Developments on sites with a known past potentially contaminative historical land use*
- 2. Conversion or redevelopment of petrol filling stations*
- 3. Redevelopment of industrial and manufacturing sites.*
- 4. Mineral and Waste applications*
- 5. Applications for sites where previous or proposed alteration to the topography of the land or nearby land, for instance through infilling of the land, may result in the land being contaminated.*

We do not believe that the site can be considered to have any sort of contamination related risk. For this reason, we do not believe such an assessment is applicable in this case.

Lighting Assessment

Required for all applications for floodlighting (excluding small scale domestic lighting).

This is not considered applicable to the proposal in this case.

Noise Impact Assessment

Required for;

- 1. Applications for noise sensitive development (e.g., residential, schools and hospitals) adjacent to major road/transport infrastructure and other significant sources of noise; or*
- 2. Applications for uses that involve activities that may generate significant levels of noise (e.g., development in use classes B2 or B8) adjacent to existing noise sensitive uses.*

Examples of when normally required:

- New residential development sited on or near transport related major noise sources such as rail or air transport*
- New residential development adjacent or close to licensed premises.*
- New commercial development within Use Classes B2 or B8 adjacent or close to existing residential development.*

This proposal does not trigger any of the qualifying points listed above. We do not believe therefore that such an assessment is required in this case.

Transport Assessment/ Statement

Required for all major development where there are likely to be significant transport implications. See annexe A for details of what constitutes “significant transport implications”.

Not applicable to this proposal.

Travel Plan

Required for all developments which generate significant amounts of movement. See annexe B for details. See annexe A for details of what constitutes “significant transport implications”.

Not considered applicable to this proposal.

Tree Survey and/or Arboricultural Statement

Required where there are:

- 1. Trees within or adjacent* to the application site that are subject to a Tree Preservation Order (TPO);*
- 2. Where pruning works to facilitate the development are required on any tree within or adjacent* to the site that has a stem diameter greater than 75mm when measured at 1.5m above ground level;*
- 3. Where any ground works (including works for services) will be undertaken within the canopy spread or a distance of 12 times the estimated stem diameter of any tree within or adjacent* to the site that has a stem diameter greater than 75mm when measured at 1.5m above ground level; or*
- 4. Trees within or adjacent* to the application site that form part of an ancient woodland**.*

** Adjacent means any tree that overhangs the application site or is within a distance of 12 times the estimated stem diameter. An additional distance of 15 metres is applied to ancient trees.*

*** Ancient woodland is any wooded area that has been wooded continuously since at least 1600 AD (NPPG Annex 2: Glossary).*

This proposal does not trigger any of the aforementioned points. It is therefore not considered necessary to provide such a statement in this case. There are no proposed works to any trees located on the site. The proposed works will have no negative impact upon any existing trees.

Tree protection plan

Required for:

- 1. Trees within or adjacent* to the application site with a stem diameter greater than 75mm when measured at 1.5m above ground level and which are within 20m of the proposed development; or*

2. Where construction vehicular activity (including access, routes and parking areas) will be within either the canopy spread or a distance of 12 times the estimated stem diameter of any tree that has a stem diameter greater than 75mm when measured at 1.5m above ground level.

** Adjacent means any tree that overhangs the application site or is within a distance of 12 times the estimated stem. An additional distance of 15 metres is applied to ancient trees.*

Not considered applicable to this proposal.

Ventilation and Extraction Statement

Required for all applications where extraction equipment for the preparation of cooked food is to be installed (excluding alterations to existing dwellings and proposals for new dwellings).

Not applicable to this proposal.

Location plan

Always required. (note that location plans are a national requirement that are always required)

A suitable scaled location plan accompanies this application.

Layout plan (existing and proposed)

Always required.

1:1250 metric scaled Location Plan accompanies the application. Plan incorporates the site outlined in red, a North Point and an up to date copyright number.

Floor plans - existing

Required for:

- *extensions to an existing building**
- *replacement residential buildings***
- *replacement non-residential buildings within the Green Belt*
- *proposals for a change of use.*

**except for domestic extensions that are located outside of the Green Belt and where the applicant has submitted a not to scale sketch showing the use of each room in the existing building.*

*** i.e. the replacement of an existing residential unit with one or more new residential units.*

Appropriate plans are attached.

Floor plans - proposed

Required for all new buildings, extensions to existing buildings and proposals for a change of use.

Appropriate plans are attached.

Elevations (existing and proposed)

Required for all applications that involve the erection of new buildings, new structures, extensions and external alterations or advertisements.

Appropriate plans attached to this application.

Roof plans (existing and proposed)

Required for major or complex roof alterations.

Roof plans accompany this application.

Sections and levels

Required for new buildings or extensions:

- *on significantly sloping or uneven land*
- *adjacent to land at a different level*
- *where significant changes in ground levels are proposed.*

There are no proposals to alter the existing ground levels. Therefore section and levels plans are not considered necessary in this case.

Landscape plans and details

Required for proposals that involve any works that would affect trees or hedges within the application site, or adjoining the site, or the proposal involves a lot of new planting. *unless the existing trees and hedges and any replacement planting are clearly shown on the site layout plan.*

The proposal does not incorporate any proposals to significantly alter existing landscape arrangements.

Planning Statement

The proposal seeks minor alterations and improvements to an existing established residential dwelling. We believe the proposals accord with local and national planning policies.