

WARD: Bishopston CONTACT OFF CER: Kevin Morley  
S TE ADDRESS: 29 Seymour Road Bishopston Bristol BS7 9HS

APPL CAT ON NO: 14/05230/F Full Planning  
E P R DATE: 5 January 2015

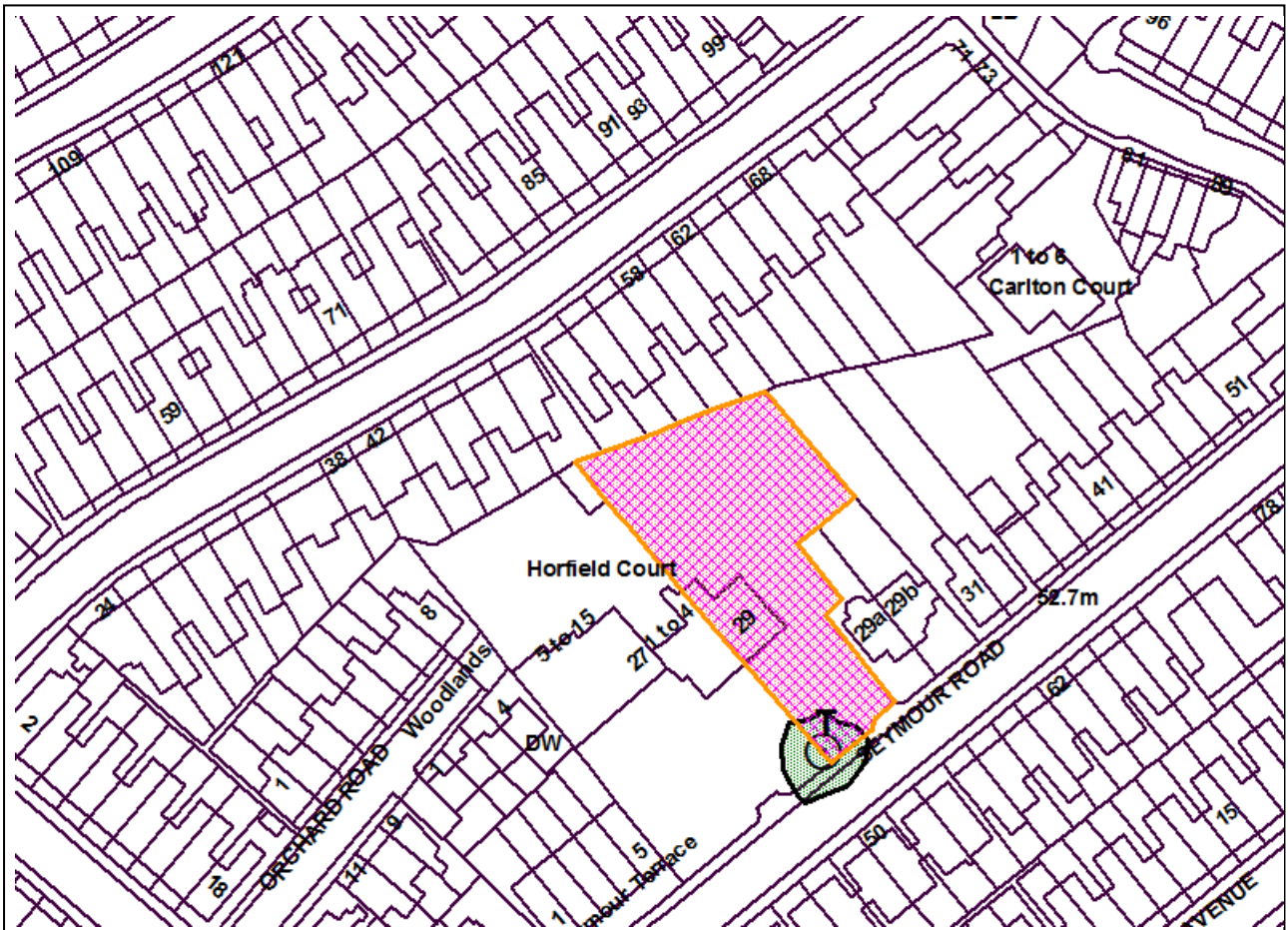
*Erection of 3 no. 3-bedroom dwellings with associated vehicular and pedestrian access from Seymour Road; refuse storage; car parking; provision of private gardens and new landscaping and associated works.*

RECOMMENDAT ON: Grant subject to Condition(s)

AGENT: Pegasus Planning Group  
First Floor South Wing  
Equinox North  
Great Park Road  
Almondsbury  
Bristol BS32 4QL  
APPL CANT: Mr & Mrs Pulfer  
C/o Agent

*The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.*

LOCAT ON PLAN:



**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

## COUNCILLOR REFERRAL

The application has been referred to the committee by Councillor Daniella Radice with the following points raised:

### "1. Highways and Traffic

Three new houses will generate an unacceptable level of traffic and affect:

- \* Pavement safety on Seymour Road for children and elderly people by making the pavement more dangerous through cars turning in and reversing out if there is a conflict
- \* Reduction in parking spaces on Seymour road
- \* No safe pedestrian or cycle access to the development itself
- \* Small turning spaces within the development leading to potential for accidents and conflicts with pedestrians.
- \* Headlight beams will affect properties on the opposite side of Seymour road
- \* Houses 29 a and 29 b will suffer increased noise and lack of privacy

### 2. Landscaping, Loss of Trees and Increased Flood Risk

The tree forum has pointed out that there were four trees on this site, the plans do not show much space for new trees. The landscaping needs to be improved, as people need an adequate amount of outdoor space. This application removes a significant amount of garden land from the ward with a concurrent reduction in biodiversity. The landscaping over of a portion of green space will also result in increased flood risk, one small green roof will not mitigate this impact.

### 3. Recycling and Waste Management

Bins left on streets create a serious pavement obstruction for wheelchair and motorised scooter users as well as parents with pushchairs. The property adjacent to 29 Seymour road is a residential care home for the elderly. Ensuring that bins are not left on streets for long periods (which can also attract fly tipping) is also a top priority issue for our Neighbourhood Partnership. I do not consider the proposal to have bin store adjacent to the properties to be an adequate one. It is likely that the residents will not bring their bins back regularly, and it will be very hard to force them to do so. The proposal should include street-side bin storage without compromising the design of the elegant 19th Century Seymour Road.

### 4. Neighbours - Loss of Light and Privacy

The proposed site layout means that the new houses will severely overshadow neighbour's gardens in Dongola Road. The houses are also in close proximity to the existing houses, leading to a concurrent loss of privacy. If the proposed dwellings have permitted development rights, over which the council will have no planning control, then they could become completely overbearing to their neighbours, both in height and width."

## SITE DESCRIPTION

The application site is located to the northern side of Seymour Road and consists of one half of a semi-detached pair of large c.1800 houses set within substantial grounds. The application property is in residential use although appears vacant and in a poor state of repair. The rear garden falls by approximately 1m from the side and front through a combination of steps and slopes. This is bounded by the original parish stone boundary wall to the rear, which is replicated in form to either side.

**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

The application property is set far back from Seymour Road compared to other properties in the area with a long driveway providing vehicular access to the side of the property. The frontage is partially screened by a low stone wall with painted railing atop backed by vegetation and includes a large sycamore tree subject to a Tree Preservation Order (ref: TPO1250).

Within the corner of the original grounds of the application property lies the 1960s infill semi-detached pair of Nos.29a and 29b fronting onto Seymour Road. These have the effect of screening large sections of the rear garden to the application property from Seymour Road. The other half of the semi-detached pair is currently in use as sheltered accommodation and has a large linked extension (larger than the original semi-detached pair) slightly set back to its flank granted planning permission in 1979.

The surrounding area is residential in nature with a combination of Victorian three-storey semi-detached pairs and two-storey terraces to Seymour Road, with the exception of three-storey modern terraced properties that were granted permission in 2011 on the site of what was No.25 Seymour Road. To the rear of the application site are further two-storey Victorian terraced properties with short rear gardens on Dongola Road.

#### RELEVANT HISTORY

Planning application ref.13/03067/F for the "Erection of 5 No. two-bed dwellings with associated vehicular and pedestrian access from Seymour Road; refuse storage; car parking; provision of private gardens and new landscaping; and associated works" was refused permission on 29.08.2013 for the following reasons:

1. The proposed development due to its height, layout, extent of glazing and proximity to properties on Dongola Road and the original property at No. 29 Seymour Road will result in unacceptable levels of overlooking to these properties and the future occupiers of the application properties, overbearing impact and unacceptable sense of enclosure to these properties and an unacceptable degree of overshadowing to the rear gardens of the properties to Dongola Road,
2. The proposed development, due to the proposed parking layout, sloped access to this car parking area and inadequate detailing of level changes to 29a Seymour Road, would likely result in unacceptable harm from vehicle traffic lights to 29a Seymour Road,
3. The proposed development, due to the increased vehicular traffic passing the entire length and to the rear of 29a Seymour Road would result in an unacceptable harm to the amenity of the residents of No. 29a Seymour Road by virtue of noise disturbance,
4. The proposed design by virtue of its scale as seen from Seymour Road in relation to 29 Seymour Road, its elevational treatment and roof form as well as its inadequately detailed landscaping scheme is considered to be an overdevelopment of this site out of keeping with the character of the area, and
5. The proposal, due to the confined car parking layout and access unsuitable for adoption or for the number of resultant vehicle movements onto Seymour Road would result in an inadequate access and car parking to serve the development and severe harm to highway safety.

Subsequently planning application ref.14/00146/F for the "Erection of 5 No. two-bed dwellings with associated vehicular and pedestrian access from Seymour Road; refuse storage; car parking; provision of private gardens and new landscaping; and associated works" was refused permission on 17.03.2014 for the following reasons:

**Development Control Committee A – 25 February 2015****Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

1. The proposal, due to its scale, layout and design within a comparatively small site, combined with the number of dwellings proposed; would result in a detrimental impact on the residential amenity of both neighbours and future occupiers of the site by reason of:
  - (i) An overbearing sense of enclosure to the rear garden of No.29 Seymour Road; created by the two-storey south flank of 'House 01', and
  - (ii) The direct overlooking of windows between the proposed dwellings and properties on Dongola Road and No.29 Seymour Road; created by the close proximity of opposing elevations.
2. The proposal, due to the narrow access, which is unsuitable for adoption, combined with the number of units proposed would create a potential conflict between users of said access and represent harm to highway safety by reason of the resultant vehicle movements onto Seymour Road.
3. The proposed design by virtue of its scale and elevational treatment, as seen from Seymour Road in relation to No.29 Seymour Road combined with limited space for soft landscaping is considered to be overdevelopment of this comparatively small site and out of character with of the surrounding area.
4. The proposal, due to the level of associated vehicle movements passing the length and to the rear of Nos.29 and 29a Seymour Road would result in harm to the residential amenity of the occupiers of the aforementioned properties by virtue of noise and disturbance.

Planning application ref.14/01675/F for the "Erection of 4 No. two bedroom dwellings with associated vehicular and pedestrian access from Seymour Road. Refuse storage; car parking; provision of private gardens and new landscaping; and associated works" was refused permission on 11.06.2014 for the following reasons:

1. The proposal, due to its scale, layout and design within a comparatively small site, combined with the number of dwellings proposed; would result in a detrimental impact on the residential amenity of both neighbours and future occupiers of the site by reason of the direct overlooking of windows between the proposed dwellings and properties on Dongola Road; created by the close proximity of opposing elevations.
2. The proposal, due to the narrow access, combined with the number of units proposed would create a potential conflict between users of said access and represent harm to highway safety by reason of the resultant vehicle movements onto Seymour Road.
3. The proposed design by virtue of its scale and elevational treatment, as seen from Seymour Road in relation to No.29 Seymour Road combined with limited space for soft landscaping is considered to be over-development of this comparatively small site and out of character with of the surrounding area.
4. The proposal, due to the level of associated vehicle movements passing the length and to the rear of Nos.29 and 29a Seymour Road would result in harm to the residential amenity of the occupiers of the aforementioned properties by virtue of noise disturbance.

**APPLICATION**

The application proposes to erect 3no. three-bedroom houses within the side/rear garden of No.29 Seymour Road and subdividing the rear garden from the host property. The proposed houses would be mews-like in design and linked as a terrace, but staggered in position. The houses would have two floors of accommodation with the upper floor partially within the roof space to give the impression of one and a half storeys of development. Each house would be finished in dark grey tile, render and

**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

incorporate a basic sedum roof over the single-storey elements.

The proposals also include a parking space for each of the three houses along with means of access and turning, cycle storage, bin storage, private rear garden space, semi-private front gardens and related landscaping and boundary treatments. The plans have been amended slightly to correct a number of errors and to incorporate a temporary storage area close to Seymour Road for refuse/recycling bins and boxes on the days of collection.

## RESPONSE TO PUBLICITY AND CONSULTATION

The application was advertised via a site notice and consultation letters were sent to 77no. nearby occupiers. As a result 20no. individuals made representations objecting to the proposals. These included the ward member, the Bishopston, Redland and Cotham Neighbourhood Partnership Streetscene Group, who commented on the refuse/recycling issues and comments from the Bishopston Society, which is as follows: -

"This application is an improvement over the earlier applications for 5 no. and 4 no. houses respectively. However, we are still concerned about certain aspects of the application;

The disruption to neighbours of car movements serving 4 no. houses with their headlights down the driveway and past the front door of No 29 to the rear of the site is still a concern.

Local residents in Dongola Road to the rear are concerned about the new houses blocking out sunlight from their rear gardens. We would ask that shadow studies are prepared to establish that this is not the case. We would suggest that the brick wall separating the front gardens from the parking area is unnecessarily high and will both make the houses feel enclosed and detract from the sense of natural surveillance and communality which one would normally expect in a small development like this grouped around a shared courtyard.

We would question the use of artificial slates in the context of a historic asset like no. 29. The drawings clearly show the attractive variety and character of natural slates. As the slate finish is carried down the vertical faces of the building and will become a significant element within the finished work, we would strongly recommend the use of natural slate.

The single storey rear extensions are all significantly higher than the existing boundary walls onto neighbours' gardens. This will have the effect of blocking out sun and daylight from adjacent gardens but also making them feel unreasonably enclosed. We are not overly concerned about the rear of houses 1 and 2, as the width of the rear extension is limited. But in the case of House 3 we would recommend that the floor level of the kitchen and bedroom 3 is dropped by 400 mm or 2 steps so as to reduce the impact on adjacent gardens and neighbours. Where the new buildings are shown directly alongside the existing stone boundary walls to neighbouring properties, we would remind the applicant that there is a statutory duty to carry out the work with care such that there is no damage, instability or adverse effect to the existing walls. The chimneys are shown as being tight to the roof and low in relation to adjoining properties. We would ask for technical confirmation that the fumes from the chimneys will be safely discharged so as not to cause pollution and nuisance to neighbouring properties.

There are many discrepancies within the drawings and the Design and Access Statement which need to be clarified before a decision can be made;

- \* The chimney to House 1 is shown variously as both within the gable wall and projecting from it.
- \* The elevations show 3 chimneys for 3 houses. Is this a mistake or is one chimney false?
- \* The roof connection between Houses 2 and 3 is shown differently on different drawings.
- \* The side boundary enclosure between House 1 and the rear garden of No. 29 is not shown.

**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

\* Within the SCALE section of the DAS the text still refers to 2 storey development from the earlier applications.

\* None of the drawings have a scale bar, which is a stipulated requirement of the planning process.

We recommend that the design is revised as above before a decision is made."

Other relevant planning issues raised within the public comments are summarised as follows: -

Loss of garden  
Over-development  
Overlooking/loss of privacy  
Overshadowing/sense of enclosure  
Out of character - design/appearance/scale  
Harmful impact on historic setting/wall  
Archaeological issues  
Loss of habitat/wildlife  
Loss of trees/insufficient replacement  
Lack of landscaping  
Increased flood risk  
Poor arrangements for refuse/recycling  
Highway safety  
Inadequate parking/pressure on parking  
Inadequate access  
Noise and disturbance from vehicles  
Light pollution from vehicles  
Land stability and geological issues

Other issues regarding lack of public consultation (by the Applicant) and party wall issues were also raised but are not relevant to the assessment of the current application. The above points will be covered in the Key Issues of the report.

## OTHER COMMENTS

### BCC TRANSPORT DEVELOPMENT MANAGEMENT

The application is to erect 3 new 3 bedroom dwellings on land adjacent to 29 Seymour Road. This a new revised application following the refusal of a previous application (14/01675/F) which proposed to build 4 new dwellings on the site. This reduction on proposed dwellings (and heights of these proposed buildings) helps alleviate reasons for refusal of the last application and brings the development below the threshold of requiring adoptable standards for the access.

The pedestrian access to the three proposed dwellings is via the shared access into the site. At over 3.5m wide this access fulfils the minimum width requirement to allow a car to safely pass a pedestrian. However lighting will need to be considered for both safety and security purposes (although not necessarily to a highway standard).

The site is located on the edge of a district centre with good links to local amenities and public transport networks. The site fronts onto Seymour Road with good visibility and access. The application proposes three new allocated parking spaces within the site, these have been considered with appropriate access and area to manoeuvre thereby allowing forward gear ingress and egress to the site. However due to the nature of the access to the site I am concerned with how they intend to access and service the site during construction phase without disturbing, disrupting or outright blocking local access and normal serviceability during this time.

**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

The application looks to address the requirement for waste, recycling, bicycle storage facilities. The application's plans illustrate provision of a designated utility room in each new dwelling for the storage of recycling facilities and then a bin store/area is shown in each front garden area. Without further information on the matter I am then assuming that residents would be responsible for bringing these out to the public highway on Seymour Road on collection days.

Cycle storage is catered for with the provision of secure bike stores, again located in the front garden of each new dwelling. It is worth clarifying the storage capacity proposed as the new MMAP2.1 Appendix 2: Parking Standards Schedule has come into force. This states dwellings of 2 or 3 bedrooms will be required to provide secure weatherproof bicycle storage for two cycles. Therefore each new dwelling will need to provide storage for 2 bicycles. I have no further objections to the proposal in term of any transport or highway safety concerns, and the application is not obstructive to pedestrian or vehicle movements.

#### BCC URBAN DESIGN AND CONSERVATION

The application has a reduced first-floor presence, which is welcomed in this backland mews-style development. Some concern is raised over the provision of small gardens for the proposed houses and the presence of the third bedrooms within the single-storey annexes should be questioned. Overall the design creates more interest and subject to materials and execution, no objection is raised [verbal comments given].

#### BCC ARCHAEOLOGY

This site was in the curtilage of No.29 Seymour Road from its first construction, forming part of its semi-formal grounds. There is no evidence for earlier settlement on the site prior to the construction of No.29 Seymour Road c1800. The rear wall that separates the site from the properties in Dongola Road formed the parish boundary between Stapleton and Horfield parishes and may therefore be of some antiquity. It is important that this feature is not disturbed during the course of development. The principal building, No.29, is of historic importance and its setting must be respected by any development that takes place within its grounds.

[Note - comments from related previous application, but still applicable]

#### BCC POLLUTION CONTROL

Environmental Health Officer - Further to comments made on the previous application (ref.13/03067/F), a Construction Management Plan condition would be recommended as construction noise may be an issue.

#### LAND CONTAMINATION OFFICER

The proposed end use is sensitive to contamination, the local area was formally subject to quarrying so there is some potential for made ground to be present. The site is also in a radon referral area so the applicant is advised to undertake a radon risk assessment ([www.ukradon.org](http://www.ukradon.org)). Due to the sensitive end use of this development and lack of supporting information submitted at the planning stage I recommend standard conditions are applied to any planning consent.

[Note - comments from related previous application, but still applicable]

**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

RELEVANT POLICIES

**National Planning Policy Framework – March 2012**

**Bristol Core Strategy (Adopted June 2011)**

BCS5	Housing Provision
BCS9	Green Infrastructure
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction
BCS16	Flood Risk and Water Management
BCS18	Housing Type
BCS20	Effective and Efficient Use of Land
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment
BCS23	Pollution

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

DM1	Presumption in favour of sustainable development
DM17	Development involving existing green infrastructure
FDM21	Development of private gardens
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form
DM28	Public realm
DM29	Design of new buildings
DM31	Heritage assets
DM32	Recycling and refuse provision in new development
DM33	Pollution control, air quality and water quality
DM34	Contaminated land
DM35	Noise mitigation

**Supplementary Planning Guidance**

PAN 1	Residential Guidelines (November 1993)
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KEY ISSUES

(A) ARE THE PROPOSALS ACCEPTABLE IN PRINCIPLE?

Similarly to the conclusions reached for the three previously refused applications, the site has no formal designation and forms private garden space. In terms of policy DM21: Development of Private Gardens, the scheme would represent a more efficient use of land in a comparatively sustainable location, being within walking distance (400m) of the Gloucester Road town centre. Furthermore, the urban design considerations are considered to be, on-balance, acceptable (see relevant Key Issue below), therefore no objection is raised against this policy.

Concerns regarding overdevelopment raised by residents are acknowledged. Overdevelopment is effectively a summation of various impacts being a direct cause of an excessive quantum of development within a site and will be assessed as part of the following Key Issues. While policy BCS20 sets out a minimum indicative net density of 50 dwellings per hectare it does not set out that a density above (or below) this amount is inherently unacceptable. However, it does state that the appropriate density will be informed by a variety of criteria and again, these are assessed across the Key Issues below.



**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

The site is located within a residential area and remains in residential use. The site has no designation and is of limited public amenity value as an undesignated private residential garden. The principle of further residential development within the rear garden of No.29 Seymour Road is therefore acceptable in land use terms.

**(B) DO THE PROPOSALS SAFEGUARD THE RESIDENTIAL AMENITY OF NEIGHBOURING AND FUTURE OCCUPIERS OF THE SITE?**

**(i) Overlooking/loss of privacy**

The short gardens to the properties on Dongola Road sit within close proximity of the proposed scheme, between 7-10m away and vice versa with regards to the proposal's private amenity spaces, which enables substantial mutual overlooking of these new gardens. However, this is largely identical to established relationships between other terraced dwellings within the immediate area, and similarly to the previous decisions, no objection is raised on this point. The proposals would provide adequate separation distances between the development and Nos.29a and 29b Seymour Road and present similar established levels of overlooking of private residential gardens to that of the surrounding context, therefore no objection is raised to this relationship.

The previous applications on the site raised a number of concerns relating to direct overlooking from windows and also the perception of being overlooking, owing the amount of glazing, albeit partially obscured, facing the rears of Dongola Road. The current application utilises roof lights to serve the upper floor bedrooms and bathrooms where the separation distances between the properties are limited. These roof lights are located within the roof plane to result in a high-level sill, to avoid direct overlooking of neighbours and provide a sky-ward outlook. This arrangement is considered to be acceptable in this instance and the previous concerns have been mitigated.

**(ii) Overshadowing/overbearing impact**

The scale of the current scheme is no more than the previous application and although it is inevitable that there would be some additional sense of enclosure to the affected properties on Dongola Road; the amount of potential shadow fall is at a level that is considered to be acceptable. The omission of the south-western unit has also improved the development's relationship to the house and garden of No.29 Seymour Road and no objection is raised in this instance.

**(iii) Noise**

The previous applications on this site have raised objection to the noise and disturbance that could be created by the general comings and goings of future occupiers of the site, in this backland location, irrespective of this activity being residential in character. With the reduction in number of proposed houses to three and the related reduction in parking spaces and related car movements, it is now considered that on-balance, this situation is considered to be acceptable and no significant harm to neighbours from noise and disturbance would occur.

**(iv) Light pollution**

There is again concern from neighbours regarding the potential for light pollution from vehicles maneuvering within the car park, which would direct any such light towards neighbours, particularly to No.29a Seymour Road and those on the opposite side of the Seymour Road entrance. The current application includes details of boundary treatments, which could be developed as part of a landscaping scheme that would prevent the bulk of any light nuisance omitted by vehicles associated with the development.

Should the application be approved the shared access is likely to require artificial lighting, therefore this would be subject to future consideration to ensure an acceptable form of development. Subject to

**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

this and the above; no objection is raised on this issue.

(v) Amenity space

The proposal would provide for three bedroom units with off-street parking and thus be feasible for family accommodation. This would entail a greater demand for private amenity space. All the proposed houses incorporate private amenity space provision and semi-private front gardens, as well as retaining an adequately sized garden for the original house, No.29 Seymour Road. While these gardens for the proposed dwellings are small, they are not considered so insufficient so as to completely fail to provide for adequate private amenity space that offers meaningful outdoor recreational use for a three bedroom house.

(vi) Space standards

The scheme provides sufficient space to meet the minimum adopted space standards for a six-bedroom dwelling, over two floors, at over 100 square metres per unit. The space provided is also considered to be flexible and adaptable.

(vii) Refuse storage

Suitable individual stores are incorporated into the development along with a temporary storage area close to the pavement, which would be necessary given the long distance from each home to the collection point, which will not be traversed by refuse collectors. These areas for refuse/recycling receptacles would be conditional of any permission.

Overall the current proposals provide for the reasonable residential amenities of future occupiers of the site and protect those of neighbouring occupiers. Along with the conditions already mentioned, it would be appropriate to remove the normal permitted development rights for dwelling houses in relation to extensions and the insertion of further windows, including roof lights. With these stipulations, it is considered that the proposals are acceptable.

(C) ARE THE PROPOSALS VISUALLY ACCEPTABLE?

The proposed houses are part two and part single-storey. The upper floor is contained within the roof space and the Architect has incorporated hanging tiles below the natural slope of the roof to further emphasise the premise that the development is effectively 1.5 storeys in height. This approach is considered to be successful, with the upper floor elements of the houses, forming a spine that runs across the site (west-east) relatively parallel to the properties on Dongola Road, repeating the local pattern of development. The combination of contemporary design and mews-like style is considered to be acceptable in this instance.

Although the development is discreetly located away from the road, House No.1 can still be viewed from the public realm. The application is supported by a schedule of materials detailing the intended finishes and respective colours of render, tile and glazing etc. and given the siting of the three proposed houses, these materials are considered appropriate for the design of the development.

The previous refusals on the site raised concerns regarding the general layout of the developments and their lack of meaningful breathing space around buildings and opportunities for soft landscaping. The current application proposes a unit less, reducing the numbers further to three dwellings. This has reduced the bulk and density of the resulting development. However, the site coverage of the buildings remains similar, with the single-storey 'arms' of the houses, which contain a third bedroom/office and living accommodation, each taking up a significant footprint in their own right. For two of the three houses, this results in private rear gardens that are relatively limited in relation to space provided within the house. Although this is not totally apparent from the public realm or the private access road, it is not considered to represent good quality urban design. But on balance, this

**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

concern is not felt to be significant enough to justify a further refusal on design grounds.

Overall, the scale and appearance of the development is considered to be acceptable. Apart from the issue listed above, which is on-balance, the application is considered to be visually acceptable.

**(D) DO THE PROPOSALS RAISE ANY TRANSPORT AND MOVEMENT ISSUES?**

The application proposes to provide refuse/recycling storage, as already described above, which would ensure highway safety along the footway of Seymour Road. Similarly cycle and car parking are provided in accordance with local plan standards, which would be a requirement of permission.

The previous applications raised concerns regarding the access to the site from Seymour Road and the potential for conflict between users owing to its narrowness and need for it to be to an adoptable standard. In this instance, with the number of units using the access reduced to less than 5no. the access road does not have to be made to an adoptable standard and can remain in private ownership. Furthermore, with the reduction in the number of houses to three, the number of related car journeys along the access is also reduced, which would mean the likelihood of users coming into conflict along the access also being reduced. The Transport Development Management Team do not raise objection to the proposals and as such and subject to planning conditions relating to transport matters including construction and access completion; the proposals do not raise any unacceptable transport and movement issues.

**(E) DO THE PROPOSALS RAISE ANY TREE AND/OR NATURE CONSERVATION ISSUES?**

Trees have been previously cleared from the site, which do not benefit from protection therefore no objections are lodged on this point. The proposals include elements of soft landscaping and sedum roofs, which offer opportunities for the creation of habitat. Birds and other protected species are subject to separate legislation and considering the scale of the proposed development this other legislation is appropriate in terms of their protection. Subject to details of landscaping, which would also allow for replacement tree/shrub planting; the proposals do not raise any unacceptable nature conservation issues.

**(F) DO THE PROPOSALS RAISE ANY HERITAGE ISSUES?**

BCC Archaeology has previously noted the building is of some historic interest and as a local heritage asset. The property is however neither listed or within a conservation area and thus has no formal status and in light of this a reason for refusal based upon heritage impacts would not be reasonable.

BCC Archaeology advised (during the application ref.13/03067/F) that the boundary wall represents the historic parish boundary wall and is of some archaeological value. This should be retained in any development and a structural report and works of making good would be conditioned upon any approval to ensure that the development secures this feature. They have also noted objector's reference to an 'ice hole' that may represent an ice house. An archaeological watching brief is a reasonable solution to this issue. Subject to these stipulations; the proposals do not raise any unacceptable heritage and/or archaeology issues that warrant refusal of the application.

**(G) DO THE PROPOSALS MEET THE REQUIREMENTS OF SUSTAINABLE DEVELOPMENT?**

The submitted scheme includes a sustainability statement, which has been developed to cater for the Council's policies BCS13-15. It has been demonstrated that subject to final technical details and execution, which would be conditional of permission, the proposals meet the policy requirements for sustainable development.

**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

**(H) DO THE PROPOSALS RAISE ANY FLOOD RISK ISSUES?**

Any concerns relating to additional run-off and the introduction of hard-surfacing can be addressed by use of permeable surfaces and application of a Sustainable Urban Drainage (SUDs) condition. As such the proposals do not raise any unacceptable flood risk issues.

**(I) DO THE PROPOSALS RAISE ANY LAND CONTAMINATION ISSUES?**

This key issue can be addressed by the application of standard conditions and an advice note to cover radon gas; as previously advised on this site by BCC Land Contamination.

**(J) DO THE PROPOSALS RAISE ANY LAND STABILITY/MINING ISSUES?**

Public comments on this issue are directly related to the function of the stone boundary wall, as described in Key Issue F above, a structural survey can be made conditional of any permission on this site. Although objectors have called for this to be provided prior to a decision being made, given the scale of the development; the survey is not considered necessary to make a decision on these proposals.

**CONCLUSION**

The proposed development raises a number of issues for consideration, similarly to the previous applications on the site. In this instance it is considered that the past concerns have been addressed, albeit the issue of site coverage in relation to over-development, remains on-balance but in this case acceptable. In conclusion, it is considered that with the careful application of planning conditions the proposals are acceptable and as such are recommended to the committee for approval.

**COMMUNITY INFRASTRUCTURE LEVY**

How much Community Infrastructure Levy (CIL) will this development be required to pay?

The CIL liability for this development is £23,100.

**RECOMMENDED GRANT subject to condition(s)**

**Time limit for commencement of development**

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Pre commencement condition(s)**

2. Land affected by contamination - Site characterisation

No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it

**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- \* human health,
- \* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- \* adjoining land,
- \* groundwaters and surface waters,
- \* ecological systems,
- \* archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

3. Land affected by contamination - submission of remediation scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

4. Land affected by contamination - implementation of approved remediation scheme

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing of the Local Planning Authority.

**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. Construction management plan

No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to, and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- \* Parking of vehicles of site operatives and visitors
- \* routes for construction traffic
- \* hours of operation
- \* method of prevention of mud being carried onto highway
- \* pedestrian and cyclist protection
- \* proposed temporary traffic restrictions, and
- \* arrangements for turning vehicles.

Reason: In the interests of safe operation of the highway.

6. Submission and approval of landscaping scheme

Notwithstanding the information provided to date, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include full boundary treatment details, green/living roof details, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection, in the course of development. The approved scheme shall be implemented so that planting can be carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area and to ensure its appearance is satisfactory.

7. Sustainable urban drainage system (SUDS)

No development shall take place until a detailed design of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

8. Stone boundary walls

No development shall take place including any works of demolition until a structural survey or report by a suitably qualified person, of the existing stone boundary walls (to be retained), has been submitted to, and approved in writing by the Local Planning Authority. The details and

**Development Control Committee A – 25 February 2015****Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

recommendations of the approved survey/report for protecting and making good the walls shall be adhered to throughout the construction period.

Reason: To protect the heritage asset and ensure the appearance of the development is satisfactory.

9. Artificial lighting (external)

No development shall take place until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented prior to the first occupation of the dwelling houses, hereby approved, in accordance with the approved details.

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

10. To ensure implementation of a programme of archaeological works

No development shall take place within the site until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation which has been submitted by the developer and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- \* The programme and methodology of site investigation and recording
- \* The programme for post investigation assessment
- \* Provision to be made for analysis of the site investigation and recording
- \* Provision to be made for publication and dissemination of the analysis and records of the site investigation
- \* Provision to be made for archive deposition of the analysis and records of the site investigation
- \* Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that archaeological remains and features are recorded prior to their destruction.

**Pre occupation condition(s)**

11. To secure the conduct of a watching brief during development groundworks

The applicant/developer shall ensure that all groundworks, including geotechnical works, are monitored and recorded by an archaeologist or an archaeological organisation to be approved by the council and in accordance with the Written Scheme of Investigation approved under condition.

Reason: To record remains of archaeological interest before destruction.

**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

12. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 2 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 3, which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 4.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

13. Sustainability and energy statements

The development shall be carried out in accordance with the measures contained within the approved Sustainability Statement and Energy Statement, prepared by Graham Rivers Architects, prior to the first occupation of the dwelling houses hereby approved.

Reason: To ensure that sustainability policy objectives would be met.

14. Sustainability features

Prior to the first occupation of the dwelling houses hereby permitted, further details including the final roof layout, visual appearance, method of fixing, technical specifications (including the output) and noise rating of the following equipment shall be submitted to and approved in writing by the Local Planning Authority.

- (i) Solar thermal water heating system, and
- (ii) Air source heat pump(s).

The above equipment shall be installed in accordance with the approved details and made fully operational prior to the first occupation of the dwelling houses and shall be maintained in-situ in accordance with the approved details and as fully operational at all times thereafter.

Reason: To ensure that the development would meet sustainability and climate change policy objectives.

15. Completion and maintenance of cycle provision - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

16. Completion and maintenance of car/vehicle parking - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been completed, and thereafter,



**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

the area shall be kept free of obstruction and available for the parking of vehicles associated with the development

Reason: To ensure that there are adequate parking facilities to serve the development.

17. Completion of access - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of vehicular, pedestrians and/or cyclists access has been constructed and completed in accordance with the approved plans and the said means of vehicular access shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

18. Implementation/installation of refuse storage and recycling facilities - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials including the temporary holding area close to Seymour Road, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

**Post occupation management**

19. No further extensions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no extension or enlargement (including additions to roofs) shall be made to the dwelling houses hereby permitted, or any detached building erected, without the express permission in writing of the council.

Reason: The further extension of these dwellings or erection of detached building requires detailed consideration to safeguard the amenities of the surrounding area.

20. No Further Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no windows or rooflights, other than those shown on the approved plans shall at any time be placed in the dwelling houses hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

**Development Control Committee A – 25 February 2015**  
**Application No. 14/05230/F: 29 Seymour Road Bishopston Bristol BS7 9HS**

**List of approved plans**

21. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

Sustainability statement, received 10 November 2014  
Energy report, received 10 November 2014  
Site location plan, received 10 November 2014  
11 Existing site layout, received 10 November 2014  
12A Proposed site layout & site section, received 22 December 2014  
13A Proposed floor plans & elevations, received 5 January 2015  
14A Proposed street elevation, received 19 December 2014  
Schedule of materials, received 19 December 2014

Reason: For the avoidance of doubt.

**Advices**

1. Minor works on the public highway: The development hereby approved includes the carrying out of work on the public highway. You are advised that before undertaking the work on the highway you must enter into a highway agreement under s184 or s278 of the Highways Act 1980 with the council. You will be required to pay fees to cover the council's costs in undertaking the approval and inspection of the works. You should contact the Highways Asset Management Team on 0117 9222100.
2. The development hereby approved is likely to impact on the highway network during its construction. The applicant is required to contact Highway Network Management to discuss any temporary traffic management measures required, such as footway, Public Right of Way or carriageway closures, or temporary parking restrictions. Please call 0117 9031212 or email [traffic@bristol.gov.uk](mailto:traffic@bristol.gov.uk) a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.
3. The Applicant is advised that the site falls within a radon gas referral area and are therefore advised to undertake a radon gas risk assessment as part of the requirements for Condition Nos.2, 3, 4 and 12. Further information can be sourced from [www.ukradon.org](http://www.ukradon.org).

**BACKGROUND PAPERS**

Transport Development Management  
City Design Group

10 December 2014  
10 December 2014



SOUTH EAST ELEVATION

01  
13



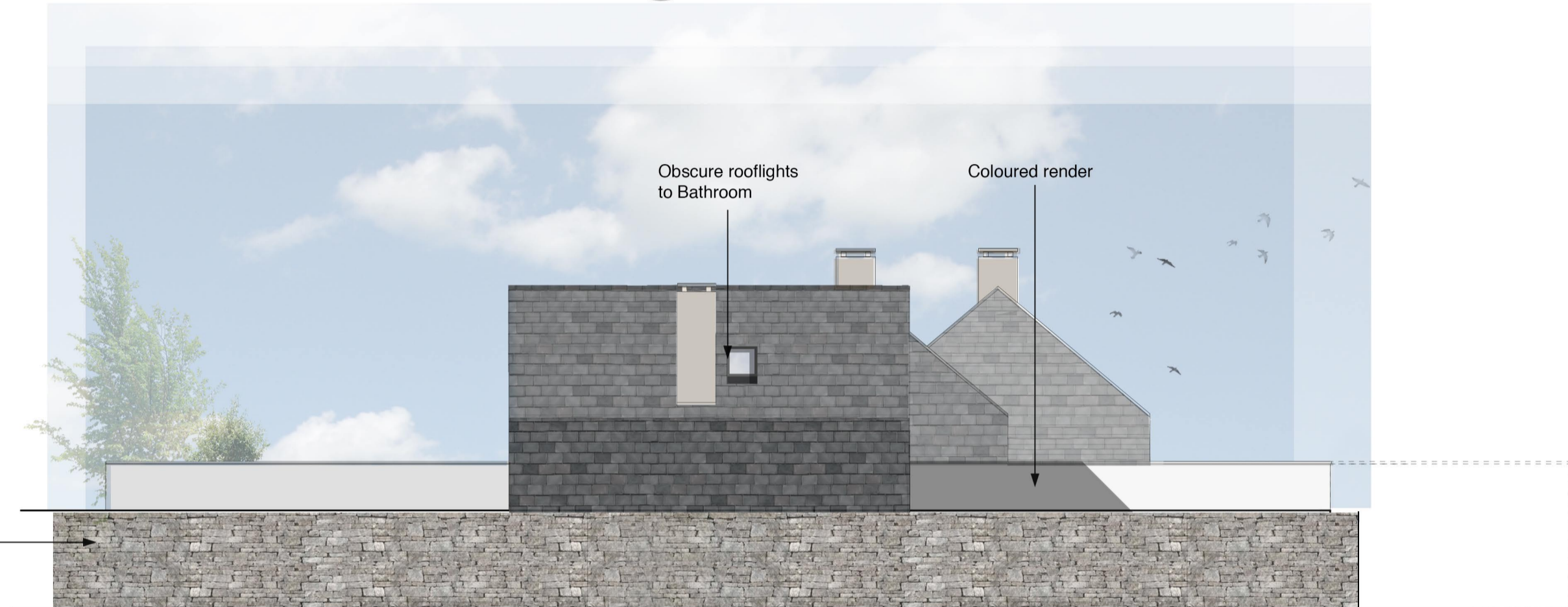
NORTH WEST ELEVATION

02  
13



SOUTH WEST ELEVATION

03  
13



NORTH EAST ELEVATION

04  
13



GROUND FLOOR PLANS

05  
13



FIRST FLOOR PLANS

06  
13



ROOF PLANS

07  
13



g  
raham rivers  
architect  
t. 0117 942 8373  
f. 0117 942 0639

Project Proposed Mews Courtyard Houses  
29 Seymour Road, Bishopston, Bristol  
Title Proposed Floor Plans and Elevations

Scale 1:100 @A1 Drawn CEB Date 10/14 Project No 1304 Drawing No

This drawing is copyright

Work to figured dimensions



Revision A 17.12.14 Double bike storage shown, refuse and recycling area and wall height added



Revision A 17.12.14 General ammendments



graham rivers  
architect  
t. 0117 942 8373  
f. 0117 942 0639

Project Proposed Mews Courtyard Houses  
29 Seymour Road, Bishopston, Bristol  
Title Proposed Street Elevation from Seymour Road

Scale 1:50@A2 Drawn CEB Date 10/14 Project No 1304 Drawing No

*This drawing is copyright*

*Work to figured dimensions*