

**WARD:** Henbury **CONTACT OFFICER:** Angelo Calabrese  
**SITE ADDRESS:** Land Adjacent To 1 Turnbridge Road Bristol

**APPLICATION NO:** 15/04044/F Full Planning  
**EXPIRY DATE:** 28 September 2015

**Construction of 3 No. Houses.**

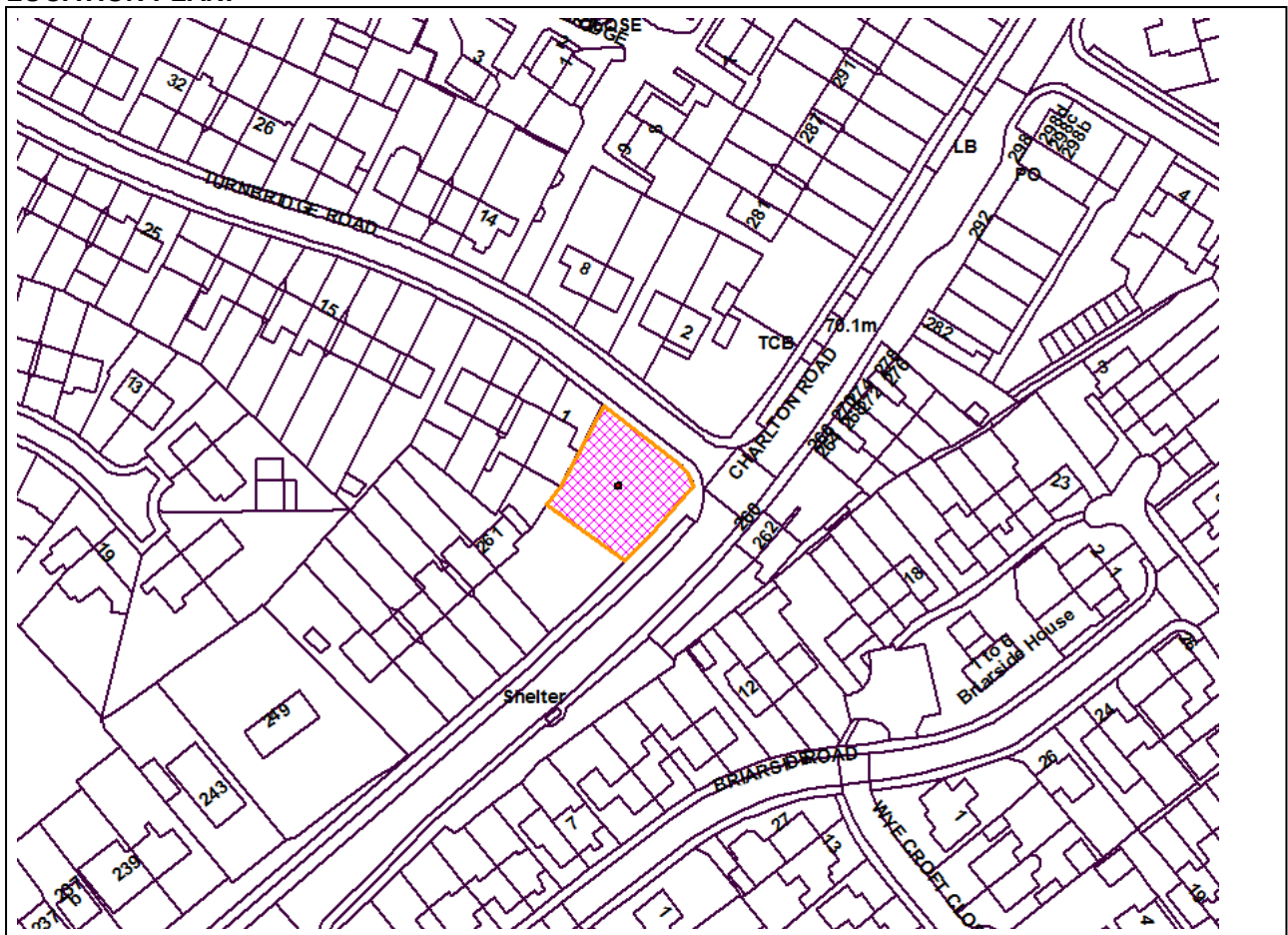
**RECOMMENDATION:** Grant subject to Condition(s)

**AGENT:** David Cahill Design Consultant  
Unit 2, Office 4  
Tower Lane Business Park  
Tower Lane  
Warmley  
Bristol BS30 8XT

**APPLICANT:** Mr M Hussain  
25 Lower Redland Road  
Redland  
Bristol  
BS6 6TV

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

**LOCATION PLAN:**



**Development Control Committee A – 18 November 2015**  
**Application No. 15/04044/F: Land Adjacent To 1 Turnbridge Road Bristol**

## SUMMARY

The application has been referred to committee by Ward Councillor Mark Weston. The proposal is for the erection of 3 dwellinghouses on the junction of Charlton Road and Turnbridge Road. In addition to the councillor referral and their objection there has been one other objection from a local resident.

The main issues raised by objectors are the impact of the development on the character of the area, the internal space provided by the development and the increase demand for on street parking in the area.

Officers consider that the proposal would represent a satisfactory form of development which complies with the Bristol Local Plan.

## SITE DESCRIPTION

The application site is a corner plot which was once part of the garden to 1 Turnbridge Road. The land has been independent of the house since 2002 and has been vacant since. The site has had permission for schemes consisting of 2 and 3 dwellings over the last 13 years. The last planning permission for the site was for 3 houses but this was not implemented and has now expired. During 2008 and 2009 the land was cleared and large shipping containers were stored on the site. An enforcement investigation was carried out and the site was tidied up, but a shipping container still remains on site to this day.

The surrounding area is dominated by two storey houses which are constructed of a mix of materials. The properties on Turnbridge Road are simple rendered houses with pitched roofs. Some properties have bay windows and large porches. The properties on Charlton Road in the immediate vicinity are constructed of facing brickwork.

The site is not located in a conservation area and is within Flood Zone 1 and therefore is not at risk from significant flooding.

## RELEVANT HISTORY

09/04880/F: Construction of three, 3-bedroom houses on land at the junction of Turnbridge Road and Charlton Road, including three off-street parking spaces. Granted permission 27.01.2010.

08/03692/F: Erection of 2no. semi-detached houses with access from Turnbridge Road. Granted 10.11.2008.

10.11.2008: Outline planning application- Construction of a two storey block comprising 6no.self-contained flats. Refused because of its impact on the character of the area.

03/03892/M: Reserved matters application for external appearance, design and landscaping, for 2no. semi-detached houses following granting of outline consent under app.no. 03/01875/P/N. Granted 07.01.2004.

03/03943/P: Outline application including the siting of the building and the means of access to the site, for 6no one/two bedroom flats in two storey blocks, in side garden to 1 Turnbridge Road. Refused because of its impact on the character of the area, the lack of cycle storage and highway safety issues. 9.12.2003.

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03/01875/P: Outline application including the detailed matters of 'siting' and 'means of access', for 2 No. semi-detached houses in the side garden of No 1 Turnbridge Road. Granted 11.08.2003.

APPLICATION

Permission is sought for the erection of a terrace of 3 two storey properties with accommodation in the roof. The application as submitted was identical to the approved application which expired in 2013 (09/04880/F).

Each unit provides 3 bedrooms and would provide 4 bed spaces. The development will provide one off street parking space for each unit. Cycle storage is also provided in rear gardens.

Following negotiations with officers, revised plans were submitted on the reducing the overall height of the development by 400mm and increasing the size of the parking spaces

RESPONSE TO PUBLICITY AND CONSULTATION

28 Neighbouring properties consulted by letter. 2 objections received, one of which was from the Ward Councillor Mark Weston. The issues raised are:

Increase demand for on street parking  
Development would be out of character with properties in the street.  
Living space would be cramped.

Councillor Weston has referred the application to committee. His referral states concerns with the scale and mass of the development and the impact on the area.

**Transport Development Management** has commented as follows:-

No objections raised.

**City Design Group** has commented as follows:-

No Comments.

**Contaminated Land Environmental Protection** has commented as follows:-

Various sites within the vicinity of the application address have been subject to investigation and required some remedial actions. As the proposed development is sensitive to contamination and no information has been submitted with respect to contamination we recommend conditions are applied to any future planning consent.

RELEVANT POLICIES

**National Planning Policy Framework – March 2012**

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

BCS3	Northern Arc and Inner East Bristol - Regeneration Areas
BCS5	Housing Provision
BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS11	Infrastructure and Developer Contributions

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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
BCS23	Pollution

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

DM1	Presumption in favour of sustainable development
DM15	Green infrastructure provision
DM17	Development involving existing green infrastructure
DM19	Development and nature conservation
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form
DM29	Design of new buildings
DM32	Recycling and refuse provision in new development
DM34	Contaminated land

**KEY ISSUES**

**(A) IS THE DEVELOPMENT ACCEPTABLE IN PRINCIPLE?**

The application site is no longer a garden to a dwellinghouse and has been left vacant for a number of years. There has also been a history of planning permissions on the site.

The site is located within walking distance of a number of bus stops which provide services which run between Cribbs Causeway and the City Centre. It is also noted that there are small local shops on Charlton Road.

The efficient use of land is integral to creating sustainable patterns of development and this is central to the focus on sustainable development in the NPPF. Indeed, the NPPF allows Local Planning Authorities to set their own approach to housing density to reflect local circumstances. Policy BCS20 of the Core Strategy sets a minimum development density of 50 dwellings per hectare.

The proposed development would be 60 dwellings per hectare and as such would comply with this policy requirement.

It is considered that this is a suitable site for residential development and the principle of development is acceptable subject to the consideration of the following issues.

**(B) WOULD THE PROPOSAL HAVE AN ACCEPTABLE VISUAL IMPACT ON THE CHARACTER OF THE AREA?**

Policies BCS21, DM26 and DM29 require development should contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.

The proposal is for 3 dwellinghouses which will be constructed in a terrace. The form of the houses is similar to the neighbouring properties. The street is dominated by rendered properties some with bay windows, and large porches. The dwellings will be constructed of render which will match neighbouring houses.

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The overall ridge height of the properties has been reduced but would be slighter taller than the neighbouring terrace. It is not considered that this small increase in height would have a significant negative impact on the streetscene. While the width of each dwelling is smaller than the width of neighbouring houses, the overall design of the buildings picks up on style and the form of properties in the area, which will ensure that the development would contribute to the character of the area and not have a negative visual impact on the street scene.

The proposal is considered to comply with policies BCS21, DM26 and DM29 and would not harm the character of the area.

**(C) WOULD THE PROPOSAL HAVE AN ACCEPTABLE IMPACT ON NEIGHBOURING PROPERTIES?**

Policies BCS21 and DM29 require development to have an acceptable impact on neighbouring amenity.

The development will only impact on the neighbouring property no 1 Turnbridge Road. This neighbouring house has a single storey rear and side extension which is located on the boundary of the application site. The new dwellings are located to the south east of the extension and will therefore have some impact on sunlight to the side and rear extension during the morning hours. Once the sun passes to the east (midday onwards) there would be no impact on sunlight. While there will be some impact on sunlight to the neighbouring property, as the proposal would not impact on sunlight throughout the entire day it is considered that there are not sufficient grounds for refusal and the proposal would not have a significant overbearing impact or loss of light on the side extension and garden of the neighbouring property.

The proposed dwellings will be located next to a first floor stairway window and small first floor bathroom window on the side elevation of the neighbouring house. As the windows does not serve a habitable room (and the bathroom window is a secondary window), the impact on the windows would not result in a significant impact on amenity.

In terms of overlooking the development will have windows to hallways and bathrooms on the side elevation facing the neighbouring hallway window. To ensure there is no loss of privacy between the properties a planning condition can ensure that the windows are obscure glazed prior to occupation of the development.

A level of overlooking would be created from the rear elevation of the new properties into the garden of 1 Turnbridge Road, but this type of overlooking from first floor windows is a common relationship between properties. The development will not compromise privacy to any other property.

To conclude, the proposal is considered to have an acceptable impact on residential amenity.

**(D) WOULD THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS TRANSPORT AND MOVEMENT ISSUES?**

Policy BCS10 and DM23 seeks to ensure that new development is accessible by sustainable transport methods such as walking, cycling and public transport. Development should also not give rise to unacceptable traffic conditions.

The development will provide off street parking for 3 vehicles. This level of parking is considered satisfactory and no objection has been raised by highway officers.

On street parking appears to be available on the street (Turnbridge Road, Charlton Road) and the addition of 3 dwelling will not significantly increase the demand for on street parking, especially as each unit will have a parking space.

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With regard to highway safety, each parking space is large enough to accommodate a vehicle and the movement into and out of these spaces would be identical to other driveways on the road and would not create any highway safety issues on this unclassified road.

To promote alternative modes of transport a planning condition will be attached to the development require cycle storage to be installed before occupation of the development.

The development would not raise any highway safety issues and comply with policies BCS10 and DM23.

**(E) WOULD THE DEVELOPMENT PROVIDE A SATISFACTORY LEVEL OF ACCOMODATION FOR FUTURE OCCUPIERS?**

Policy BCS18 requires residential development to provide sufficient internal space for everyday activities and meet recommended space standards.

The assessment of the space standards has been based on the Council standards promoted before the 1st October as the application was registered before this date (3rd August). Applications received after the 1st October are now assessed against new Government space standards.

Each residential unit provides 3 bedrooms which has enough space for 4 people. The minimum space standards for this level of development is 67-75 sqm. Each unit has been measured at 75 sqm. Therefore the development provides an acceptable size of accommodation and each room will have adequate outlook. It is also noted that each unit will have a reasonable sized garden.

The development complies with policy BCS18.

**(F) DOES THE PROPOSAL SATISFY THE CLIMATE CHANGE AND SUSTAINABILITY POLICIES OF THE CORE STRATEGY?**

Policies BCS13-16 require development to mitigate the impact of climate change and incorporate sustainable construction methods.

The application includes a sustainability statement which states that the development will exceed thermal insulation elements required under part L Building Regulations. The statement also includes on site renewable technology in the form of solar panels which will provide above the minimum required 20% saving on regulated CO2 emissions.

To ensure the development complies with the climate change policy, a sustainable drainage plan will be submitted before commencement of works and the proposed solar panels shall be installed before occupation of the units.

Subject to conditions the development would comply with policies BCS13-16.

**(G) DOES THE SITE HAVE ANY ECOLOGICAL VALUE?**

As the site has become empty and unused for number of years the land has become overgrown with vegetation and therefore there is potential for slow worms on the site. Planning conditions will be attached to any permission requiring a method statement to be submitted before any clearance work is carried out on the site and that no vegetation is cleared during bird nesting season.

The proposal also includes large areas of turf and tree planting. This landscaping will be secured by planning condition.

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**CONCLUSION**

The proposal is considered to provide a suitable form of residential development in an existing built up area, which would enhance the sites contribution to the street scene.

The incorporation of off street parking and cycle storage will ensure the development does not create any significant traffic issues and will also promote alternative forms of transportation.

The buildings will not have a significant impact on existing properties and it is considered that the proposal, subject to conditions, complies with all relevant Local plan policies.

Approval is recommended.

**COMMUNITY INFRASTRUCTURE LEVY**

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

The CIL liability for this development is £12416.

**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. Further details of boundary wall before relevant element started

Detailed drawings of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.

a) Front boundary wall

Reason: In the interests of visual amenity and the character of the area.

3. Contaminated Land

a) Prior to the commencement of any works on site, the following shall be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority

- A ground investigation study to identify any contamination at the site
- A Conceptual site model
- A Risk Assessment to quantify the risk from contamination, and
- A written Method Statement detailing how contamination will be remediated.

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b) Following remediation but prior to occupation a validation report should be submitted to the Local Planning Authority for approval.

Reason: To demonstrate that the contamination, if apparent, has been successfully remediated, in the interests of the health and safety of future occupiers of the site.

4. Submission of samples before specified elements started

Samples of the render, brick and pavers shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

Reason: In order that the external appearance of the building is satisfactory.

5. Sustainable Drainage System (SuDS)

The development hereby approved shall not commence until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

6. Prior to clearance of the site, a detailed method statement for clearance works with respect to the potential presence of slow-worms, to be prepared by a suitably qualified ecologist shall be submitted to and agreed in writing by the local planning authority. Works shall then proceed in accordance with the agreed method statement.

Reason: To ensure that if legally protected reptiles are present on the site that they are not harmed

7. No clearance of vegetation or structures suitable for nesting birds, shall take place between 1st March and 30th September inclusive in any year without the prior written approval of the local planning authority. The authority will require evidence provided by a suitably qualified ecologist that no breeding birds would be adversely affected before giving any approval under this condition.

Reason: To ensure that wild birds, building or using their nests are protected.

**Pre occupation condition(s)**

8. 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, 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.



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9. Sustainability Statement and solar panels

The development hereby approved shall be carried out in accordance with the measures contained within the approved Sustainability Statement and Energy Strategy prior to the first occupation of the development hereby approved and shall be maintained in accordance with these details in perpetuity. The solar photovoltaic panels hereby approved shall be installed and made fully operational prior to the occupation of the relevant element of the development hereby approved. The solar panels shall be maintained in situ in accordance with the approved details and as fully operational thereafter.

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

10. Installation of vehicle crossover - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the vehicular crossover(s) has been installed and the footway has been reinstated in accordance with the approved plans.

Reason: In the interests of pedestrian safety and accessibility

11. Sustainability Statement and solar panels

The development hereby approved shall be carried out in accordance with the measures contained within the approved Sustainability Statement and Energy Strategy prior to the first occupation of the development hereby approved and shall be maintained in accordance with these details in perpetuity. The solar photovoltaic panels hereby approved shall be installed and made fully operational prior to the occupation of the relevant element of the development hereby approved. The solar panels shall be maintained in situ in accordance with the approved details and as fully operational thereafter.

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

**Post occupation management**

12. No further extensions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the council.

Reason: The further extension of this (these) dwelling(s) or erection of detached building requires detailed consideration to safeguard the amenities of the surrounding area.

13. Non opening and obscured glazed window

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed side elevation windows facing 1 Turnbridge Road shall be top-opening and glazed with obscure glass to a specification to be agreed with the Local Planning Authority and shall be permanently maintained thereafter as top opening and obscure glazed.

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

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14. Landscape (planting) works - shown

The planting proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the council. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory.

**List of approved plans**

15. 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.

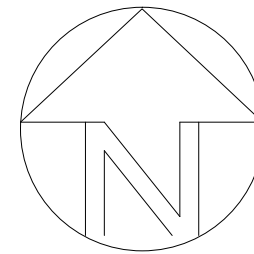
2683/1 Existing site plan, received 3 August 2015  
2683/2B Proposed plans and elevations, received 9 October 2015  
2683/3C Proposed site plan, received 9 October 2015  
2683/4 Site location plan, received 3 August 2015  
Sustainability Statement and Energy Strategy, received 3 August 2015

Reason: For the avoidance of doubt.

**BACKGROUND PAPERS**

City Design Group  
Contaminated Land Environmental Protection

21 October 2015  
9 October 2015



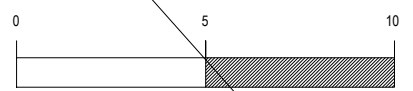
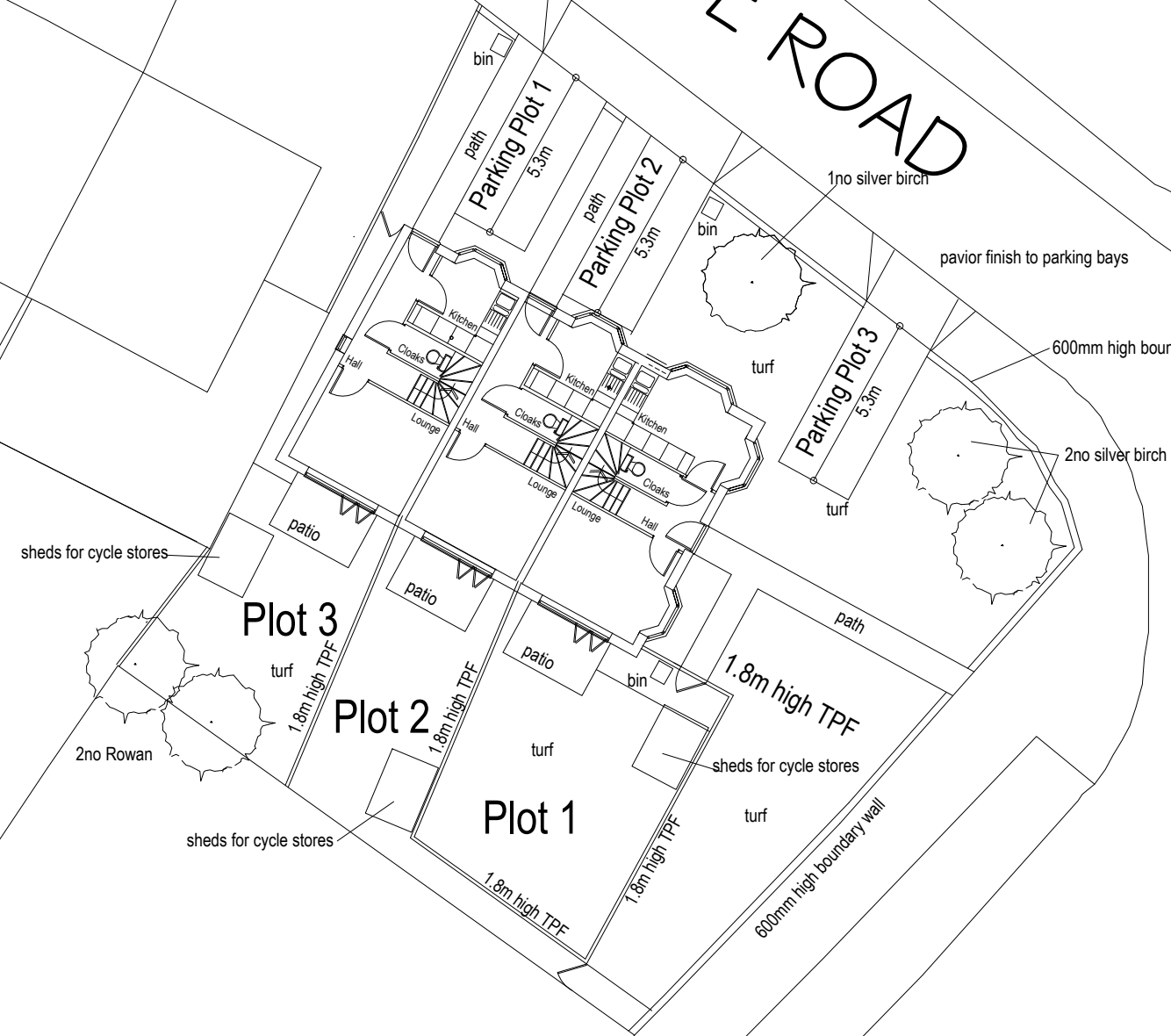
TCB

TURNBRIDGE ROAD

CHARLTON ROAD

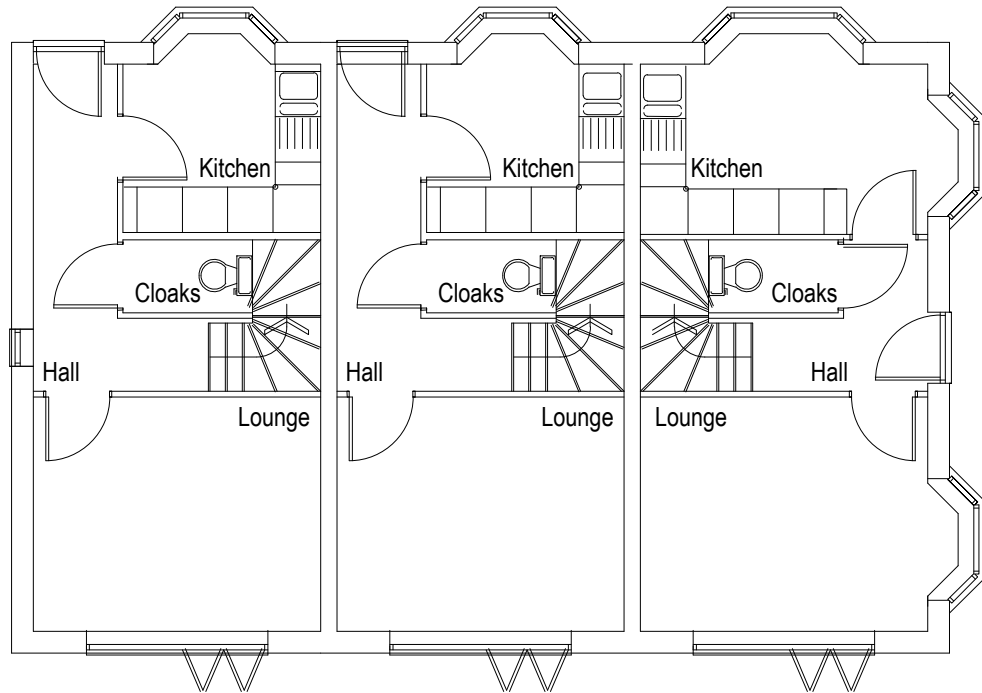
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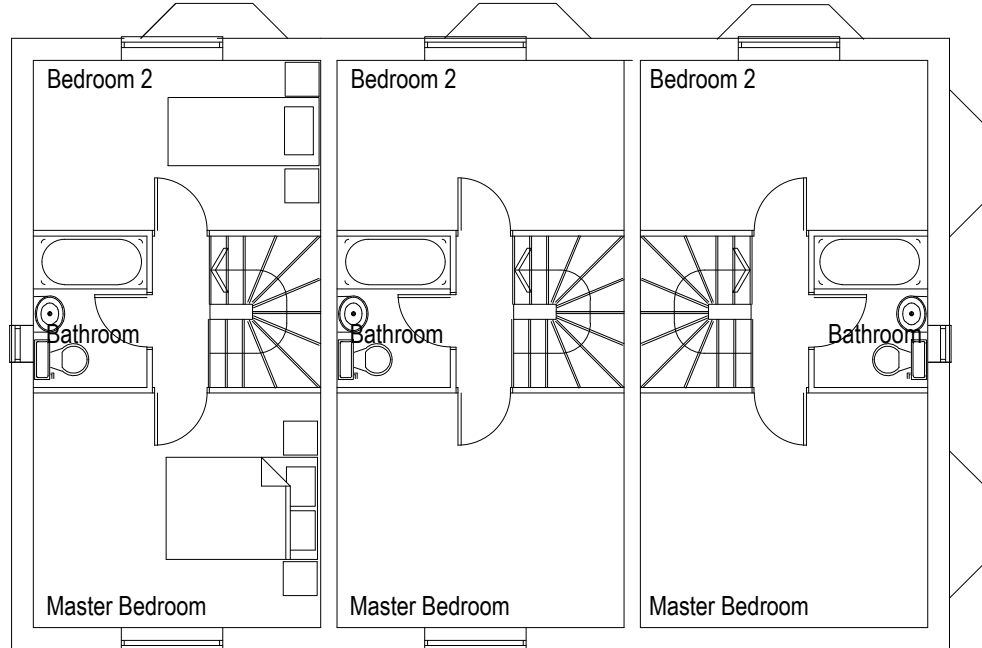


Rev C : Dims and scale bar added  
 Rev B : Parking adjusted  
 Rev A : Front door added to plot 3  
**Proposed Residential Development**  
 on land alongside  
 1 Turnbridge Road Brentry Bristol

**Proposed Site Plan**  
 Scale 1: 200 @ A3  
 Date : Jul 2015  
**Drwg No 2683/3**  
**David Cahill** Design Consultant

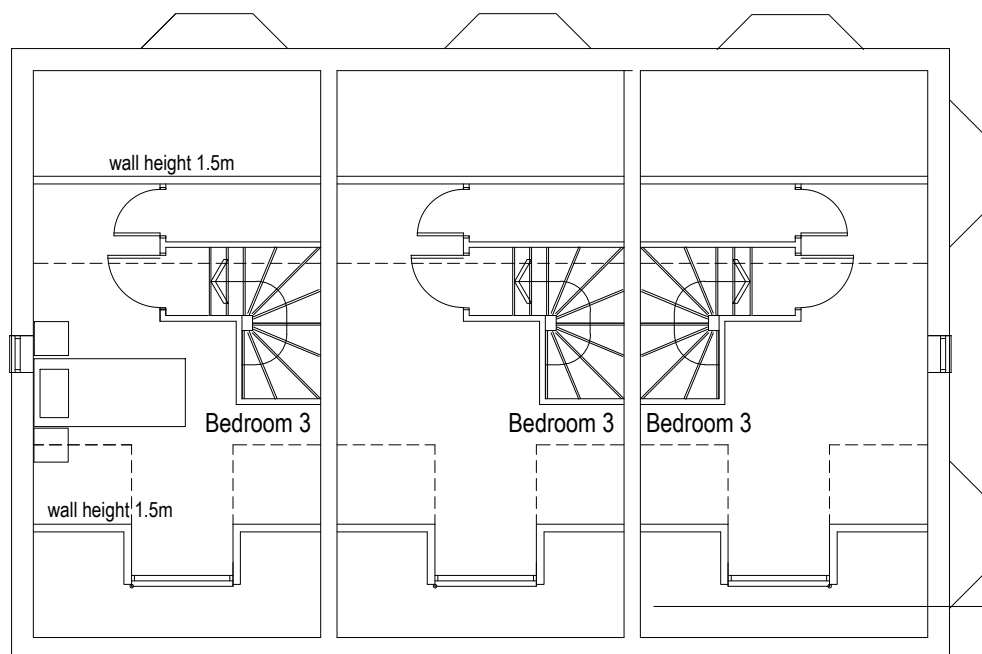


Ground Floor Plan all plots 75m<sup>2</sup> 815 sq ft



First Floor Plan

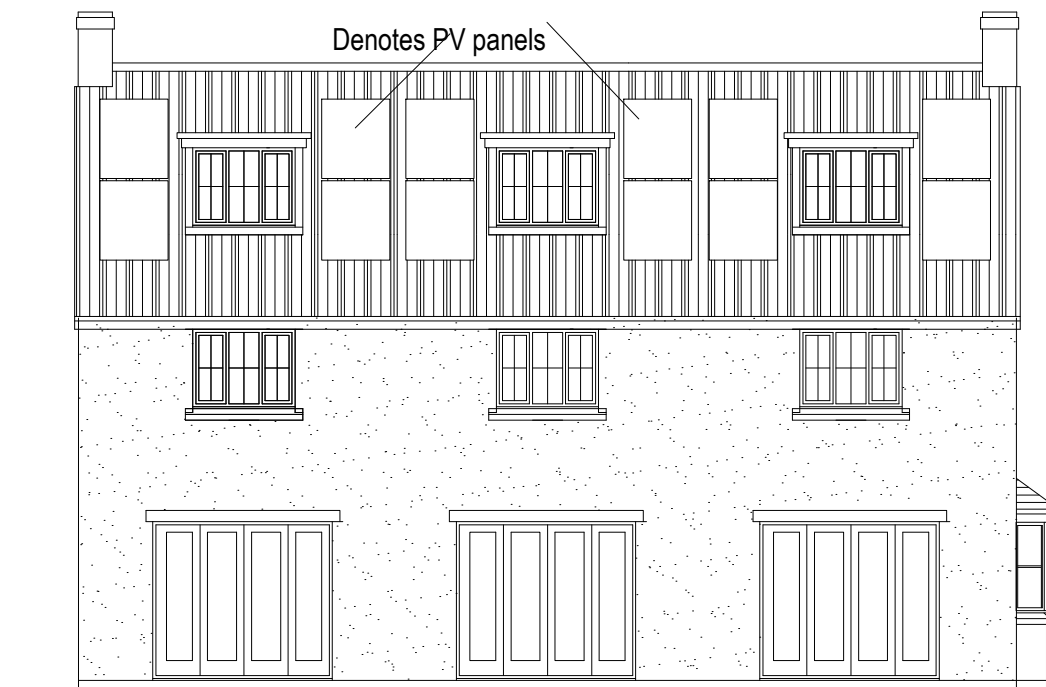
Attic Floor Plan



Front Elevation (northeast)



Side Elevation (southeast)



Rear Elevation (southwest)

Materials  
 Walls : Brick/Thru coloured rendering  
 Roof : Redland Breckland Black Grovebury pantiles  
 Windows/Doors: White pvc u



Side Elevation (northwest)



Strip elevation to Turnbridge Road

Rev B : bed spaces shown  
 Rev A : roof lowered  
**Proposed Residential Development**  
 on land alongside  
**1 Turnbridge Road Brentry Bristol**  
**Proposed Plans and Elevations**  
 Scale 1: 100  
 Date : July 2015  
**Drwg No 2683/2**  
**David Cahill** Design Consultant

