

WARD: Stoke Bishop **CONTACT OFFICER:** Jonathan Coombs

SITE ADDRESS: Redwood Stoke Park Road South Bristol BS9 1LS

APPLICATION NO: 13/05335/F Full Planning

EXPIRY DATE: 28 January 2014

Demolition of a single dwelling house and re-development to provide 4 No semi-detached dwelling houses.

RECOMMENDATION: Grant subject to Condition(s)

AGENT: Nash Partnership
23A Sydney Buildings
Bath
BS2 6BZ

APPLICANT: Mr David Lambert
C/O Agent

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

LOCATION PLAN:



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BACKGROUND

The application is referred to committee on the basis of a recommendation for approval due to the extent of objection (44 objections - including from the local amenity group) and balanced considerations.

SITE DESCRIPTION

The application site lies on the south-eastern side of Stoke Park Road South, itself a private road located off of Stoke Hill close to The Downs. This is located within the Sneyd Park Conservation Area. The north-eastern boundary of the application site lies adjacent to The Downs Conservation Area, which continues along the edge of The Hideaway located immediately due south-east of the development.

The application site consists of a large two storey 1970s L-shaped detached dwelling house centrally within a generous plot such that it is set far back from the highway. The property is finished in cream render with a gable ended double roman clay tiled roof. It has a single storey flat roofed component adjacent to its north-eastern boundary and a shed/store towards the south-western boundary that screens a swimming pool to the side of the application property.

The site rises from Stoke Park Road South with the driveway running along its north-eastern boundary. Two retaining walls demark the change in levels from the front garden to the parking area in front of the property. This is close by the large mature Redwood from which the property gains its name. Hedgerows formed by conifers line the south-western and south-eastern boundary and are also located along the Stoke Park Road frontage, which is accessed through a metal railed gate.

These trees are not subject to a Tree Protection Order but are afforded protection by virtue of being located within the Conservation Area. The application site also sits along the alignment of a roman road, of which a section along The Downs is designated as a Scheduled Ancient Monument (but not within the application site).

Stoke Park Road South can be summarised as forming a transition between the two Conservation Areas. The site is located within the Sneyd Park Conservation Area which is characterised by large family dwellings in spacious plots, containing a variety of design approaches including many of which were created in the latter half of the 20th century. This can be seen in the properties to the western and northern portions of Stoke Park Road South.

The Downs has a more coherent and often denser form of development formed by large three storey Victorian villas often arranged in semi-detached pairs or large detached buildings, many of which have since been converted to flatted accommodation. This is replicated in the development to the southern side of Stoke Park Road South, including Severnleigh House, Chattenden House, Marchlands and Rutherglen, all of which are considered to constitute unlisted buildings of merit within the Conservation Area by officers.

Further detail on the character of the two conservation areas is set out within the Key Issues. The properties either side of the application site, Severnleigh to the north-east within The Downs Conservation and Chattenden House to the south-west within the Sneyd Park Conservation Area, have also had modern additions. In the case of Severnleigh House, this takes the form of a series of three storey 1980s blocks providing three flats each finished in principally brick with render to top floor forming the Severnleigh Gardens development that are located adjacent to the application site. This development also incorporates a series of garage blocks adjacent to the rear portion of the application site and affords views of the rear of the site across the driveway of Severnleigh Gardens from Downleaze. In the case of Chattenden House this has an attached four storey flat roofed block of

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similar size and arguably larger scale as the original building to its north-western side (i.e. away from the application site) connected by a two storey link to the original building. This was originally developed in the late 1980s as part of an extension of the then established nursing home use and converted to 18no. flats shortly after the new millennium.

To the rear of the application site and Chattenden House are The Hideaway, Chapters and Harpers Cottage. The first of which bounds the site. These are smaller scale post-war backland infill development accessed from a driveway located to the western side of Chattenden House and cannot be viewed from the public realm.

RELEVANT PLANNING HISTORY

The current property was granted consent in 1971 under permission 71/36429/U_U with subsequent consent for alterations to a garage and creation of ancillary buildings in 1972 and 1978. There have been various prior notification applications for works to trees within a Conservation Area from between 1988 and 2007. These related to tree maintenance works (principally to the conifers) and the removal of a dead birch tree.

This application follows on from pre-application discussions in 2012 and 2013 under pre-application enquiries 12/01162/PREAPP and 12/04028/PREAPP considering 4no. linked houses and 3no. detached dwellings respectively. Officer feedback can be summarised as raising concerns over the application of the emerging policy covering development within private garden land and the layout/scale of development resulting in amenity impacts and design/heritage conflicts.

The latter submission evolved during the course of meetings to put forward a pair of semi-detached dwellings. This resulted in application 13/03316/F for a similar development, which was withdrawn following officer concern being raised primarily over impacts to Chattenden House and detailed design concerns. It is this that is referenced within the submitted drawings as the alignment of the previous proposal and resulted in the submission currently before members.

APPLICATION DESCRIPTION

The application seeks permission for two semi-detached pairs arranged over four storeys. This is comprised of a rubble stone plinth to lower ground floor, with render, stone banding and slate hipped roofs. Timber and lead canopies and metal/timber doors are proposed.

The lower ground floor is in effect a half basement level compared to its adjoining sites due to the level changes proposed. This comprises of garaging for two cars per unit and utility space. Living accommodation is arranged over the upper floors, with a lean-to timber framed glazed garden room (with rendered side walls) stepped slightly down from upper ground floor to be level with the rear gardens. The properties have a principal access to upper ground level from external steps to canopied entrances to the flanks of the properties (with the exception of the south-western most unit which is to the front elevation).

The front garden remains largely unchanged with the higher of the two retaining walls removed to facilitate a lowering of the principal current parking area to meet the lower of the current staggered arrangement. The application proposals would be shifted forward of the current property by approximately 0.5m in the case of units 1 and 2, with units 3 and 4 set-back approximately 1m. Units 1 and 2 four storey form would terminate at approximately the same position as the existing house with an additional 5m depth for the single storey garden rooms. This is located 1.2m from the boundary with Severnleigh Gardens compared with the current 5m (excluding the single storey addition) with the single storey component set back slightly further still. Units 3 and 4 are located between 3-4m from the boundary with Chattenden House, with the western corner located 8m from

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the bay windows of Chattenden House. The scheme incorporates proposed replacement planting along this boundary in an effort to maintain a visual barrier as the current conifer trees do.

Over the lifetime of the application the following amendments have been made in response to feedback from officers:

- Amendments to external appearance to reduce top-heavy appearance and rationalise design detailing.
- Submission of shadow analysis.
- Amendments to layout and further shadow analysis submitted to reduce impact of overshadowing upon Severnleigh Gardens

RESPONSE TO PUBLICITY AND CONSULTATION

82 neighbour notifications were issued alongside a site notice. Re-consultation was issued following the submission of the shadow analysis and again on the subsequent amendments to address overshadowing. 44no. objections were received, 4no. neutral comments and 2no. comments in support.

The following comments were made:

- Loss of garden land with scheme extending well beyond the current footprint of development and hard standing, and division of the site into four plots resulting in loss of the large single garden.
- Loss of existing family dwelling for overdevelopment of the plot.
- Support creation of new houses and construction jobs.
- Unacceptable presence and overshadowing to Severnleigh Gardens.
- Loss of light and privacy to Chattenden House (noting that the existing trees already block out light and allow views through)
- Light pollution from garden rooms.
- Overlooking of The Hideaway due to increased height and number of rooms and no guarantee of conifer hedge along boundary being retained.
- Overbearing impact to surrounding properties by virtue of the height/layout of development
- Height of the scheme is higher than surrounds and four storeys is higher than adjacent 3 storey buildings.
- The scheme should have a stone façade in keeping with the original Victorian houses on the street.
- Excavation into ground is out of keeping with the buildings in the area.
- Massing would result in a 'terraced' effect when viewed from Stoke Park Road South.
- Harmful impact upon the Conservation Area and other properties within the road.
- The scheme is well balanced and the scale is sympathetic to the character of the area. The retained trees would screen the development from residents opposite along Stoke Park Road South.
- No loss of privacy to occupants opposite Stoke Park Road South.
- Inadequate visibility to right when exiting Stoke Park Road South onto Stoke Hill and further vehicular traffic should be resisted.
- Insufficient parking resulting on overflow parking on Stoke Park Road South and The Downs.
- Inadequate space and accessibility for parking since revised layout.
- Insufficient cycle storage.
- Impact of construction traffic to Stoke Park Road South would be harmful, in both obstruction and damage to road surface.
- Absence of ground/geological surveys.
- Lack of tree protection in relation to Severnleigh.
- Tree felling would harm character of the road and Conservation Area.

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- Request additional planting to Stoke Park Road South frontage.
- Ease of access for someone to jump over the wall into Severnleigh Gardens from the external stair access.

The principle concerns can be summarised as amenity impacts, transport impacts and design concerns. The changes throughout the lifetime of the application were welcomed by only a few objectors in subsequent re-consultation comments but did not overcome their concerns such that they wished to withdraw their objections.

The following comments were made that are not material planning considerations [with officer commentary in square brackets]:

- Impact upon views [Overbearing impact and sense of enclosure is addressed within the key issues but loss of private views are not a material planning consideration]
- Failure to consult the whole of Severnleigh Gardens and during Christmas period [Three of the four blocks to Severnleigh Gardens were consulted and a site notice erected. This complies with minimum legal requirements and best practice on consultation. Subsequent re-consultation took place outside of the Christmas period.]
- Impacts of construction on foundations of adjoining properties and potential damage during works to existing boundary wall [The suitability of foundation design for the development is addressed under building regulations. Impacts upon adjoining properties or common boundary walls is a private matter to be resolved between neighbouring land owners.]
- Extra demand on drainage systems [Surface water run-off is addressed within the key issues and drainage connections/provision are a matter to be agreed with the relevant provider.]
- Reduction in value of property.
- Proposal should be for a single block of flats [The scheme is to be assessed on its individual merits. Only the matter before committee is for consideration and potential alternative forms of development are not a material planning consideration.]
- Potential for renting out as multiple occupancy or conversion to flats. [Only the scheme before members is for consideration. The scheme would have to be occupied as general housing prior to any conversion to a House in Multiple Occupation of between 3-6 people - Use Class C4 - under permitted development rights and any occupation beyond this as a House in Multiple Occupation or conversion to flats would require express planning permission.]

The SNEYD PARK RESIDENTS ASSOCIATION have objected on the following basis:

- Concern over the junction of Stoke Park Road South with Stoke Hill and additional traffic movements across this, as well as increased on-street parking pressures within narrow road and surrounds.
- The conservation area is defined by houses set in large extensive grounds and would harm the balance between the built form and spacious gardens of the area as was considered the case in an appeal decision on Julian Road.
- The scheme is a case of garden grabbing and should be resisted as such.

The BRISTOL CONSERVATION ADVISORY PANEL advised that "The Panel considered that the proposal could be improved if the design of the roof was reconsidered to give it a more domestic character and greater visual weight." These comments were issued prior to the amendments carried out in response to BCC Urban Design commentary.

The BRISTOL TREE FORUM advised that they had a neutral comment on the basis of the main trees being incorporated into the scheme and there being compensatory planting for groups G4 and G5.

The local amenity group TREE CHAMPION raised concerns about the loss of trees within the Conservation Area and requested that additional planting take place than shown.

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No comments have been received from ward members.

OTHER COMMENTS

Archaeology Team has commented as follows:-

The site lies on the line of the Roman road from bath to Sea Mills. The section of the Downs is protected as a Scheduled Ancient Monument. This proposal is likely to have a major adverse impact upon the road if found within the proposed footprint of the building. A watching brief would not be sufficient to carry out a detailed record of this feature. I feel that a more formal programme of archaeological work will be required to fully record this feature before destruction. This should be secured by appropriate conditions.

Arboricultural Team has commented as follows:-

I have now visited the above site and have the following comments.

Standing in the front garden of the property is a large Sequoia tree approximately 40 metres tall with a crown spread of approximately 11 metres.

The tree appears to be in reasonable health. The tree is a mature specimen located within an area of other large mature trees which are a main contributor to the character of this part of the conservation area. As such the tree has considerable amenity value.

The tree stands at ground level with two terraces rising to the level of the dwelling. Considering the size of the tree I would expect the root system to have occupied the first terrace level which is being retained.

Located along the west boundary of the property adjacent to the dwelling and the rear garden is a mature line of cypress trees. The trees were overgrown and have been topped to reduce them to a reasonable size. As a result the trees are rather poor specimens. Their removal is proposed to which I have no objection, however it should be noted that the trees do currently provide some privacy between Redwood and the adjacent property to the west.

If the application is approved it is imperative that a the tree protection plan, method statement and specifications set out in the Hillside Trees Ltd Arboricultural report dated July 2013 is fully implemented with tree protection being installed prior to any works (including demolition) going ahead. In addition assurances are required that any services to not pass within the root protection area of retained trees.

Tree protection fencing must be to British Standard 5837 Figure 2

Urban Design has commented as follows:-

[Verbal commentary received] Following modifications to the scheme I consider that the overall aesthetic of the front elevations can now be accommodated without harm to the character of Sneyd Park as a residential area. The top storey now has a more residential form and has been softened so that it is less overbearing. The appearance of the fenestration over the garage doors has been corrected to prevent breaking through the horizontal banding. A vertical emphasis is sufficiently established by the broad geometry of the scheme. Overall, no objection.

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Transport Development Management has commented as follows:-

Stoke Park Road South is prospectively maintainable highway, and therefore unadopted. It does not have footpaths, which is not normally acceptable. However, given the existing number of dwellings and lack of reported traffic accidents it would not be considered reasonable to require footpaths. This does not affect any future requirement should the road be put up for adoption.

The level of planting along may cause visibility issues when emerging from the access, but this is considered acceptable given the roads speed.

The site is located less than 400m from the nearest bus stop but is without local shops. Therefore the site is not considered to be in a sustainable location and so it can be assumed that future occupants are likely to own a car. This is not a justification for the level of parking that this site provides, which is double the Councils standards. The parking could be even more over the standard than shown on the plans as the external parking spaces shown are much larger than a standard bay, and potentially eight regular bays could be placed opposite the development. [Verbal comment update - Parking issues since addressed in revisions to layout and tracking diagrams demonstrate are acceptable]

Refuse is currently collected from Stoke Park Road South. The proposal would involve taking the refuse containers a very long distance to the road. This is far from ideal but it is not known where the bins are currently stored to allow a comment on a change on the existing arrangement. However, it is expected to be a similarly large distance and so I do not object on servicing grounds.

In the event of permission being granted I would recommend that the following conditions are imposed: C5, C7, C12 and C13.

Nature Conservation Officer (Bristol City Council) has commented as follows:-

Conditions are recommended covering site clearance and construction in accordance with the ecological appraisal, requirement of a method statement for clearance works with regards to slow-worms, protection measures for badgers that are recorded close to the site, landscaping to include native species, provision of four bird and two bat boxes as well as a condition restricting works outside of bird nesting season. Advice notes are also recommended to provide clarity upon addressing the conditions and noting that bats are legally protected.

Contaminated Land Environmental Protection has commented as follows:-

We hold a very old site investigation report (2000) on this property. The information held is actually very sparse and only has details of three compounds. The report itself would not be accepted today. One location was sampled and identified elevated arsenic and lead in the made ground and natural clay.

This proposed development will involve demolition of the current property and installation of four new residential properties with basements.

Given the sensitive end use and issue previously encountered in the made ground we would request further investigation is undertaken especially with respect to groundworks and future garden areas.

Therefore can I request standard conditions B11, B12, B13 and C1.

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RELEVANT POLICIES

National Planning Policy Framework – March 2012**Bristol Local Plan, Adopted December 1997**

ME2	Location and Design of Developments
NE3	Trees and Woodlands (including tree planting and the Community Forest)
M1	Transport Development Control Criteria
B2	Local Context
B5	Layout and Form
B6	Building Exteriors and Elevations
B16	New Buildings
B21	Demolition: Listed Buildings & Buildings in Conservation Areas
B22	Sites of Archaeological Significance
ME6	Contaminated Land

Bristol Core Strategy (Adopted June 2011)

BCS5	Housing Provision
BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
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

Bristol Site Allocations and Development Management Policies (emerging)

DM1	Presumption in favour of sustainable development
DM14	The health impacts of development
DM15	Green infrastructure provision
DM17	Development involving existing green infrastructure
DM19	Development and nature conservation
FDM21	Development of private gardens
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form
DM29	Design of new buildings
DM31	Heritage assets
DM32	Recycling and refuse provision in new development
DM34	Contaminated land

Supplementary Planning Guidance

PAN 2	Conservation Area Enhancement Statements (November 1993)
PAN 1	Residential Guidelines (November 1993)

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KEY ISSUES

(A) IS THE PROPOSAL ACCEPTABLE IN LAND USE TERMS?

The site is currently in residential use within a residential area and continued residential use is therefore acceptable. In addition, the provision of housing in an area predominated by flatted accommodation (63.5% - 2011 Census data for Rockleaze Lower Super Output Area - sub-ward geographical area) would contribute to the mix and balance of accommodation within the area.

The key aspect of interest under this key issue however is the loss of private garden land. The scheme would result in the loss of up to an extra 3m depth of garden space (forgoing the existing swimming pool/hard surfaced areas as making no contribution to green infrastructure). The remainder of the gardens would remain, albeit separated into four separate private gardens.

The scheme does nonetheless result in the loss of private garden land and the application must be assessed against emerging Policy DM21 listed above. This policy is considered to be a strong material consideration given its progression towards adoption (having been found sound by the Inspector during the examination process), in accordance with guidance set out in para. 216 of the National Planning Policy Framework (NPPF) on the weight to be applied to emerging policy.

Policy DM21 states that "Development involving the loss of gardens will not be permitted unless:

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

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

Design issues are assessed in Key Issue C. Exemptions (ii) and (iii) are not considered applicable in this case (see Key Issue C in the case of exemption ii). It must therefore be assessed whether exemption (i) can be applied for this scheme.

The definition of 'where higher densities are appropriate' is set out within supporting text as being in or close to designated centres or main public transport routes as referenced to within Policy BCS20 of the Bristol Core Strategy addressing density of development. This definition is not extrapolated upon but has been assessed by your officers as being within 400m (reasonable walking distance) of a train station or 3 bus services or more. This is in order to be consistent with an answer given to the Inspector on Policy BCS20 by your Strategic Policy officers during the examination of the Bristol Core Strategy. As this is not specified within the policy or accompanying supporting text itself this position is potentially open to question and members can exercise their discretion in the application of this interpretation.

During the lifetime of this application 3no. bus routes were identified at bus stops serving Downleaze and Saville Road. These were First Group services 40 and 40a and Wessex Red service 16. Your officers therefore advised that officer support would be forthcoming on this matter due to compliance with exemption (i) as interpreted above.

Within the past two months it was brought to your officer's attention that the Wessex Red service 16 had been relocated as part of the opening of the transport hub at Bristol University's Hiatt Baker Hall to the north. This was confirmed by your officers during a further site visit. In discussing this matter with the applicant's agent it was concluded that it would not be reasonable of the authority to refuse the scheme on the loss of the Wessex Red 16. This is because this service was aimed at the student market, serving a broadly identical route as the 40 and 40a services into the city centre, but with less

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frequency and only during term time. The aim of Policy DM21 exemption (i) is to direct development away from private garden land not within a sustainable location or with sustainable transport options. Officers therefore concluded that the loss of this service could not reasonably be said to harm the sustainable transport options serving the development within the immediate locality.

For the sake of clarity the 40 and 40a bus services run from approximately 0630 until approximately 0200 running from Cribbs Causeway to the city centre and back, at peak frequencies of approximately every 10 minutes and off-peak of every hour during the 40a night time service. It is therefore not considered that the application site can reasonably be said to be reliant on private transport options such that a refusal against Policy DM21 would be proportionate.

The provision of additional housing is therefore considered acceptable in land use terms.

(B) DOES THE PROPOSAL RESULT IN UNACCEPTABLE RESIDENTIAL AMENITY IMPACTS TO SURROUNDING OR FUTURE OCCUPIERS?

This key issue represented some of the strongest concern of objectors and officers during negotiations from the initial pre-application stage onwards. This can be summarised as chiefly relating to impacts upon Chattenden House in respect of overbearing impact and Severnleigh Gardens in respect of overshadowing and overbearing impact.

Concern has also been expressed about overlooking of The Hideaway to the south, but given window-to-window distances of over 21m (the accepted rule-of-thumb distance set out in Policy Advice Note 1: Residential Design Guidelines) and significant boundary planting also this is considered an acceptable relationship.

Commentary from the public consultation also held concern over additional noise from increased occupants and construction. As a proposed residential use, noise levels must be assumed as being reasonable within a residential context and any harms would be controlled under noise pollution legislation. Construction is inherently noisy, but for a limited time and in itself does not warrant refusal. Any unreasonable levels of noise (e.g. anti-social working times) are controlled under noise pollution legislation.

The proposed scheme would make adequate provision for outlook, daylight, refuse provision and private amenity space for future occupiers. Space standards set out under Policy BCS18 and the supporting practice note are readily met by the proposals. The proposed terrace areas to the front top floor bedrooms are narrow and positioned such that no harmful overlooking is considered to arise.

Impacts from light pollution would be no worse than common residential layouts involving conservatories and are considered acceptable. It is noted that the proposed garden rooms have solid flank walls reducing the extent of any light spill to neighbours either side of the development. No external lighting is proposed but is controlled by condition should this be sought.

The chief areas of concern under this key issue are addressed in turn below.

(i) CHATTENDEN HOUSE

In respect of Chattenden House concern was expressed over the proximity of the proposal to Chattenden House, which has been relocated approximately 12m away (due to the two not being parallel) compared to initial pre-application proposals. The accepted rule-of-thumb to prevent overbearing impact set out in Supplementary Planning Document 2: A Guide to Designing House Alterations and Extensions is a separation distance from a facing habitable room window to a blank flank elevation of 12m. While this policy guidance applies to house extensions, the principles relate to all overbearing impact assessments. This rule-of-thumb is based upon a two-storey gable wall, and changes in levels, intervening landscaping, building width, height, roof form and appearance as well

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as boundary treatment, the rooms affected, window size and type (i.e. if obscure glazed) should all be factored in the weight to which members give this matter. It is well established that impacts to non-habitable rooms (e.g. bathrooms and circulation space) are of minimal consequence, but appeal decisions in the past have also given greatest weight to reception rooms and then principle bedrooms followed by other habitable rooms.

The most prominent windows affected are the bay windows within the flank elevation of Chattenden House. These serve a large open plan corner reception room which also benefits from a bay window to the front elevation and is therefore dual aspect. Outlook and natural lighting could readily be gained from this window to the north/north-east even with the proposed development and the impact upon these bay windows are considered acceptable as a result.

Page 20 of the submitted design and access statement shows how the application scheme has assessed the impact upon the other affected windows, including diagrams of the window outlooks affected in both plan and section form. The scheme would read as effectively 3 storey in form when viewed from Chattenden House due to the changes in levels involved and chamfered top storey within the roof form. The intervening tree group is of a height equivalent to approximately the second floor level of Chattenden House. It is therefore considered that, when taking into account the 12m rule-of-thumb distance that the chief concern is reserved for the occupants of the ground floor accommodation within Chattenden House.

These drawings demonstrate that the impact would be materially no worse and arguably preferable due to the removal of the boundary conifer hedge and replacement with new planting of a lower height. Residents have however raised concern over the weight to be ascribed to the value of the removal of the conifer hedge due to the existing height of this hedge being considered to be the result of insufficient maintenance and that this is presently considered harmful by some residents. During an officer site visit to Chattenden House a photograph of the hedge previously at a substantially lower height was provided and this is included within the supporting documents for reference.

It is readily apparent that the hedge currently forms a strong boundary treatment that heavily screens views of the site. There is no history of high hedge complaints associated with this hedge and members may exercise their discretion as to how much weight they ascribe this present boundary treatment in determining this matter as a non-permanent landscape feature subject to potential changes in maintenance of its height.

Overall, given the present situation observed at the site, officers consider that the scheme, on balance, would not result in an unacceptable sense of enclosure or overbearing impact to the outlook of the residents of Chattenden house.

In respect of other amenity impacts to Chattenden House, the proposal would comply with the Building Research Establishment's 25 degree rule-of-thumb (taken from 2m above floor level of affected windows) for sufficient daylighting of properties within Chattenden House with a shadow analysis also undertaken within page 21 of the submitted design and access statement. There are no windows within the flank elevation and the height of the stepped entrance into unit 4 would not give rise to any views across to Chattenden House over existing/proposed boundary treatment given the changes in levels involved. There would therefore be no loss of privacy.

(ii) SEVERNLEIGH GARDENS

The chief concern in relation to Severnleigh Gardens is the potential for overshadowing impact (during mid-afternoon) and overbearing presence due to the depth, layout and proximity of the proposed development. This was particularly of concern to the ground floor resident of the closest flatted block. The flats within this block all have large sliding doors providing the principle outlook and daylight to

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living areas, with a patio area to ground floor and small balconies above ground floor level. Severnleigh Gardens otherwise has an area of communal lawn adjacent to the boundary with the application site.

Over the lifetime of the application the applicant has responded to objections, supported by officers, on this matter by first providing a detailed shadow analysis and then reducing the depth of the proposal, bringing units 1 and 2 forward and providing a revised shadow analysis. The changes can be seen within the dotted red lines on the submitted site plan.

The depth of the proposal is now such that unit 1 projects approximately 0.6m (above ground floor level) beyond the rear elevation of the closest flatted block to Severnleigh Gardens. This unit is located 3.5m away from the closest flats at Severnleigh Gardens.

The revised shadow analysis demonstrates that there would be some additional impact during mid-afternoon periods, limited principally to spring/autumn times of year, but that this would be minimal in its scope, such that officers consider this relationship acceptable.

In respect of overbearing impact, the same changes to the proposal have sought to address this. The outlook from the properties within Severnleigh Gardens would only allow for very limited views of the full height scheme to the development. Views of the single storey garden room component would be limited to 1-2.4m above the boundary wall (due to the lean-to roof), with this component set back over 5m from the boundary. This element would fall within the 45-degree rule of thumb for overbearing impact within both the horizontal and vertical plane, with the horizontal relationship shown within the submitted site plan.

One objector has raised concerns over the ability for persons to use the external stair to unit 1 to climb over the wall into Severnleigh Gardens. Officers do not find this of concern given the gated access to the application site down a private road, while Severnleigh Gardens has an unsecured access from Downleaze through which members of the public could already readily gain access to this area in any case.

It is therefore considered that the amenity impact upon Severnleigh Gardens is acceptable and officers would not recommend refusal on this basis.

Overall, the scheme adequately addresses amenity impacts. While there is some debate as to the weight to be ascribed to the existing boundary treatment to Chattenden House and the restricted outlook this currently provides to residents of the affected flats, this is the current established relationship such that the scheme would arguably improve upon this. Were members to determine that minimal weight should be applied to the existing boundary treatment, harmful impacts could only reasonably be related to the outlook of the ground floor bedrooms and bathrooms to this part of Chattenden House. Members would need to be satisfied that this harm was unacceptable in its nature to justify refusal. On balance, officers consider that the proposal adequately addresses this key issue.

Conditions will be applied to prevent windows being installed within the flank elevations to prevent any perception of overlooking (as these would need to be obscure glazed above ground level under permitted development rights). The restriction of use of permitted development rights for rear extensions beyond a single storey are not considered necessary. These are highly restricted by virtue of the semi-detached layout limiting this to only where 2m from the common boundary.

Development Control Committee B – 9 July 2014**Application No. 13/05335/F: Redwood Stoke Park Road South Bristol BS9 1LS****(C) DOES THE PROPOSAL SAFEGUARD OR ENHANCE THE CHARACTER AND APPEARANCE AND SETTING OF THE CONSERVATION AREAS?**

The Local Planning authority has a duty to preserve or enhance the character and appearance of conservation areas under national legislation and this is also set out within both the NPPF and adopted/emerging local policy. For this site this includes the Sneyd Park Conservation Area, but must also take into account views from/to the adjoining Conservation Area and thus the impact upon the setting of The Downs Conservation Area.

Adopted and emerging design policies focus on reflecting the character and appearance of the area. Of particular note, this includes the local pattern and grain of development, responding appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes; and reflecting locally characteristic architectural styles, rhythms, patterns, features and themes taking account of their scale and proportion; and reflecting the predominant materials, colours and textures in the area.

As is set out within the site description section, officers consider Stoke Park Road South to form a transition between these two Conservation Areas. This can be seen in the larger built forms to the south-eastern side between Severnleigh Gardens and Rutherglen, with a greater variety of private houses located to the western and northern sides of the road. It is noted that the modern blocks at Severnleigh Gardens and the extension to Chattenden House are not considered to contribute to the character of the Conservation Area but must also be taken into account as part of the character of the prevailing area and should not simply be dismissed in ensuring an acceptable design approach.

Policy Advice Note 2 - Conservation Area Enhancement Statements (PAN2) identifies Sneyd Park as being formed by three phases of development formed by a combination of large Victorian properties in generous grounds, inter-war detached and semi-detached infill development still of a lower density, and post-war flat conversions and infill development. It also makes reference to the institutional buildings within the Conservation Area. The first Victorian and latter post-war phase are the most prominent of these within Stoke Park Road South. Given this variety, no specific materials are listed as characterising the Conservation Area beyond boundary treatments.

PAN2 identifies this part of The Downs as comprising of grand rubble stone Victorian villas with mature frontages and boundary walls, with materials of pennant limestone rubble and render, slate tiled roofs being characteristic of the area.

The thrust of the objectives for the Sneyd Park Conservation Area set out within PAN2 is avoiding the loss/sub-division of large gardens resulting in diminishing the open character of the Conservation Area. The document states that sub-division of large gardens will only be considered in those part of the Conservation Area where the character and pattern of development will not be significantly affected, that demolition of original (i.e. historic) large detached houses will be resisted and that the layout form, design, landscaping and means of enclosure in new residential developments should respect the traditional forms characteristic of the area.

In this regard the application site contains a post-war infill development that makes no contribution to the character and appearance of the Conservation Area beyond its gardens and boundaries and its loss could be countenanced without harm to conservation interests. Concern has been expressed by objectors over the layout, semi-detached form, massing and height of the development (both physically and number of storeys). Each of these matters is addressed below.

The application site is located between large blocks of development. While Chattenden House is considered to be of value within the Conservation Area its setting has been diminished by the large extension to its south-western side and is poorly viewed across the existing site due to boundary planting around the application site. The proposed footprint of the two pairs of semi-detached houses provides blocks smaller, but considered to be of a similar scope by your officers, to the adjoining

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buildings at Severnleigh Gardens and Chattenden House. While the two semi-detached pairs are close to one another and the boundary with Severnleigh this is not considered to be significantly different to the existing arrangement of the flatted blocks at Severnleigh Gardens.

There is no defined building line along Stoke Park Road South, with Severnleigh Gardens facing away from this road into its plot. The scheme nonetheless broadly reflects the positioning of Severnleigh Gardens and that of the existing house. The single frontage is retained in respect of the deep front garden, driveway and parking area, which when combined with boundary planting and adjoining properties would limit views of the application proposals from most portions of Stoke Park Road South. Views across Severnleigh Gardens from Downleaze are relatively distant and would observe a staggering of built form in accordance with the existing layout of Severnleigh Gardens.

The semi-detached form, while not apparent within Stoke Park Road South, is readily observed within the wider surrounding area in traditional semi-detached Victorian Villas to Downleaze to the south within The Downs Conservation Area, and other semi-detached forms can also be found within the Sneyd Park Conservation Area, notably to the west, as noted within PAN2.

In respect of scale, the proposal seeks a scheme of 9.8m to eaves height and 11.7m to ridge. The proposal is set down from the current neighbouring plots ground level by 1.7m adjacent to Severnleigh Gardens and 1m adjacent to Chattenden House, which evens out across the depth of the proposed development to their established relationship. The proposal has an eaves height of 0.2m taller and ridge height of 0.5m greater than Severnleigh Gardens. This is also 0.3m taller in ridge height than Chattenden House, with steep pitched roofs and projecting gables presenting a differing character to its roof form with an eaves height at 1.8m lower than the proposal. The use of a chimney reflects those to Chattenden House and the surrounding Conservation Area and provides visual focus to each semi-detached pair.

The scheme at four storeys, is higher than the three storey adjacent buildings. The modern extension to Chattenden House does however extend to four storeys also and is of a greater visual scale and mass with a flat roof. The apparent scale of the proposed development is reduced by the external appearance with the lower ground level being finished in a rubble stone plinth and the use of stone banding to reference the banding within Severnleigh Gardens and Chattenden House. The use of the plinth level, external stairs and recessed elements to the sides of each semi-detached pair help provide suitable vertical emphasis while breaking up the massing of the building.

When taking these factors into account it is considered that the layout, scale and massing of the scheme, when taken within the context of the streetscene and views across the site to its neighbours, can be accommodated without harm to the Conservation Area.

The material choice makes reference to traditional building forms within the Conservation Area (slate roof and rubble stone plinth, with stone cills and render). Detailing choices such as the banding and chimney are also considered to be appropriate to the context of the area.

Landscaping details, including hard landscaping, can be secured by condition.

Overall, the proposal is considered to address this key issue subject to appropriate conditions to secure an appropriate quality of detailing and material choices.

(D) DOES THE PROPOSAL ADEQUATELY ADDRESS TRANSPORT ISSUES?

The application proposal seeks 4no. 5 bedroom properties. 2no. parking spaces are arranged in single file within the garages for each unit with a single space set aside within the communal driveway for each property. These spaces are of an acceptable size. This is in accordance with the emerging development management policy parking standards schedule at a maximum parking standard of three spaces for dwelling houses with four bedrooms and above. Tracking diagrams have been provided to

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demonstrate acceptable manoeuvring into the spaces within the layout changes carried out over the lifetime of the application. Cycle storage can be accommodated within the utility areas for each dwelling. BCC Transport have no objections to this provision.

Objectors have expressed concern over additional on-street parking impacts and vehicle movements across Stoke Park Road South and its junction with Stoke Hill. Parking within Stoke Park Road South is a matter for the owners/operators of this private road. A total of 32 properties (including Redwood) are currently served from Stoke Park Road South (via vehicular accesses) and within this context the addition of three further properties would not result in any increase in vehicle movements that could be reasonably considered to constitute an unacceptable highway safety impact. BCC Transport have raised no concern over additional vehicle movements with the junction of Stoke Hill and a reason for refusal on this basis is not supported.

In respect of refuse collection/servicing, this remains no different to the current property and other properties across Stoke Park Road South.

Any impacts upon Stoke Park Road South from construction works are a private matter for the owners of the private road.

Overall, the proposal adequately addresses this key issue.

(E) DOES THE PROPOSAL ADEQUATELY ADDRESS TREE ISSUES?

While the submitted arboricultural report has been superseded in part by layout changes its findings and conclusions remain sound. The redwood within the site, after which it gains its name, is clearly the tree of greatest value within the site. While one of the retaining walls is removed and the ground level lowered to the lower retaining structure level within its root protection area, BCC Arboriculture have advised that this is unlikely to have any material impact upon the Redwood as the area is presently covered with hard standing and raised significantly above the tree level. The arboricultural report sets out a requirement for a detailed method statement and monitoring of these works nonetheless. This can be secured by condition. The existing hedge along the boundary with Chattenden House is to be removed in part to facilitate works and also as part of mitigation measures to address the impacts under Key Issue B above. The existing driveway is to be re-surfaced utilising a no-dig cellular web solution and this would also be covered by a detailed method statement.

The loss of the boundary hedge formed by part of G4 and G5 to be replaced with 6 trees is suitable given the practice of considering hedgerows as a single tree for the purposes of the Bristol Tree Replacement Standard. This would replace the existing hedge to this area with new tree planting and shrubs to lower the impact upon Chattenden House referenced above. This element is secured through a landscaping condition.

Overall, the scheme would not give rise to any tree issues of concern.

(F) DOES THE PROPOSAL ADEQUATELY ADDRESS NATURE CONSERVATION INTERESTS?

The site has some potential habitat of value and an ecological appraisal has been submitted as part of the application. This concludes that the site has limited value for foraging for badgers and bats, potential for nesting for birds, including some with protected status, and some limited potential for reptile habitats within brush and log piles. This recommends a strategy for catching and releasing any reptiles and timings for carrying out felling of trees or checking for nesting birds. BCC Nature Conservation are satisfied with its findings and have recommended a series of conditions (see comments above).

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These are agreed with and incorporated into the recommendation with the exception of a condition preventing works during bird nesting season. It is an offence to harm bird nests during nesting season and the recommended condition is considered to be unnecessary as a result (i.e. ultra virus - covered by other legislation) and will be addressed by way of an advice note.

(G) DOES THE PROPOSAL ADEQUATELY ADDRESS SUSTAINABILITY AND SURFACE WATER RUN-OFF?

The submitted application include a sustainability statement and energy report that demonstrates compliance with Policies BCS13-15 by achieving a reduction in carbon generation of 21% through the use of solar panels to the rear roof slopes. This is secured by a condition within the recommendation.

Additional surface water run-off, as required under Policy BCS16, can be addressed through a standard condition covering Sustainable Urban Drainage and is included within the recommendation.

(H) DOES THE PROPOSAL ADEQUATELY ADDRESS ARCHAEOLOGICAL CONSIDERATIONS?

The application site lies across the historic alignment of a roman road. BCC Archaeology have recommended the use of conditions to secure a detailed scheme of archaeological work to ensure any remains are suitably assessed and recorded. This is incorporated within the recommendation.

(I) DOES THE PROPOSAL ADEQUATELY ADDRESS LAND CONTAMINATION ISSUES?

The proposed end-use is sensitive to contamination and the use of standard conditions is included within the recommendation in accordance with BCC Contaminated Land comments. While concern has been raised over this matter by some objectors, this can readily be secured at post-decision stage by condition and would not preclude the development from taking place such that a refusal is warranted.

(J) WHAT IS THE COMMUNITY INFRASTRUCTURE LEVY LIABILITY FOR THE PROPOSED DEVELOPMENT?

The CIL liability for the development is £52,065.94.

CONCLUSION

Officers consider that the key on balance issue is that of the amenity relationship with Chattenden House given the discretion which can be exercised over the weight to be ascribed to the existing hedge. Weighing the factors involved, officers consider that this is acceptable. Other amenity issues are considered to be satisfactorily addressed.

The loss of garden land is considered to be addressed by the proximity to relevant bus routes and harm to the purpose of this policy could not be demonstrated. The form of development proposed takes its reference from surrounding properties and is considered to be capable of being accommodated within the character and appearance of the Conservation Area without giving rise to any harm.

The parking provision is in accordance with maximum standards and additional vehicular traffic has not resulted in any objection from BCC Transport officers. Other issues covering trees, nature conservation, archaeology, sustainability and surface-water run-off as well as land contamination are all addressed through appropriate supporting information and conditions.

The scheme is accordingly recommended for approval, subject to conditions.

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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 Act 2004.

Pre commencement condition(s)

2. 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.

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.

3. 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 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".

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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 - 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.

5. 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.

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.

6. Further details before relevant element started

Details 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) Large scale details including sections of all windows and doors (including garage doors) showing cill, lintels and reveals.
- b) Manufacturer's details of all windows, doors and garage doors indicating material, colour and finish.
- c) Large details of time frame to garden room including section
- d) Large scale sections of roof form showing all eaves (including soffits and fascias demonstrating material), ridges and chimneys.
- e) Large scale details or manufacturers' specifications of all canopies.
- f) Manufactures details of railings indicating material, colour and finish.
- g) Manufacturer's details of any external lighting.
- h) Manufacturer's details of solar panels.

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

7. Sample panels before specified elements started

Sample panels of the render, stone band and rubble stone plinth demonstrating the colour, texture, face bond and pointing are to be erected on site and 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 details before the building is occupied.

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

8. Submissions of samples before specified elements started

Samples of the slate and any hard landscaping materials 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.

9. Submission and approval of landscaping scheme

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 provision for 6 trees (including species choice, stock size and planting specification) along the boundary with Chattenden House. The approved scheme shall be implemented so that planting can be carried out during 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.

10. Protection of retained trees during the construction period

No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees in the position and to the specification shown on the approved Arboricultural Report. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

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Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.

11. Detailed Arboricultural Method Statement and Arboricultural Monitoring

Prior to commencement of development, including site clearance works, a detailed arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority setting out detailed methods for undertaking the following works, including arboricultural monitoring:

- Installation of 'no-dig' cellular confinement system where existing access drive surface is upgraded
- Removal of existing hard surfacing and lowering of levels to the south of T8 (Wellingtonia)

The approved development shall only be carried out in accordance with the detailed arboricultural method statement approved. Copies of written site notes and/or reports detailing the results of site supervision shall be submitted to the Local Planning Authority in writing within two working days.

Method statements for any unexpected remedial works necessitated by the scheme shall be submitted to and approved in writing by the Local Planning Authority prior to their implementation. All remedial works shall be carried out in accordance with the agreed details under the strict supervision of the arboricultural consultant.

Reason - In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

12. 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.

13. To ensure implementation of a programme of archaeological works

No development shall take place until the applicant/developer has secured the implementation of a programme of archaeological work to include excavation and watching brief, 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

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* 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.

14. All site clearance and construction works shall be carried out in strict accordance with the recommendations in the submitted ecological appraisal including protected species assessments survey report dated June 2013, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the protection and welfare of legally protected and priority species.

15. Slow-worms

Prior to clearance of the site, a detailed method statement for clearance works with respect to the potential presence of slow-worms 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.

16. Bird and bat boxes

Prior to commencement of development details shall be submitted providing the specification and location for built-in bird nesting and bat roosting opportunities. This shall include four built-in bird and two built-in bat boxes to include two house sparrow nest boxes which should be located at least 1.5 metres apart (house sparrow terraces are not recommended) and two swift boxes.

Reason: To help conserve legally protected bats and birds which include priority species.

Pre occupation condition(s)

17. 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 3 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 4, 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 5.

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.

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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, 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.

19. 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.

20. 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 13.

Reason: To record remains of archaeological interest before destruction.

21. To ensure completion of a programme of archaeological works

No building shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 13 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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

22. 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.

23. Sustainability

The approved development shall be carried out in accordance with the approved sustainability statement, including the installation of the approved solar panels prior to the occupation of the development hereby approved.

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Reason: To reduce the developments carbon generation.

Post occupation management

24. 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, other than those shown on the approved plans shall at any time be placed in the flank elevations of the buildings 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 a perception of overlooking and loss of privacy.

25. Protection of badgers

Measures to prevent badgers being trapped within excavations and open pipe work during the course of development works shall be undertaken. This shall include cover-plating, chain link fencing or the creation of sloping escape ramps for badgers by edge profiling of trenches/excavations or placing a plank in the bottom of open trenches at the end of each working day to allow any trapped badgers to escape and blanking off any open pipework of more than 150mm in diameter.

Reason: To prevent harm to legally protected badgers.

List of approved plans

26. 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.

12042(L)001A Location plan, received 19 November 2013
 12042(L)002A Existing site plan including topography, received 19 November 2013
 12042(L)003A Existing front elevation, received 19 November 2013
 12042(L)005G Proposed site plan, received 2 May 2014
 12042(L)006E Proposed lower ground floor plans, received 2 May 2014
 12042(L)007D Proposed ground floor plans, received 2 May 2014
 12042(L)008D Proposed first floor plans, received 2 May 2014
 12042(L)010D Proposed second floor plan, received 2 May 2014
 12042(L)011F Proposed elevations, received 19 November 2013
 Arboricultural Impact Assessment, received 19 November 2013
 Sustainable Energy Strategy, received 19 November 2013
 12042_SK_054_A Shadow Analysis - September, received 2 May 2014
 12042_SK_053_A Shadow Analysis - June, received 2 May 2014
 12042_SK_052_A Shadow Analysis - March, received 2 May 2014
 12042_SK_055_A Shadow Analysis - December, received 2 May 2014
 SPA02 Swept Path Analysis - car parking bays, received 2 May 2014
 SPA01 Swept Path Analysis - garage parking, received 2 May 2014
 Ecological Appraisal including Protected Species Assessments, received 19 November 2013

Reason: For the avoidance of doubt.

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1. All birds, their nests and eggs are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended). As such where any removal of vegetation on the site is required within the development this should be conducted outside of the nesting season (March to August inclusive) or be preceded by a check for active nests by a suitably qualified ecologist.

All species of bats and their roosts are legally protected. If bats are encountered all demolition or construction work should cease and the Bat Conservation Trust (Tel 0845 1300 228) should be consulted for advice.

2. In respect of condition 14 please note that these recommendations include the clearance of vegetation and removal of log piles by hand under the supervision of a suitably qualified ecologist during the period when reptile are active and not hibernating (which is usually between April and September inclusive).
3. Please note that if slow-worms are found on site that features to promote their conservation such as a hibernaculum and the retention of provision of suitable vegetation, should be incorporated within the method statement. Please also note that slow-worms can only be translocated (moved) when they are active, which is usually between April and September inclusive.
4. In respect of condition 9 please note that landscaping of the site should predominantly employ native species of local provenance including berry and fruit-bearing tree, hedgerow and shrub species for birds and nectar-rich flowering plants for invertebrates.
5. In relation to condition 16 you are advised that examples of built-in bird and bat boxes are available from <http://www.ibstock.com/sustainability-ecozone.asp> AND http://www.nhbs.com/brick_boxes_for_birds_eqcat_431.html

If built-in bird and bat boxes cannot be provided within built structures, they should be provided on trees (with no more than one bird box per tree).

Bird boxes should be installed to face between north and east to avoid direct sunlight and heavy rain. Bat boxes should face south, between south-east and south-west. Bird boxes should be erected out of the reach of predators. For small hole-nesting species bird boxes should be erected between two and four metres high. Bat boxes should be erected at a height of at least four metres, close to hedges, shrubs or tree-lines and avoid well lit locations.

BACKGROUND PAPERS

Archaeology Team	8 January 2014
Wessex Water	6 December 2013
Arboricultural Team	19 June 2014
Urban Design	28 March 2014
Transport Development Management	13 December 2014
Nature Conservation Officer (Bristol City Council)	9 December 2013
Contaminated Land Environmental Protection	23 December 2013



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Rev.	Date	Details	Initials
A	31.08.12	First issue	KC
B	27.11.13	Boundary updated	SM

CDM Regulations

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Drawn KC	Proj Manager DL	Scale 1:1250@A4	Date first issued 14.08.12
DRAWING No. 12042(L)001		REVISION B	

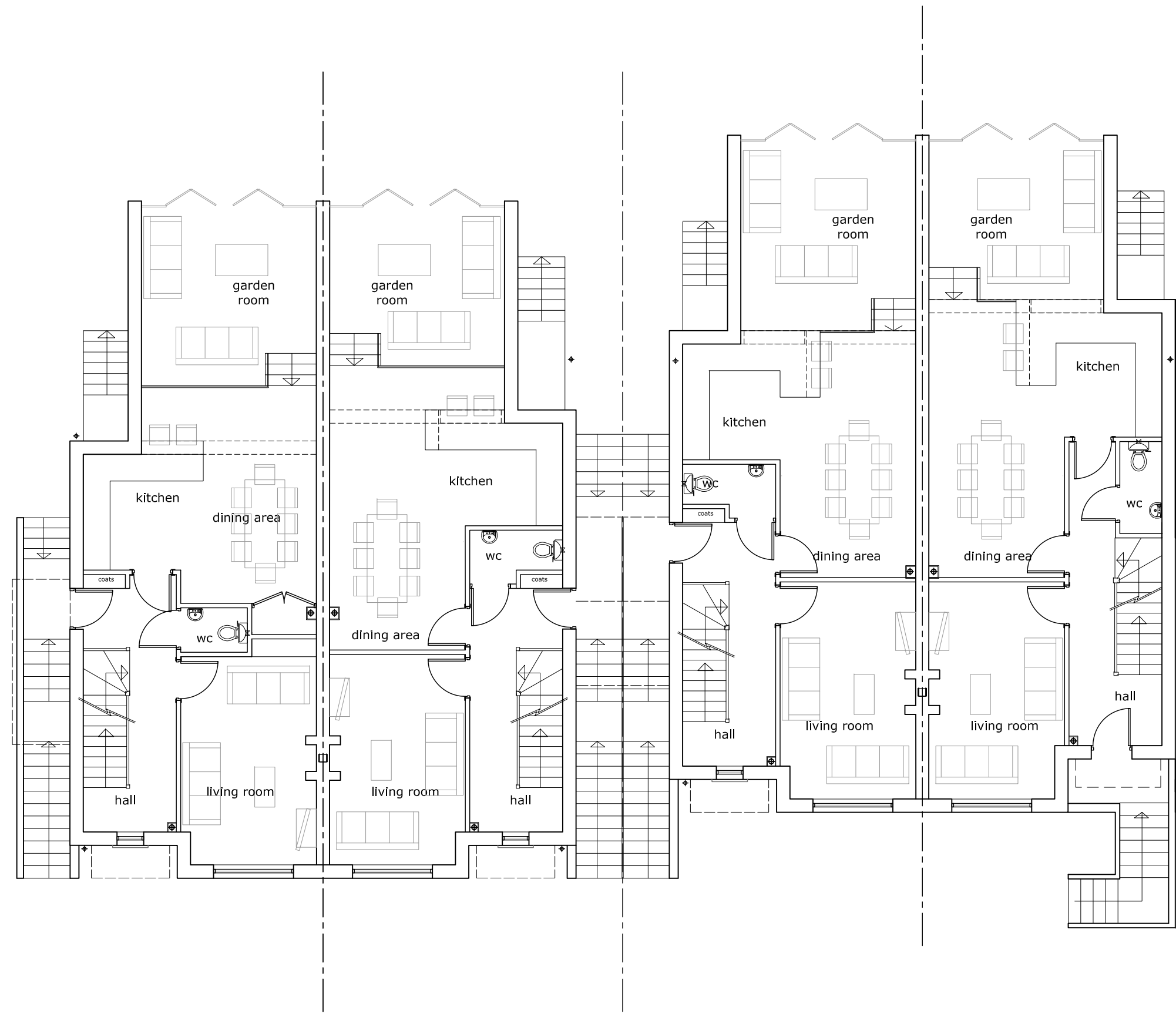
PROJECT
 Redwood,
 Stoke Bishop, Bristol

TITLE
 Location Plan



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Rev.	Date	Description	Initials
A	13.06.13	First issue	KC
B	23.09.13	Unit 3 and 4 amended	KC
C	13.11.13	All plans updated	KC
D	29.04.14	Footprint revised for planning	AA



CDM Regulations

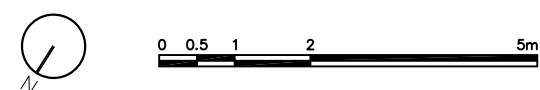
PLANNING
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 Bathwick, Bath
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Drawn KC	Proj Manager DL	Scale 1:100@A3	Date first created 08.05.13
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DRAWING No. 12042(L)007	REVISION D
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PROJECT
 Redwood,
 Sneyd Park, Bristol

TITLE
 Proposed floor plans
 GROUND



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Rev.	Date	Description	Initials
A	13.06.13	First issue	KC
B	23.09.13	Unit 3 and 4 amended	KC
C	13.11.13	All plans updated	KC
D	18.11.13	Windows to utility updated	KC
E	29.04.14	Footprint revised for planning	AA

CDM Regulations

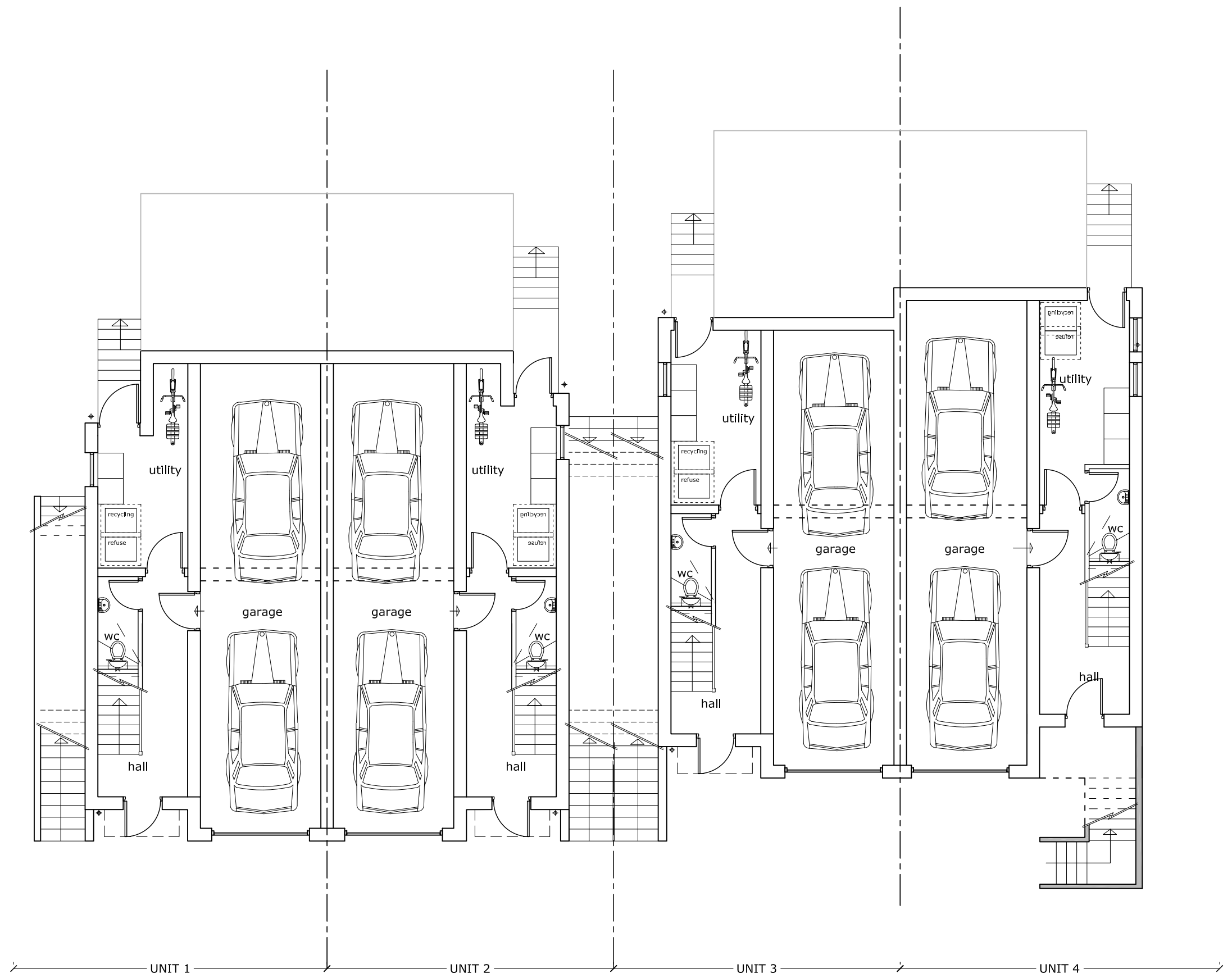
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Drawn KC	Proj Manager DL	Scale 1:100@A3	Date first created 08.05.13
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DRAWING No. 12042(L)006	REVISION E
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PROJECT
 Redwood,
 Sneyd Park, Bristol

TITLE
 Proposed floor plans
 LOWER GROUND



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Rev.	Date		Initials
A	13.06.13	First issue	KC
B	23.09.13	unit 3 and 4 amended	KC
C	21.10.13	site layout updated	KC
D	13.11.13	unit layout updated	KC
E	12.03.14	Units 1&2 amended	AA
F	27.03.14	Units 1&2 reduced in size	AA
G	03.04.14	Unit 3 reduced in size	AA

CDM Regulations

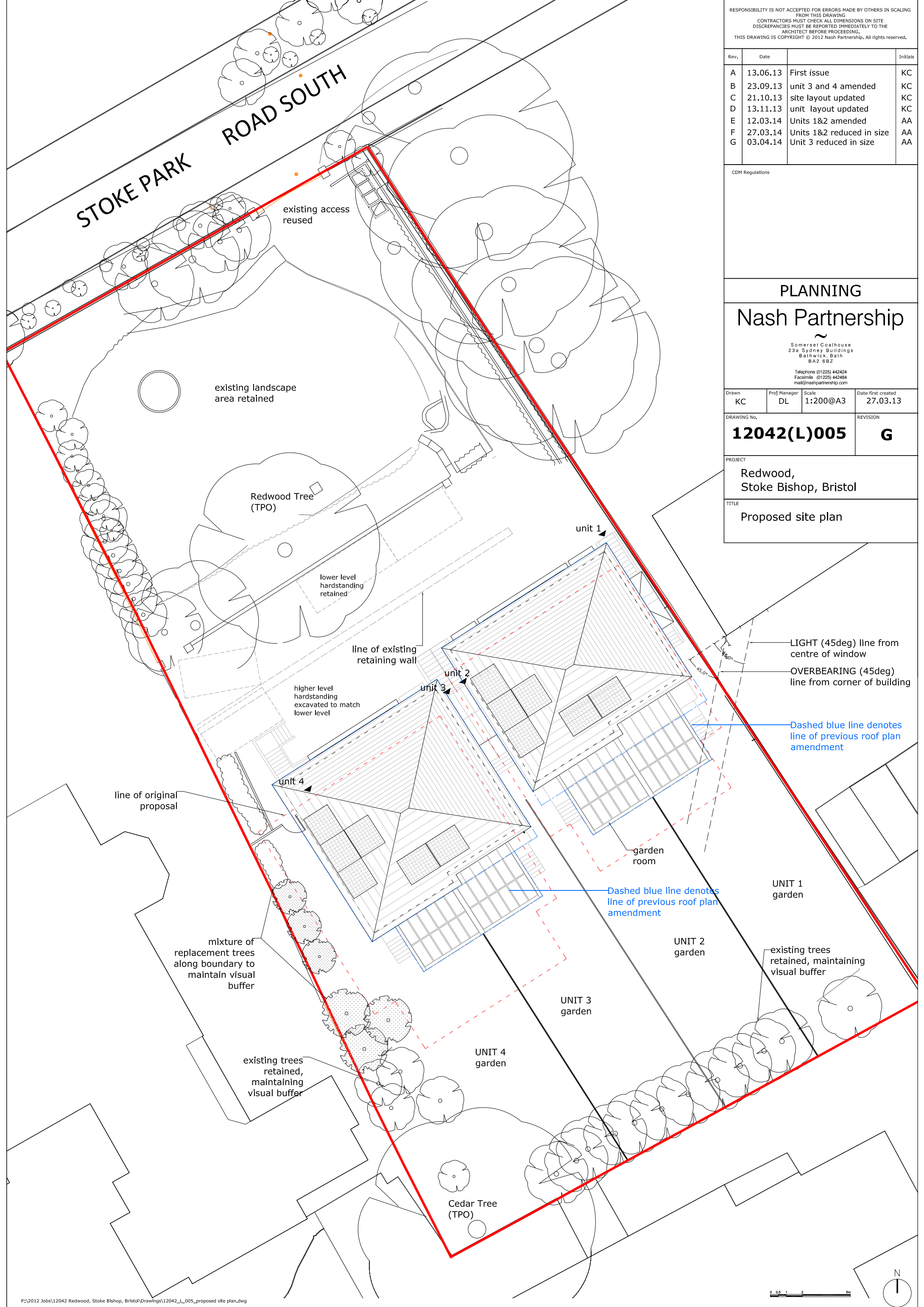
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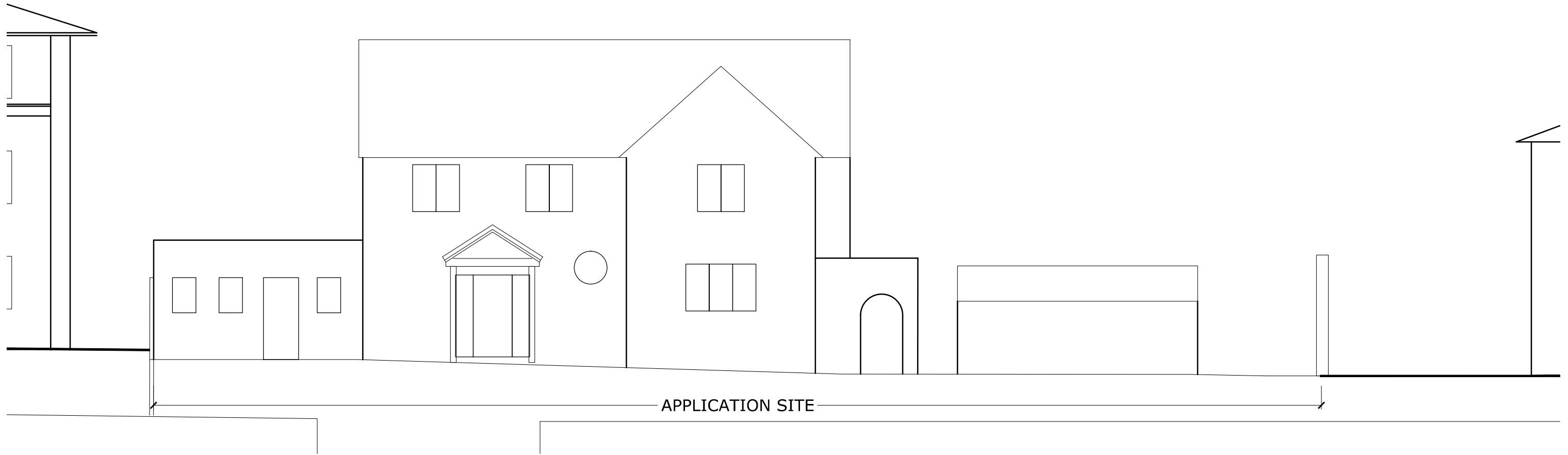
Drawn KC	Proj Manager DL	Scale 1:200@A3	Date first created 27.03.13
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DRAWING No. 12042(L)005	REVISION G
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PROJECT
Redwood, Stoke Bishop, Bristol

TITLE
Proposed site plan





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Date	Initials
13.06.13	KC

NOTE: Wireline based on topographic survey including ridge and eaves heights, with indicative fenestration.

P:\2012 Jobs\12042 Redwood, Stoke Bishop, Bristol\Drawings\12042_L_003_existing front elevation.dwg

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Drawn KC	Proj Manager DL	Scale 1:100@A3	Date first created 13.06.13
DRAWING No. 12042(L)003		REVISION A	
PROJECT Redwood, Sneyd Bishop, Bristol			
TITLE Existing front elevation			

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Rev.	Date	Description	Initials
A	13.06.13	First issue	KC

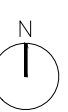
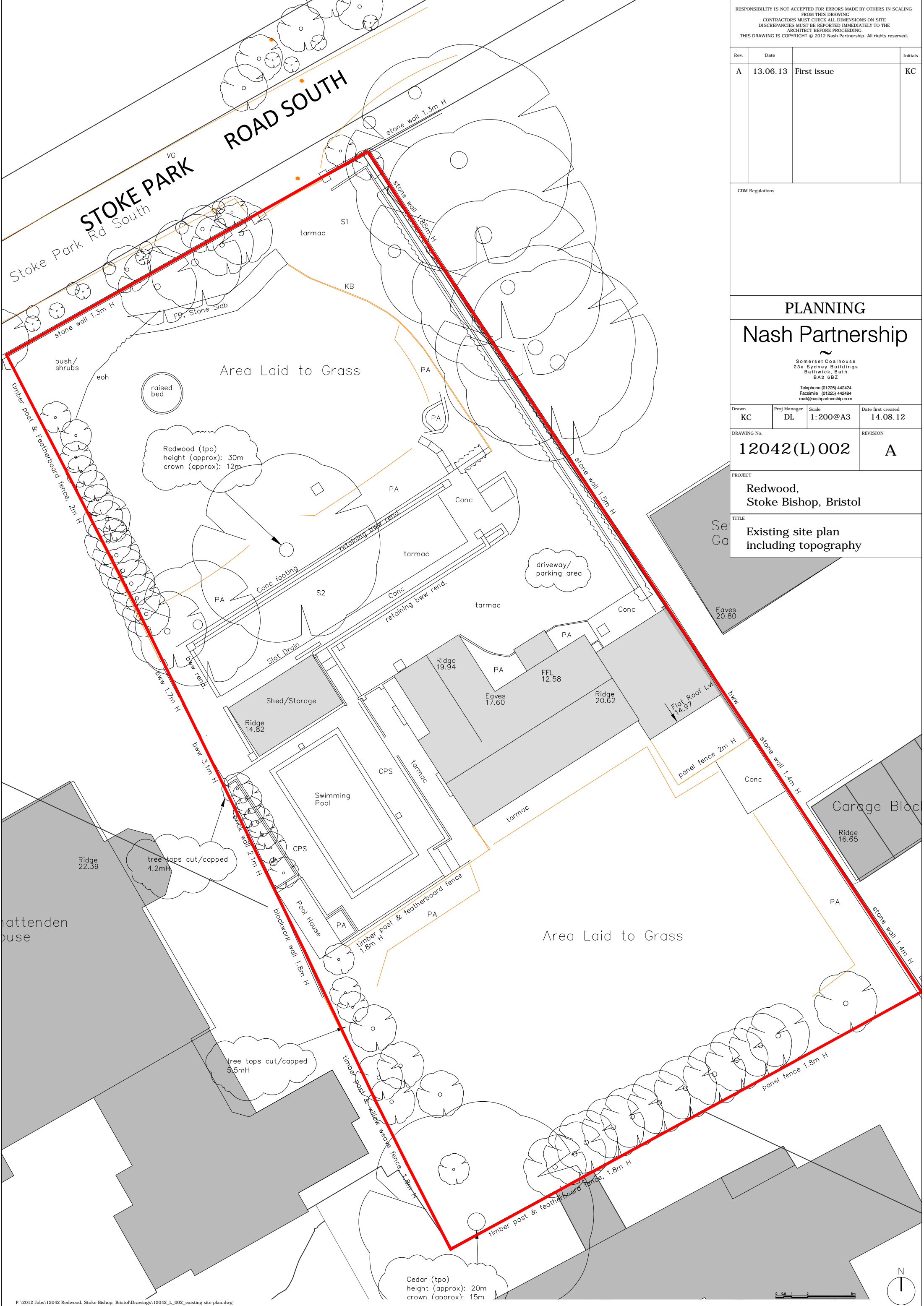
CDM Regulations

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Drawn KC	Proj Manager DL	Scale 1:200@A3	Date first created 14.08.12
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DRAWING No. 12042(L)002	REVISION A
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PROJECT
Redwood, Stoke Bishop, Bristol
 TITLE
Existing site plan including topography



Case Officer Site Photographs

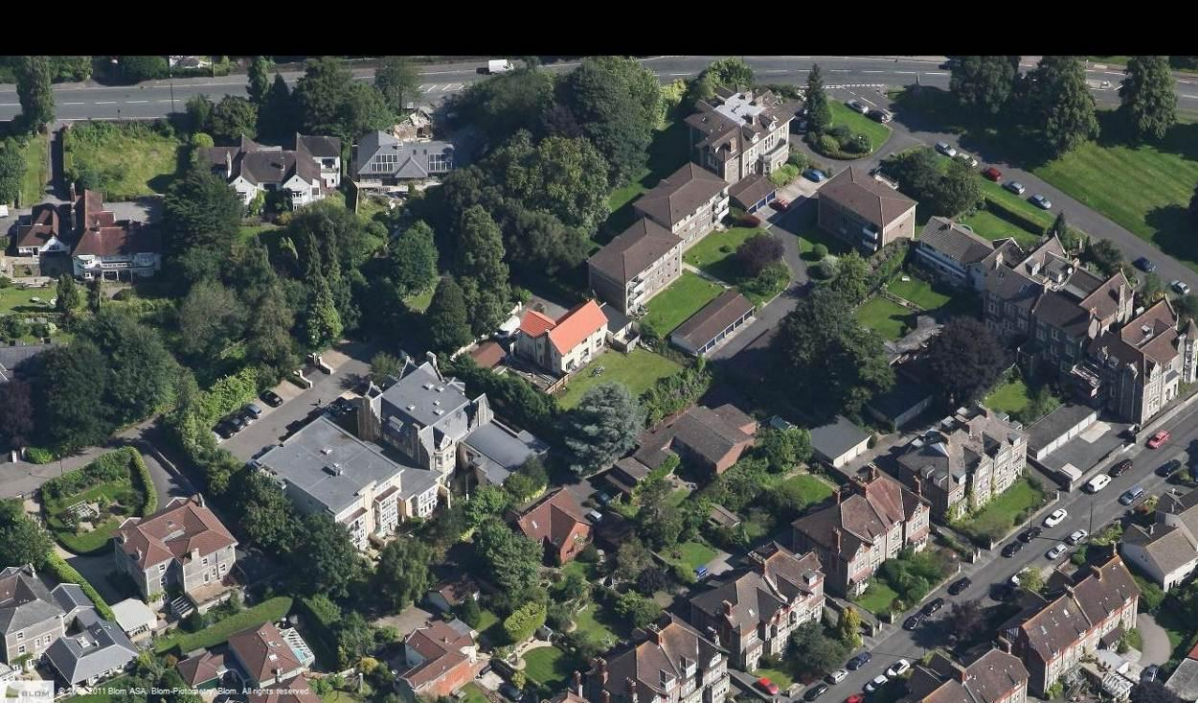
Application No: 13/05335/F Site Address: Redwood
Stoke Park Road South
Bristol
BS9 1LS



Aerial view to south – © Blom Pictometry 2012



Aerial view to East – © Blom Pictometry 2012 – Stoke Hill can be seen to left of image



Aerial view to North – © Blom Pictometry 2012



Aerial view to West – © Blom Pictometry 2012



View of Stoke Park Road South from Stoke Hill.



Application site driveway access with view along Stoke Park Road South



Application site



To right hand side of application site – Chattenden house is beyond.



Glimpsed view of application site through boundary planting along Severnleigh Gardens and application property.



View of Chattenden House



Boundary of Chattenden House with application site.



Existing outlook from ground floor bedroom of flat to Chattenden House.



Existing outlook from bay window of first floor flat to Chattenden House to common boundary with application site.



Photograph of previous boundary arrangement provided by resident of Chattenden House.



View across Severnleigh Gardens with existing dwelling show in background.



Existing property shown in relationship to closest flats of Severnleigh Gardens.



Symbol Guide

- Root Protection Area
- Canopy Spread
- Tree Position, (colour represents retention category)
- Tag Number

BS5837:2012 - Tree Category

Category A Trees High Quality	Category C Trees Low Quality
Category B Trees Moderate Quality	Category U Trees Poor Quality-Remove
Line of Protective Fencing	Proposed Tree for Removal (Dashed Canopy)
'No-Dig' Cellular Confinement System	



Project Name:	Redwood, Stoke Bishop Bristol
Drawing Title:	Tree Protection Plan
Drawing Number:	130719-RSB-TPP-AM
Client:	David Lambert
Agent:	The Nash Partnership
Date:	July 2013
Scale:	1-250@A2

Material schedule

- Walls:**
 - rubble stone
 - render
 - stone cills
- Roof:**
 - slate tiles
 - solar panels
 - aluminum rain water goods
- Canopy:**
 - timber
 - lead
- Garden rooms:**
 - timber frame
 - metal and timber door/windows

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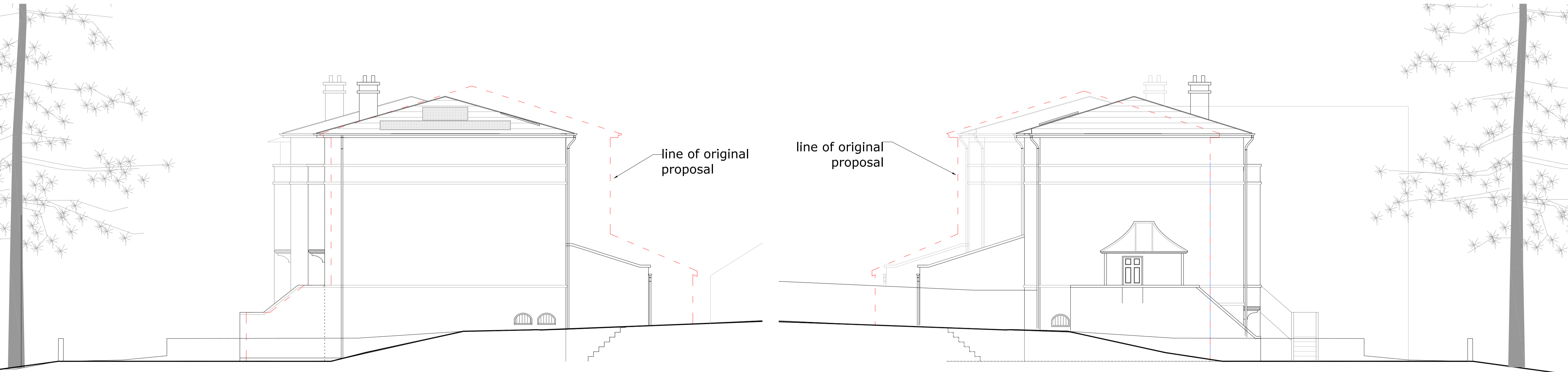
Rev.	Date		Initials
A	13.06.13	First issue	KC
B	23.09.13	Unit 3 and 4 amended	KC
C	21.10.13	Elevations amended	KC
D	13.11.13	Elevations amended	KC
E	12.03.14	horizontal band removed at FF and canopy removed to upper floor.	AA
F	29.04.14	Footprint revised for planning	AA



North elevation [Stoke Park Road]

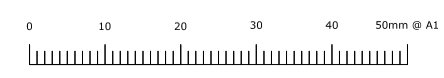


South elevation [garden]



West elevation [facing Chattenden House]

East elevation [facing Severnleigh Gardens]



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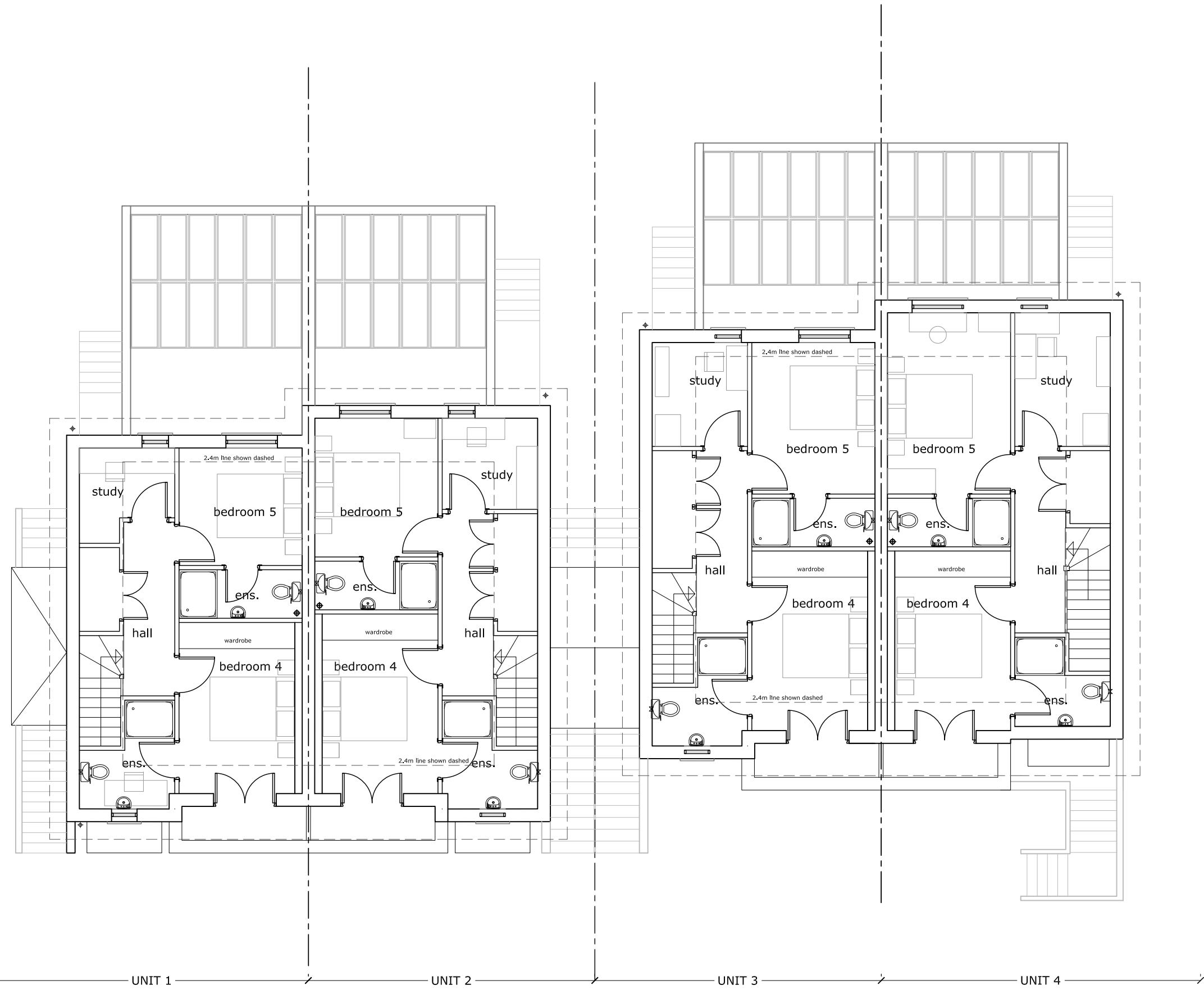
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Facsimile (01225) 442484
mail@nashpartnership.com

Drawn KC	Proj Manager DL	Scale 1:100@A1	Date first created 12.06.13
DRAWING No. 12042(L)011		REVISION F	
PROJECT Redwood, Sneyd Park, Bristol			
TITLE Proposed elevations			

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Rev.	Date		Initials
A	13.06.13	First issue	KC
B	23.09.13	Unit 3 and 4 amended	KC
C	13.11.13	All plans updated	KC
D	29.04.14	Footprint revised for planning	AA

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Drawn KC	Proj Manager DL	Scale 1:100@A3	Date first created 08.05.13
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DRAWING No. 12042(L)010	REVISION D
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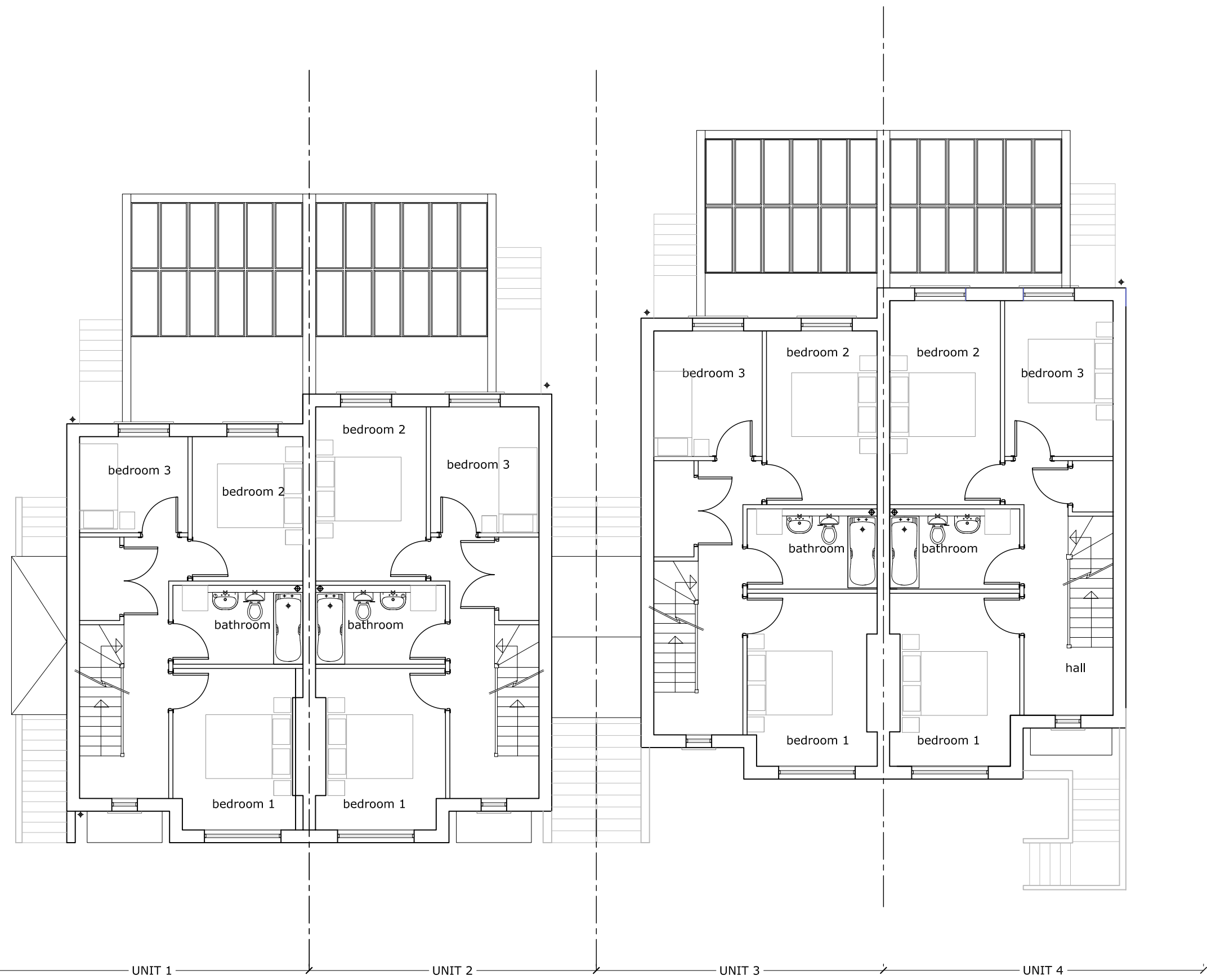
PROJECT
 Redwood,
 Sneyd Park, Bristol

TITLE
 Proposed floor plans
 SECOND

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Rev.	Date		Initials
A	13.06.13	First issue	KC
B	23.09.13	Unit 3 and 4 amended	KC
C	13.11.13	All plans updated	KC
D	29.04.14	Footprint revised for planning	AA

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Drawn KC	Proj Manager DL	Scale 1:100@A3	Date first created 08.05.13
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DRAWING No. 12042(L)008	REVISION D
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PROJECT
 Redwood,
 Sneyd Park, Bristol

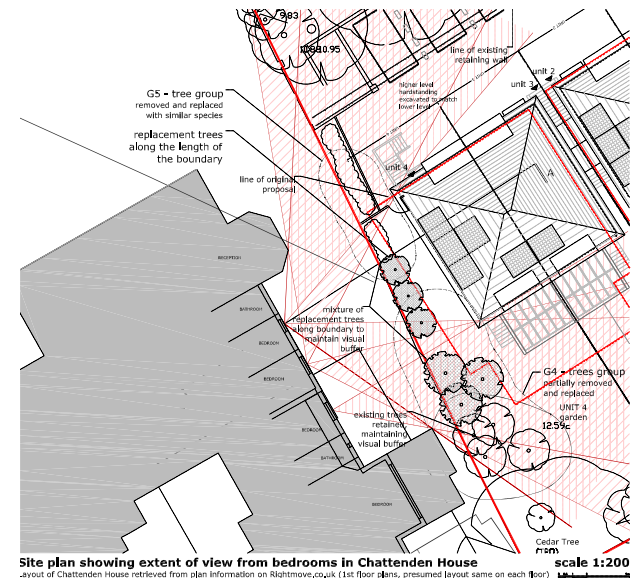
TITLE
 Proposed floor plans
 FIRST

5.16 These street elevation shown on the previous pages show the development of the proposal for the site, giving a comparison of how the existing, pre-application, previous application proposal and current proposed scheme would sit within the street scene.

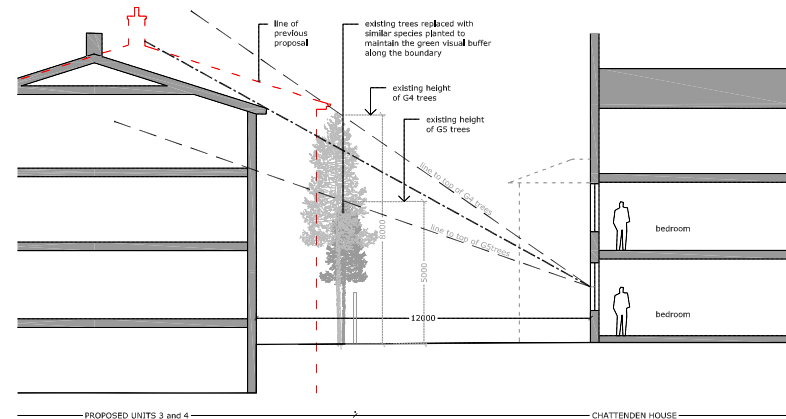
5.17 It can be seen that the form and mass of the existing dwelling is out of keeping with the rest of the street, with both neighbouring properties standing as large blocks within their respective sites, albeit of different architectural styles. The pre-application scheme stands as three detached units with narrower proportions than the neighbouring buildings. The current proposal has sought to reflect the massing and scale of the neighbouring properties to continue the rhythm of the street scene, while maintaining the setting to Chattenden House.

5.18 The relationship to Chattenden House and the habitable rooms along its eastern elevation have been considered. The development has been set back from the boundary by between 12m and 12.6m. The plan to the right shows, in red, the extent of the views from the bedrooms in Chattenden House, and the relatively small impact on the horizontal views from the property. The section below right shows the extent of the vertical light into the rooms at ground floor of Chattenden House.

5.19 Shadow study of the impact the proposed development will have on Chattenden House has been undertaken, this can be seen overleaf. The study has shown that the siting of the proposed dwellings will have minimal impact on the habitable rooms to Chattenden House.



Site plan showing extent of view from bedrooms in Chattenden House
Layout of Chattenden House retrieved from plan information on Rightmove.co.uk (1st floor plans, presumed layout same on each floor)
 Scale 1:200



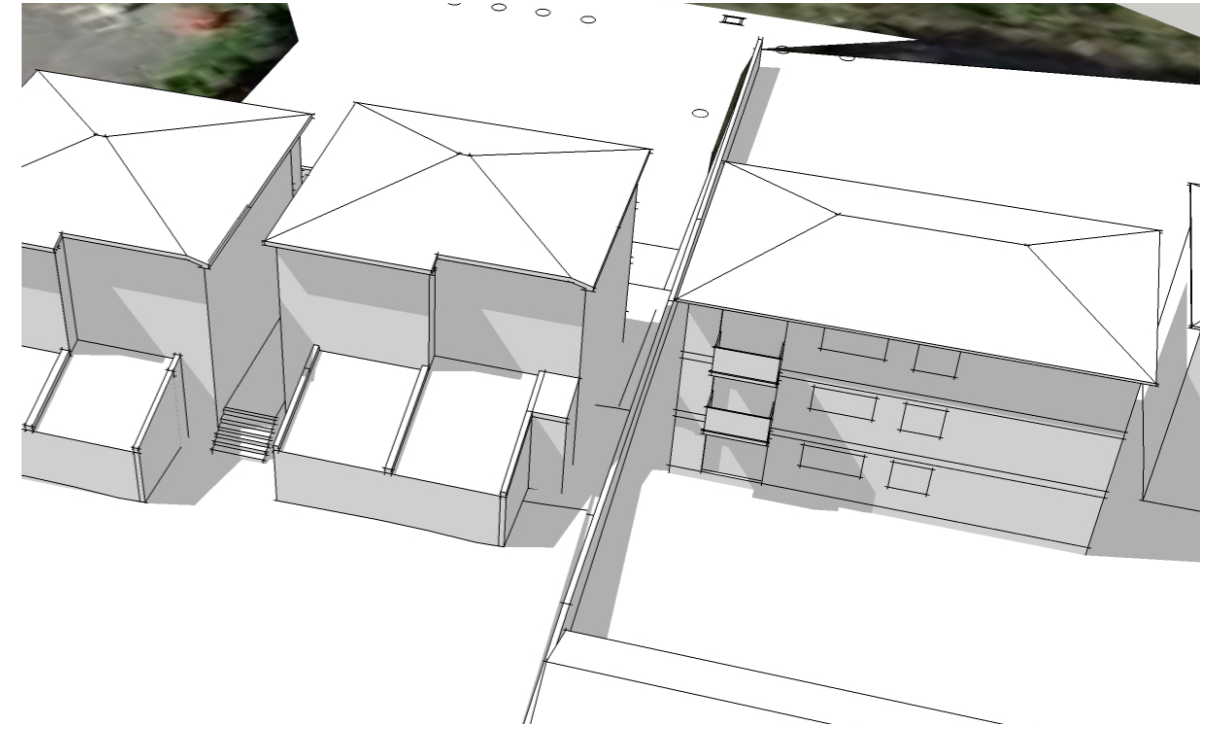
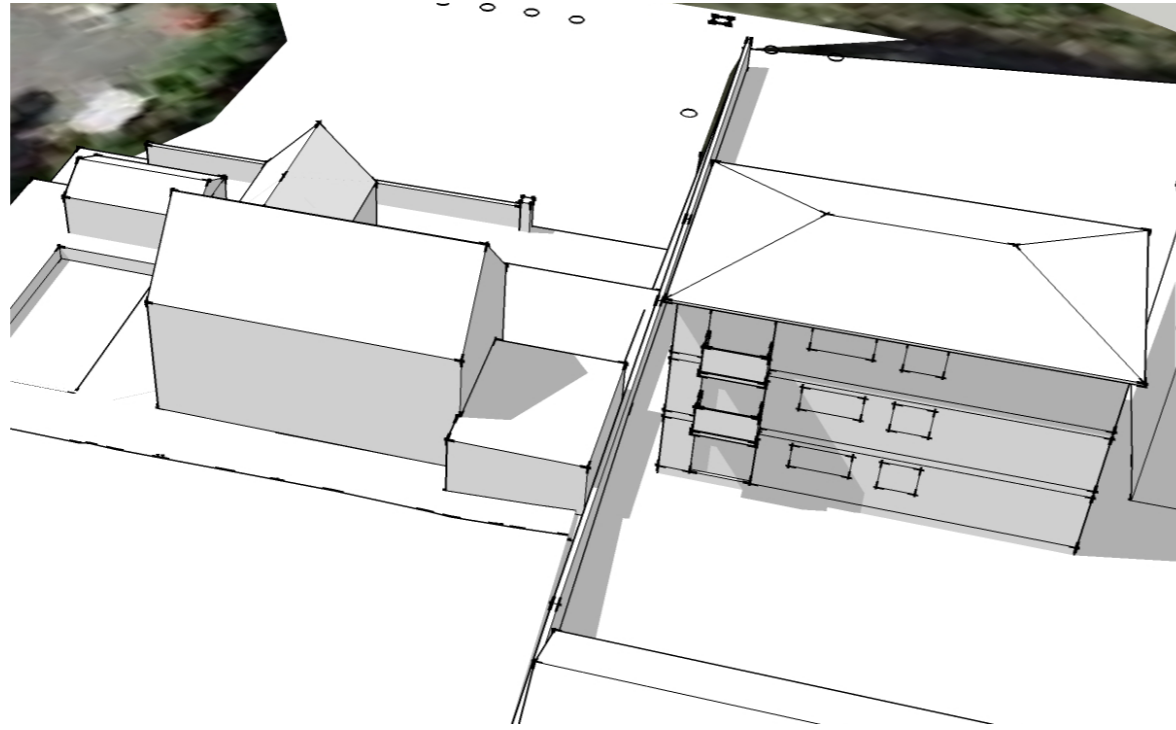
Section AA through proposed development and Chattenden House
Tree heights taken from tree schedule in Arboricultural Impact Assessment - ref: Hillside Trees Ltd; July 2013
 Scale 1:100

EXISTING

PROPOSED

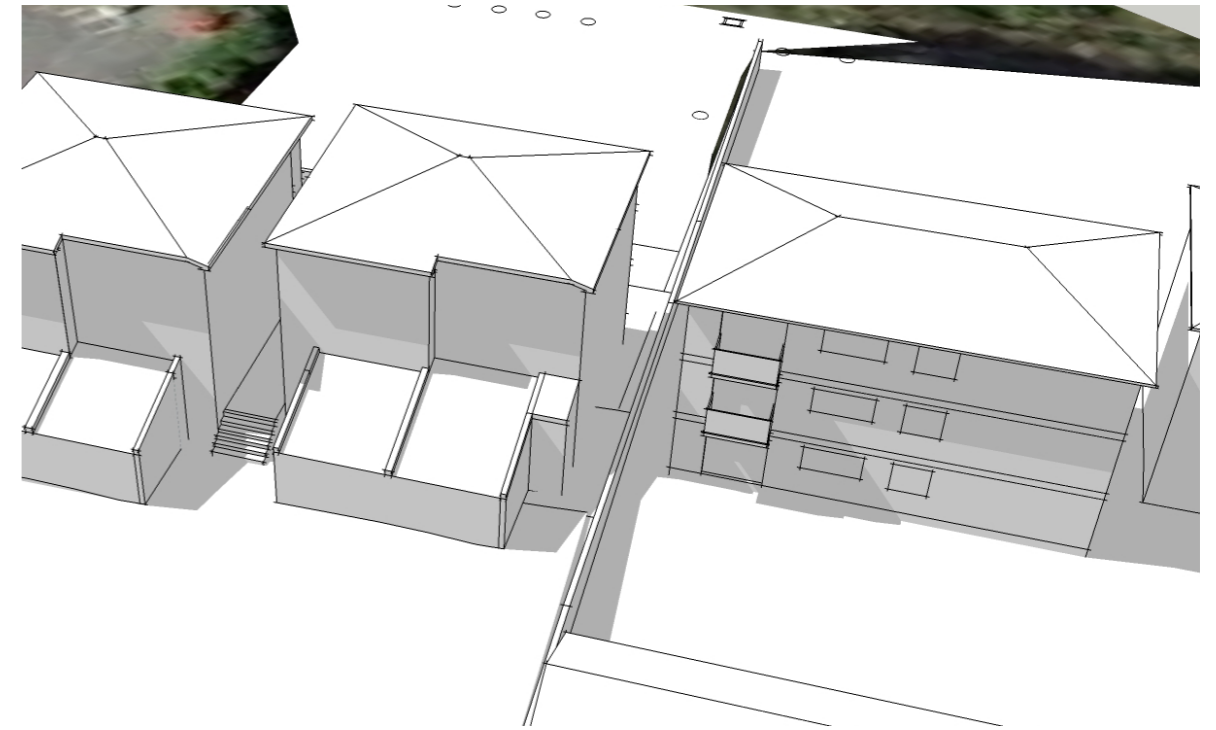
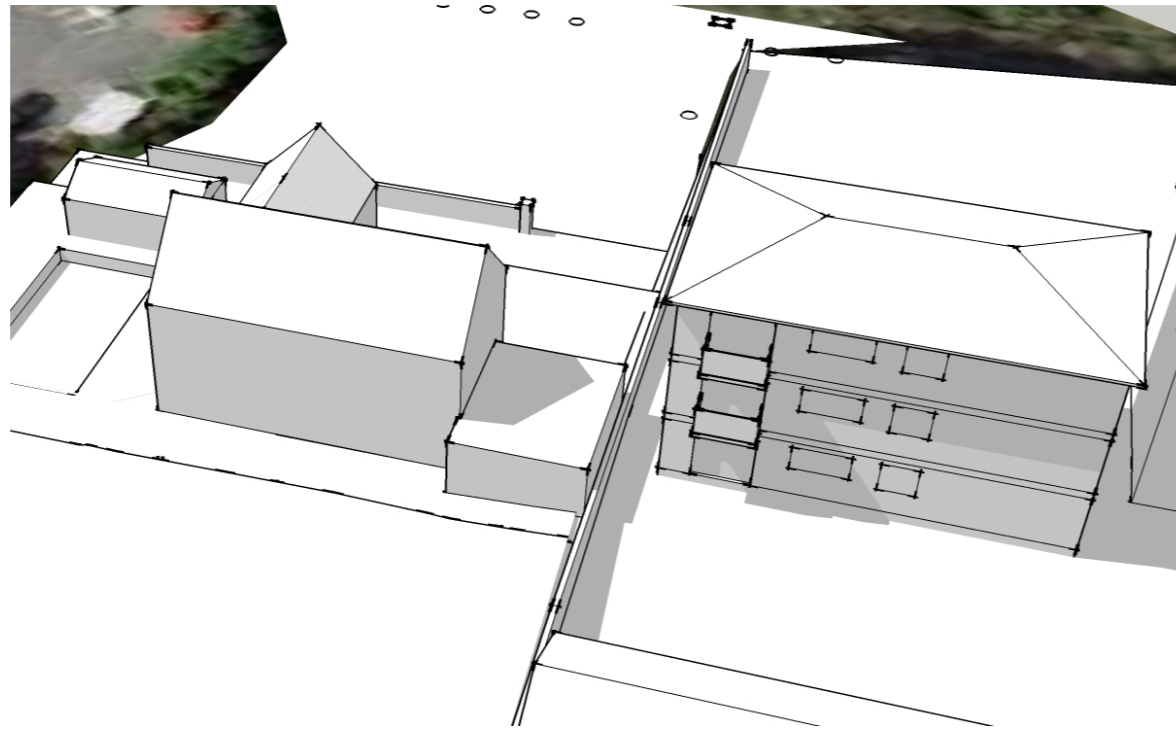
JUNE 03rd
13:55

These images show that on June 03rd at 13:55 the existing house and the balconies of the neighbouring flats, cast shadows over much of the existing windows and are close to receiving no direct light. The revised proposed development shows a similar level of overshadowing.



JUNE 03rd
14:10

These images show that at 14:10 in both the existing and proposed cases, the neighbouring flats are overshadowed.

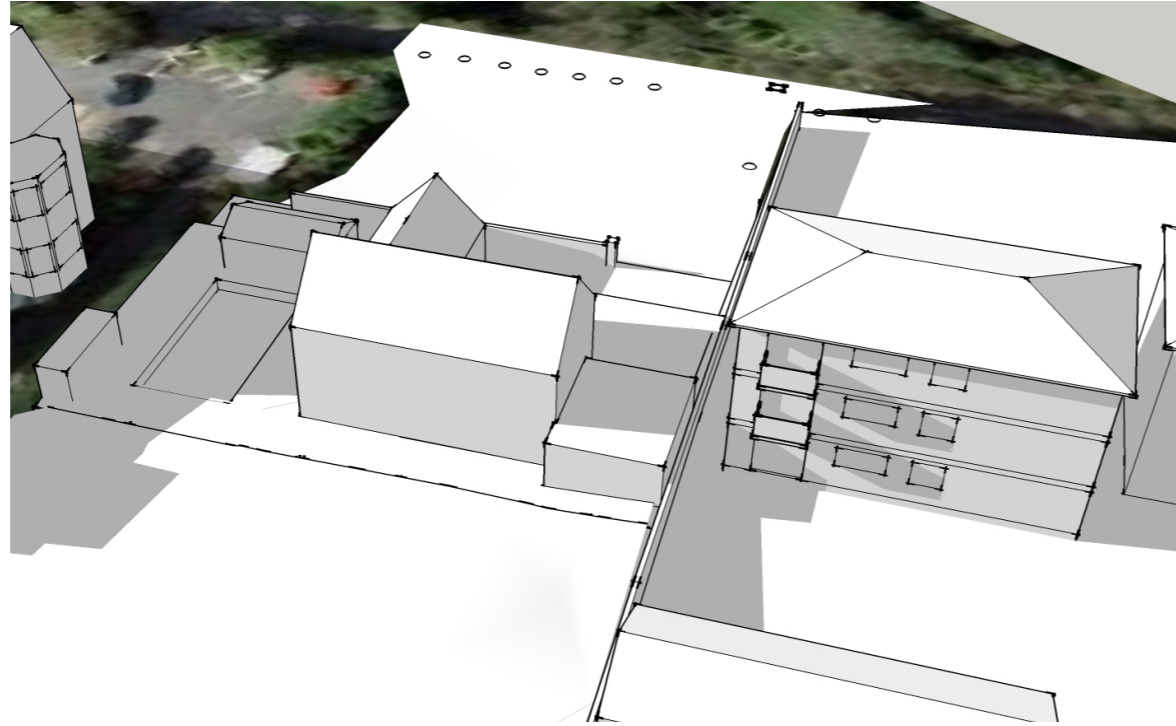


EXISTING

PROPOSED

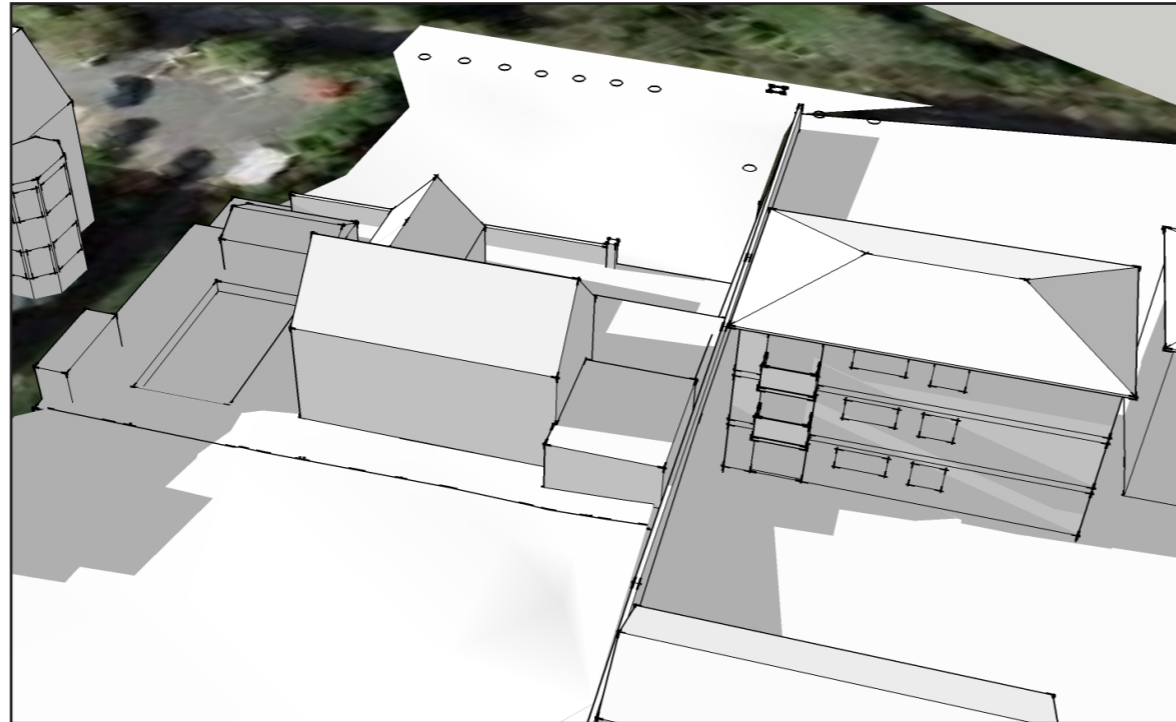
MARCH 03rd
15:25

These images show that on March 03rd at 15:25 the existing house and the balconies of the neighbouring flats, cast shadows over much of the existing windows and are close to receiving no direct light. The revised proposed development shows a similar level of overshadowing.



MARCH 03rd
15:40

These images show that at 15:40 in both the existing and proposed cases, the neighbouring flats are overshadowed.

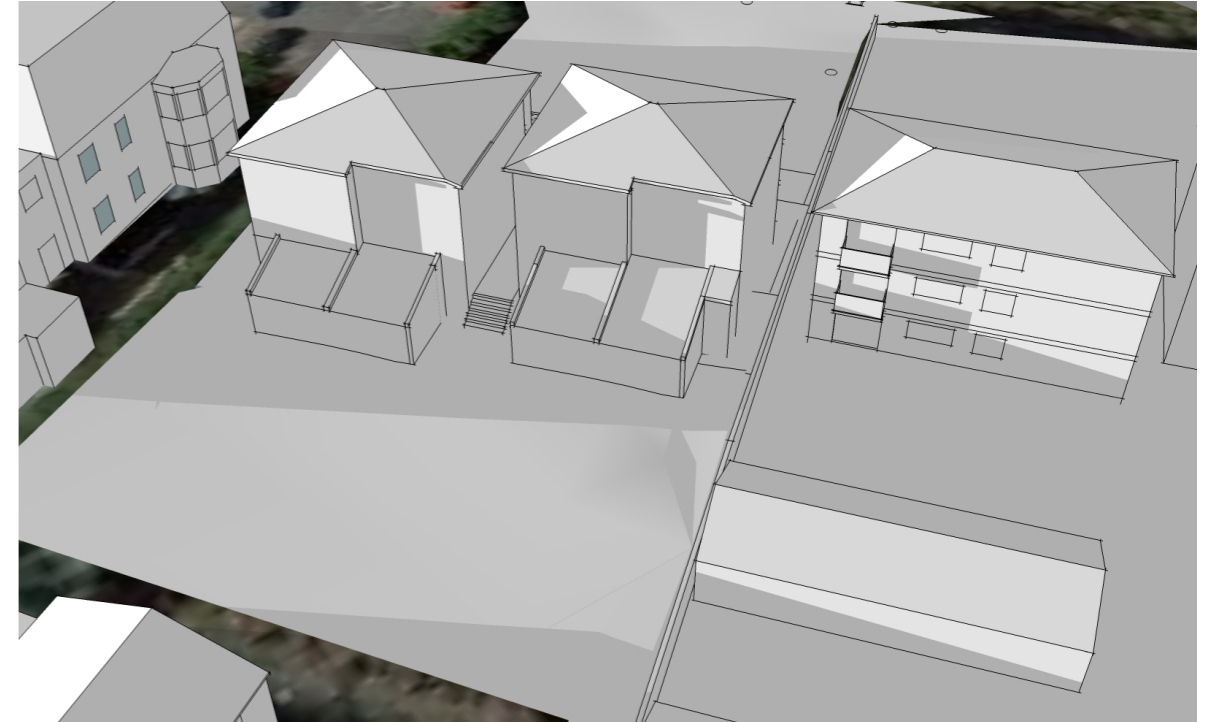
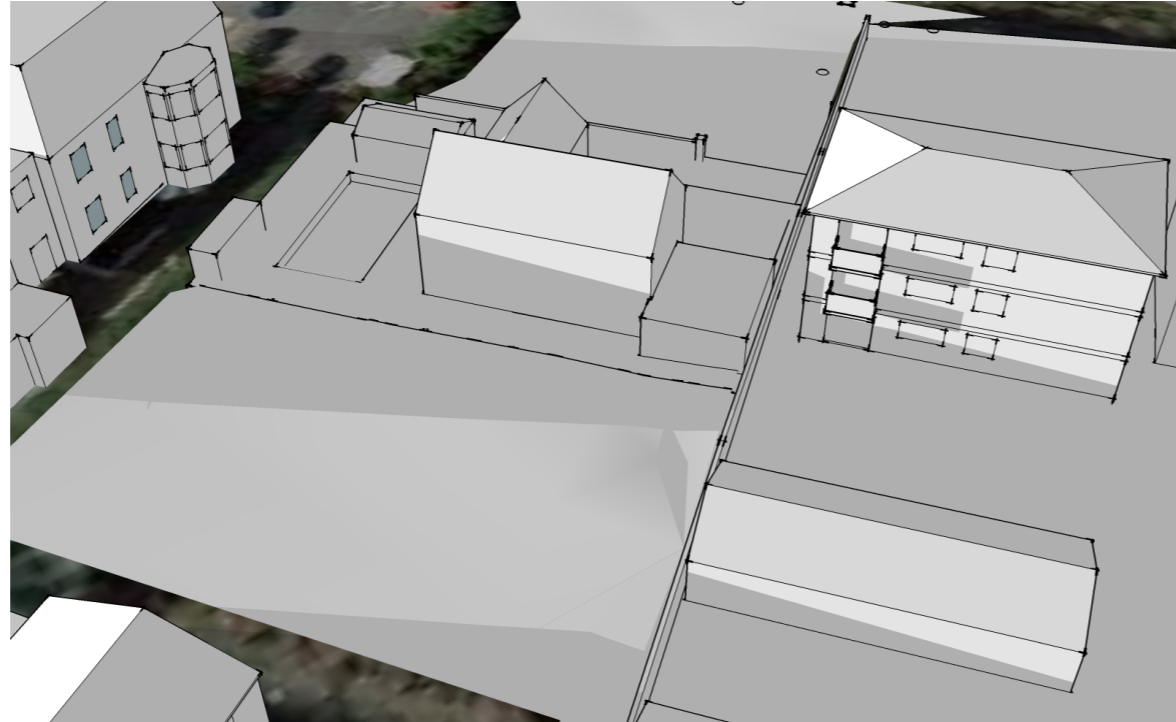


EXISTING

PROPOSED

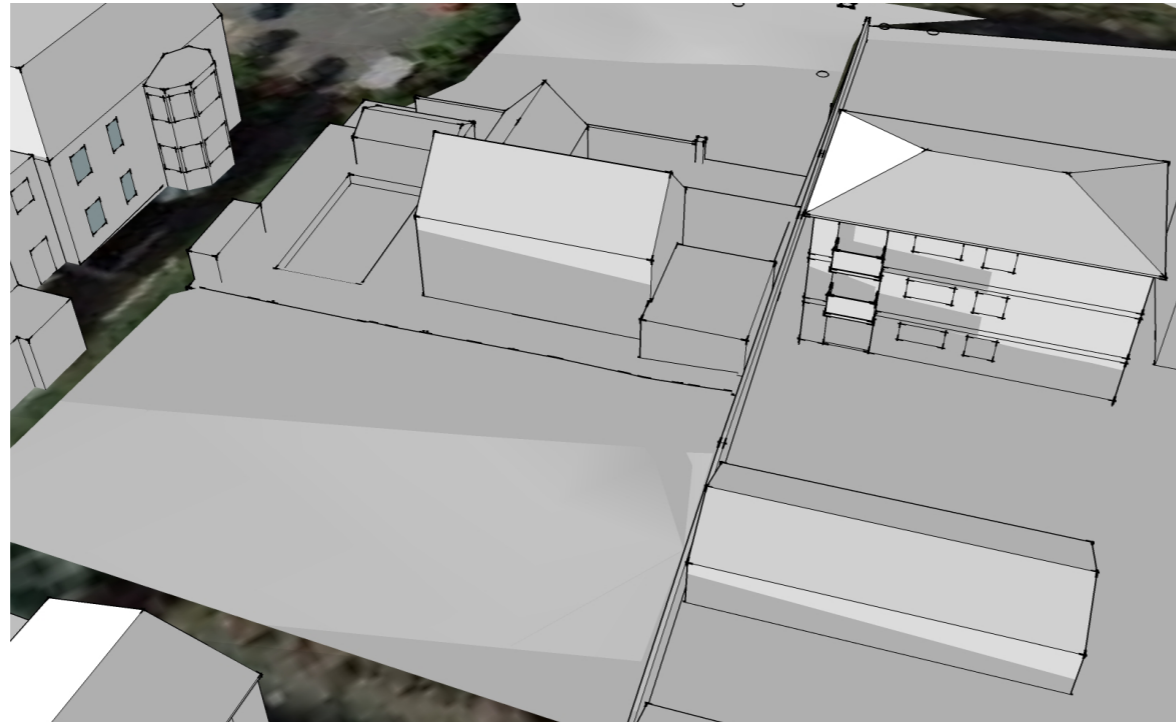
DECEMBER 03rd
15:20

These images show that on December 03rd at 15:20 the existing house overshadows the Ground floor of the neighbouring flats. The sun is very low and at a very acute angle so there would be very limited direct sunlight into the rooms. The revised proposal does nothing to alter this.



DECEMBER 03rd
15:35

These images show that at 15:35 in both the existing and proposed cases, Ground and first floors are overshadowed, the first floor receives less overshadowing in the revised proposal and the Second floor is very similar.

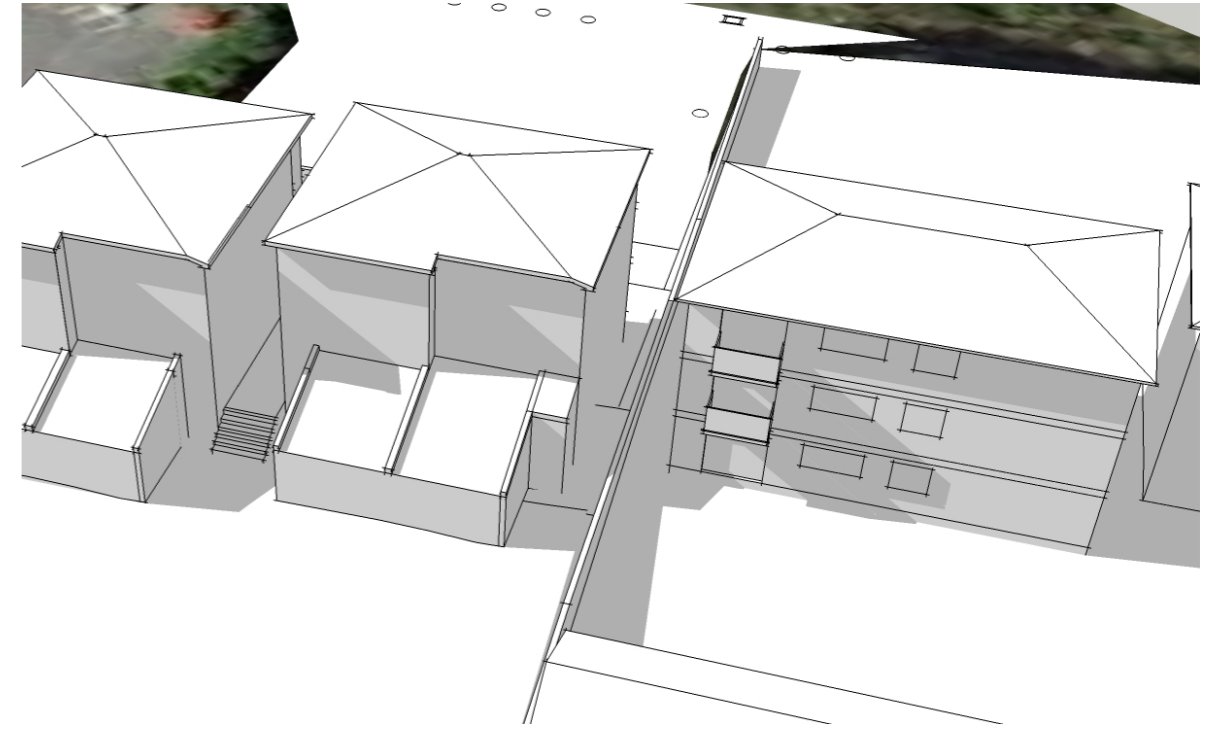
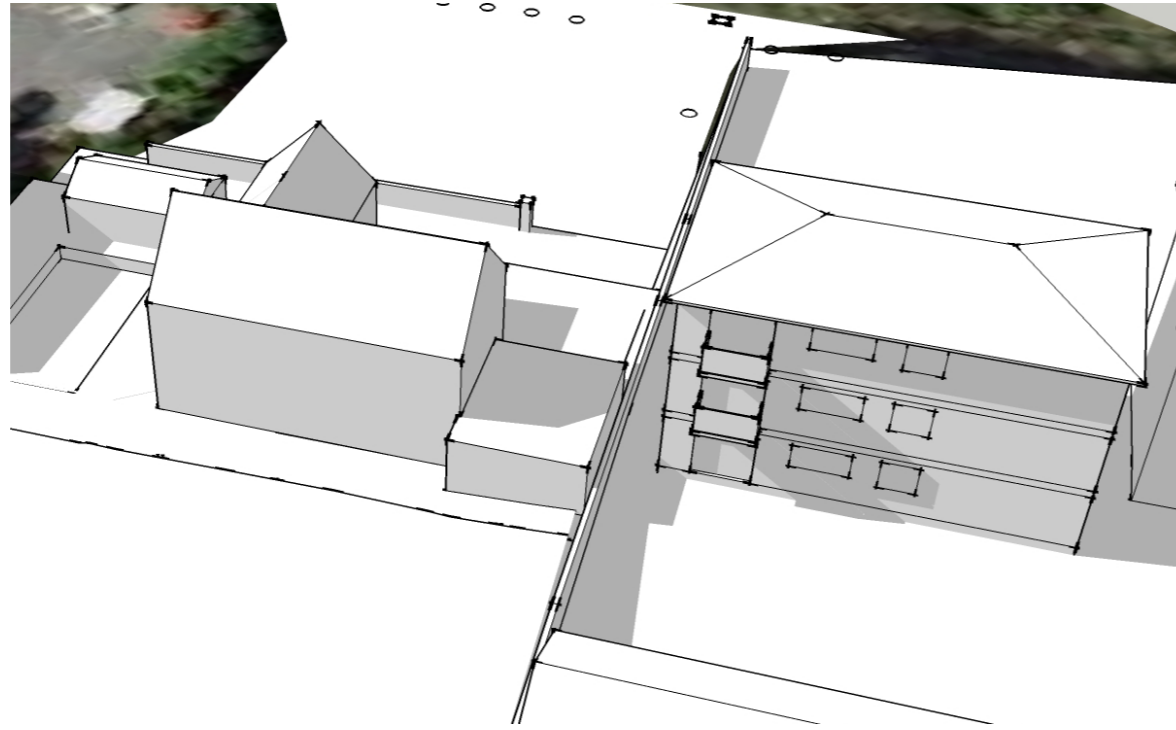


EXISTING

PROPOSED

SEPTEMBER 03rd
14:45

These images show that on September 03rd at 14:45 the existing house and the balconies of the neighbouring flats, cast shadows over much of the existing windows and are close to receiving no direct light. The revised proposed development shows a similar level of overshadowing.



SEPTEMBER 03rd
15:00

These images show that at 15:00 in both the existing and proposed cases, the neighbouring flats are overshadowed.

