

WARD: Henleaze **CONTACT OFFICER:** Andrew Cross
SITE ADDRESS: 17 Downs Park West Bristol BS6 7QQ

APPLICATION NO: 15/05402/H Full Planning (Householders)
EXPIRY DATE: 17 December 2015

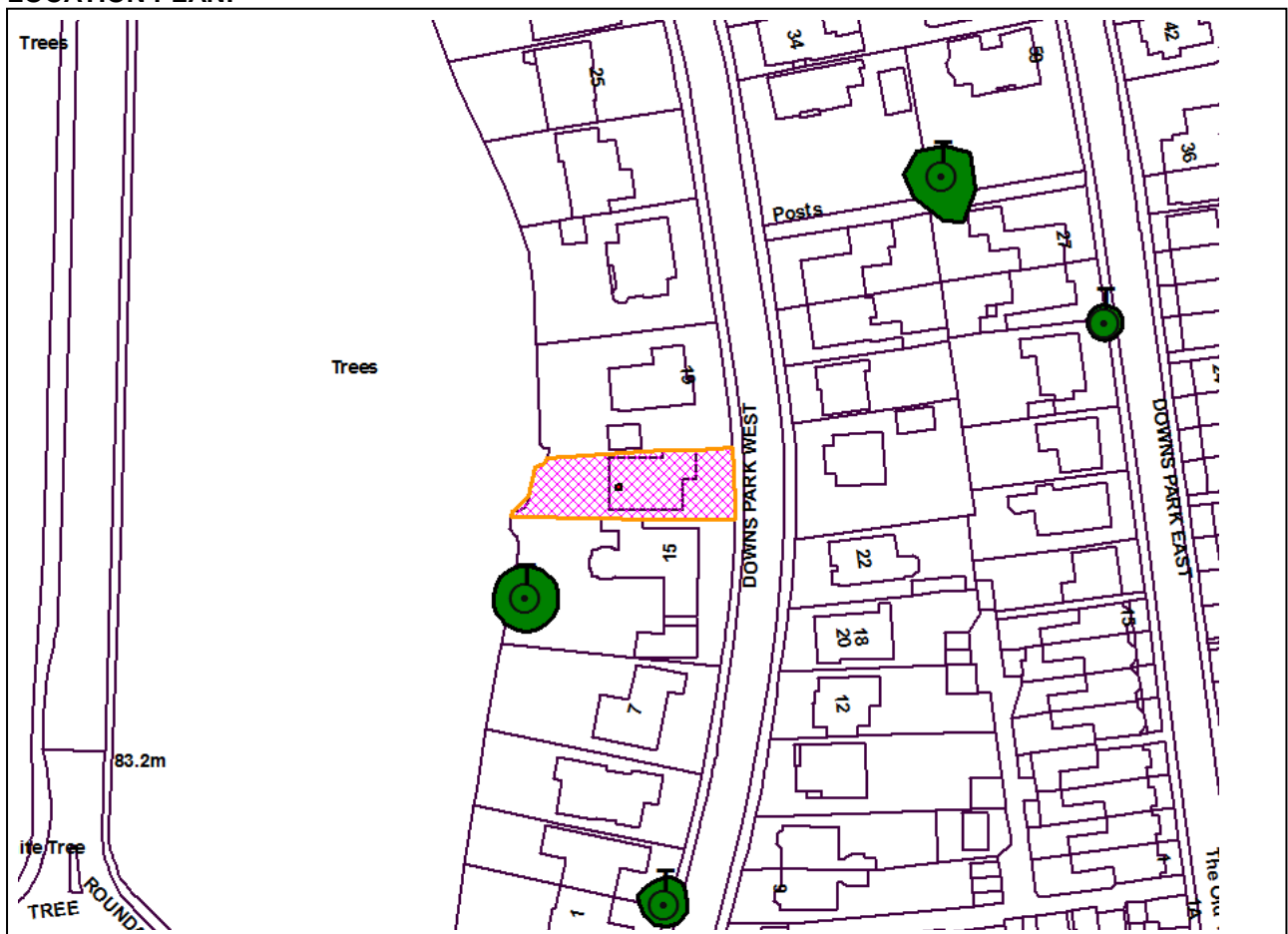
Two storey extension to provide additional residential accommodation.

RECOMMENDATION: Grant subject to Condition(s)

AGENT: Dexter Building Design Ltd
Unit 5 Victoria Grove
Bristol
BS3 4AN
APPLICANT: Mr & Mrs Fricker
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

This application has been called in to planning committee by councillor Glenise Morgan, with reasons for referral cited as Design (Conservation Area) and Overbearing impact.

SITE DESCRIPTION AND APPLICATION

The application relates to a two-storey detached house set on the western side of Downs Park West, within The Downs Conservation Area. The property is of an asymmetric form with full two-storey works set to its southern side, with a cat-slide roof linking with a single-storey element to its northern side, which includes an integrated double garage.

The application proposes first floor extension works to the northern side of the property and an associated reconfiguration of the roof form.

See plans and supporting information for full details.

RELEVANT HISTORY

15/01526/H - First floor extension to enlarge bedroom 3, also extension at first floor level to create more shared living space. WITHDRAWN.

RESPONSE TO PUBLICITY AND CONSULTATION

Consultation was undertaken via site notice and letters sent to neighbours. 19 written responses were received, with one in support and the remainder raising objection, including representation from the Henleaze Society; the Westbury Park Community Association; and Councillor Glenise Morgan.

Councillor Glenise Morgan has commented as follows:

I am submitting this objection on behalf of Cllr Clare Campion-Smith and myself, Henleaze ward councillors.

We wish to object to this application. Neighbours and the Westbury Park Community Association (WPCA) have identified a number of errors with the plans. This is disappointing, given that this is the second application to be submitted. The WPCA have carried out a very thorough Character Assessment of Westbury Park, including this street, and are well placed to comment on the design within the context of the Downs Conservation area. The back of the house is clearly visible from Durdham Downs, Westbury Road. We note and support their comment that the black/dark material is completely out of keeping on the rear elevation. We therefore share the concern of the WPCA that this is not "an adequate or appropriate planning application for development in a Conservation Area".

There are a number of misleading and inaccurate statements in the application, as outlined by the neighbours at No. 28 Downs Park West. It is worrying when a hedge of approximately 2.5m in height is not acknowledged, given the priority given to protecting trees and hedges in this Conservation area. There is reference to accommodation being required for ageing parents, but the fact that the plans show that the large bedroom and bathroom on the ground floor would be removed under this application and turned into a dining room and utility room, would appear to contradict this and therefore rather undermines other statements that are made in the application.

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We are concerned that only 5 neighbours have been consulted on this new application, especially given the property's location within a most important Conservation area. We would also point out that they are being asked to consider an application which contains incorrect or misleading information. There may have been many more objections, had other residents been consulted - and consulted on accurate information.

The bulk and design of the north elevation will be overbearing and damaging to the outlook and residential amenity of no. 19 Downs Park West. We understand that there has not been any assessment on the potential loss of light.

Given the above, we wish to refer this application to Development Control (planning) committee, should the officer be minded to approve it.

Other comments received can be summarised as follows:

Objection:

Residential Amenity (See Key Issue A)

- o Residential amenity impacts on number 19 Downs Park West

Design (See Key Issue B)

- o Inappropriate design and materials
- o Out of keeping with other properties along Downs Park West
- o Visual impact from The Downs

Green Infrastructure (See Key Issue C)

- o Harm to adjacent hedge through shading

Other

- o Inaccuracies within the Design and Access Statement [this was amended following an error in identifying the application site. If permission is granted the Design and Access Statement would not be an approved document]

Support:

Design (See Key Issue B)

- o Positive form and scale of development
- o Design is well thought out

The points raised will be discussed within the key issues section of this report.

Urban Design has commented as follows:-

No objection to proposed design. Materials should be conditioned and should be earthy red/brown tones (cladding and roof tiles) to be in keeping with the context.

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Arboricultural Team has commented as follows:-

The hedge to the north of the proposed extension is already shaded and comprises shade tolerant species of Privet and Laurel which are understorey woodland plants. The proposed extension is therefore unlikely to have negative impact upon the hedge through shading.

RELEVANT POLICIES

National Planning Policy Framework – March 2012

Bristol Core Strategy (Adopted June 2011)

BCS9	Green Infrastructure
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment

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

DM26	Local character and distinctiveness
DM27	Layout and form
DM30	Alterations to existing buildings
DM31	Heritage assets

Supplementary Planning Documents

SPD2	A Guide for Designing House Alterations and Extensions (October 2005)
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KEY ISSUES

- (A) WOULD THE PROPOSAL CAUSE ANY UNACCEPTABLE HARM TO THE RESIDENTIAL AMENITY OF NEIGHBOURING OCCUPIERS?

Objection comments received have raised concern of overshadowing and overbearing impacts of the proposed development upon number 19 Downs Park West.

The application property is set due south of the neighbouring property at 19 Downs Park West, with the northern side elevation of the application property being set adjacent to the southern side elevation of 19 Downs Park West, with a minimum separation distance of approximately 8.4 metres. The intervening space predominantly comprises a single-storey detached garage and a driveway, both serving 19 Downs Park West.

The southern side elevation of 19 Downs Park West contains 12 windows. The two largest windows serve staircases/landings and are either obscure glazed or contain stained glass. At ground floor level there are two port-hole windows and an end window to a rectangular bay-window which serve a living room, all of which are secondary to the principle windows facing east (fronting Downs Park West). Two further port-hole windows and a small square window at ground floor level serve the kitchen, which again are secondary to main windows, which face west over the rear garden at that property. The remaining four windows at first floor level serve two bedrooms, and again are secondary to larger principle windows facing East and West. It is acknowledged that the main entrance door to 19 Downs Park West is located on the Southern side elevation, however as set out above it is considered that all windows to that elevation are secondary to main windows on other elevations, or in the case of the stairs/landing windows, do not serve habitable rooms.

At its nearest point to 19 Downs Park West, the height of the proposed extension would be approximately 4.75 metres, and rising to a maximum of 6.3 metres when considering the height of the new roof ridge proposed. Given that both of these dimensions are lesser than the degree of

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separation between the adjacent buildings, a line of 45 degrees on the vertical plane from the centre of adjacent windows would not be intersected by the proposed extension. As such, the overshadowing test set out within SPD2 is passed. Further to this, it should be acknowledged that while some overshadowing of side-facing windows may occur at certain times of the day at certain times of the year, all windows potentially affected are secondary to larger main windows on other elevations (serving the same rooms) such that the degree of any overshadowing is not considered significant to warrant refusal of the application on this basis.

Overbearing impact upon 19 Downs Park West was also raised as a concern within objection comments received. As the windows to the southern side elevation of the neighbouring property are either secondary or do not afford outlook by virtue of the type of glazing, the proposed extension works, set in excess of 8 metres away, are not considered unacceptably overbearing. It is acknowledged that the proposed increase in height of the application property would be perceived from the driveway at 19 Downs Park West, and when using the main access door to that property, however the presence of the proposed extension is not considered overbearing to a degree that would warrant refusal on the basis of residential amenity impact when using the driveway/main access to the side of 19 Downs Park West.

Two of the new windows proposed would be rear-facing and set within the stepped side elevation. One such window is a secondary bedroom window and the other serves a landing area. Given the potential for these windows to overlook the neighbouring property/garden at 19 Downs Park West, in a location where no such overlooking currently exists, it is considered necessary to impose a condition requiring these windows to be obscure glazed and non-opening/top-hung quarter-light opening only in order to safeguard the residential amenity of neighbouring occupiers when considering overlooking/loss of privacy.

It is therefore considered that subject to appropriate planning conditions, the proposed development would not cause any unacceptable harm to the residential amenity of neighbouring occupiers.

(B) WOULD THE PROPOSED DESIGN OF THE DEVELOPMENT BE ACCEPTABLE AND WOULD IT SAFEGUARD OR ENHANCE THE CHARACTER AND APPEARANCE OF THE DOWNS CONSERVATION AREA?

The area within which the application site is located forms part of The Downs Conservation Area, which is dominated by The Downs area of open park space. Downs Park West is a residential street with a varied mix of architectural types ranging from Victorian and Edwardian villas to more modern detached houses. The majority of these properties are substantial sized, single residential homes; however some of the more historic dwellings have been converted into flats, and there are new-build flats nearby. Views from The Downs and Westbury Road to the west of the site, allow clear views of the properties on the west-side of Downs Park West, including the application property.

The application property is a 1970's addition to the street, of an asymmetric form similar to that of number 5 Downs Park West prior to its recent first floor extension works (granted in 2013). The proposed extension works would remove the cat-slide roof design, although would retain an asymmetric form, which from the front would be a pair of asymmetric gable roofs atop two-storey works, while to the rear the form would comprise a combination of gable-ended pitched roofs and parapeted edging surrounding an area of flat roofing.

Concern has been raised within objection comments received, in relation to the form of the building proposed being out of character for the street, including consideration of the flat roofed form. As previously expressed, Downs Park West has a varied character, and the form of the extension works would add to this variety, and would not jar with existing surrounding development given that there is no established strong character in terms of built form to adhere to. The flat roofing proposed would be concealed from view behind parapets, and further, despite concerns raised in relation to such a roof form, it should be noted that flat roofing is not an alien feature within the context, with existing areas of

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flat roofing identified along Downs Part West at numbers 4, 6, 7, 8, 12, 23, 25, 27, 29 and Winford Court.

The building footprint would be enlarged only slightly (by approximately 7 square metres) by way of a ground floor porch extension and bedroom space above. The scale and bulk of the building would be increased due to the first floor extension works proposed, however the building would still sit comfortably within its relatively spacious plot, and is not therefore considered to represent overdevelopment of the site.

To ensure a high quality appearance appropriate for the Conservation Area context the choice of finishing materials is important. Only limited information has been provided in relation to proposed finishing materials, with the only specific reference relating to timber garage doors. Photographic details have been provided on one of the drawings, although specific materials and their proposed location are not clear. Concern has been raised within a number of objection comments in relation to the seemingly dark material proposed to the rear section of the flat roofed element, based on the coloured visualisations provided. It is agreed that a dark material would be at odds with the locally characteristic materials palate, which comprises more earthy tones of reds and browns. The agreement of specification of external finishing materials can however reasonably be secured by condition, to ensure that they are appropriate within the context.

On the basis of the above, it is considered that the proposed design is acceptable, and would safeguard the character of this part of the Downs Conservation Area.

(C) WOULD THE PROPOSAL BE ACCEPTABLE IN RELATION TO GREEN INFRASTRUCTURE?

Concern has been raised within objection comments in relation to potential harm to an adjacent hedge set directly to the north of the application property. Potential impacts relate to harm during construction, and increased shading as a result of the extension works proposed.

An arboricultural report has been submitted in support of the application, expressing that existing foundations will be used, such that no excavation is required within the root area of the hedge; and that all building works will be carried out from within the application site, such that there would be no soil compaction to the root area. On this basis the physical construction works should not harm the existing hedge.

Due to its proximity to the existing northern side elevation at 17 Downs Park West, the adjacent hedge already experiences shading. The submitted arboricultural report expresses that the proposed increase in height of the building would not adversely impact upon the amount of light available to the hedge.

This issue was discussed with a Council Arboricultural Officer, who expressed that the existing hedge is already subject to significant shading. While the majority of hedging at the neighbouring property is Beech, it was observed that in the vicinity of the extension works proposed, the species of hedging plants are Privet and Laurel, both of which are shade tolerant being understorey woodland plants. Given the existing shading and the shade tolerant species, it was advised by the Arboricultural officer that the proposed extension works are unlikely to have a negative impact upon the existing hedge through shading.

The proposal is therefore considered acceptable in relation to green infrastructure.

CONCLUSION

It is recommended that planning permission is granted, subject to conditions as set out below.

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COMMUNITY INFRASTRUCTURE LEVY

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

Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.

RECOMMENDED GRANT subject to condition(s)

Time limit for commencement of development

1. Full Planning Permission

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

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

Pre commencement condition(s)

2. Sample Panels before specified elements started

Sample panels of all new external finishing materials 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.

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

Post occupation management

3. Obscured Glazed 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) the proposed rear-facing window to the front bedroom, and the rear-facing landing window, shall be non-opening or top-hung quarter-light opening only and glazed with obscure glass to a specification to be agreed with the Local Planning Authority and shall be permanently maintained thereafter as such.

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

List of approved plans

4. 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.

A103 Site location plan, received 22 October 2015

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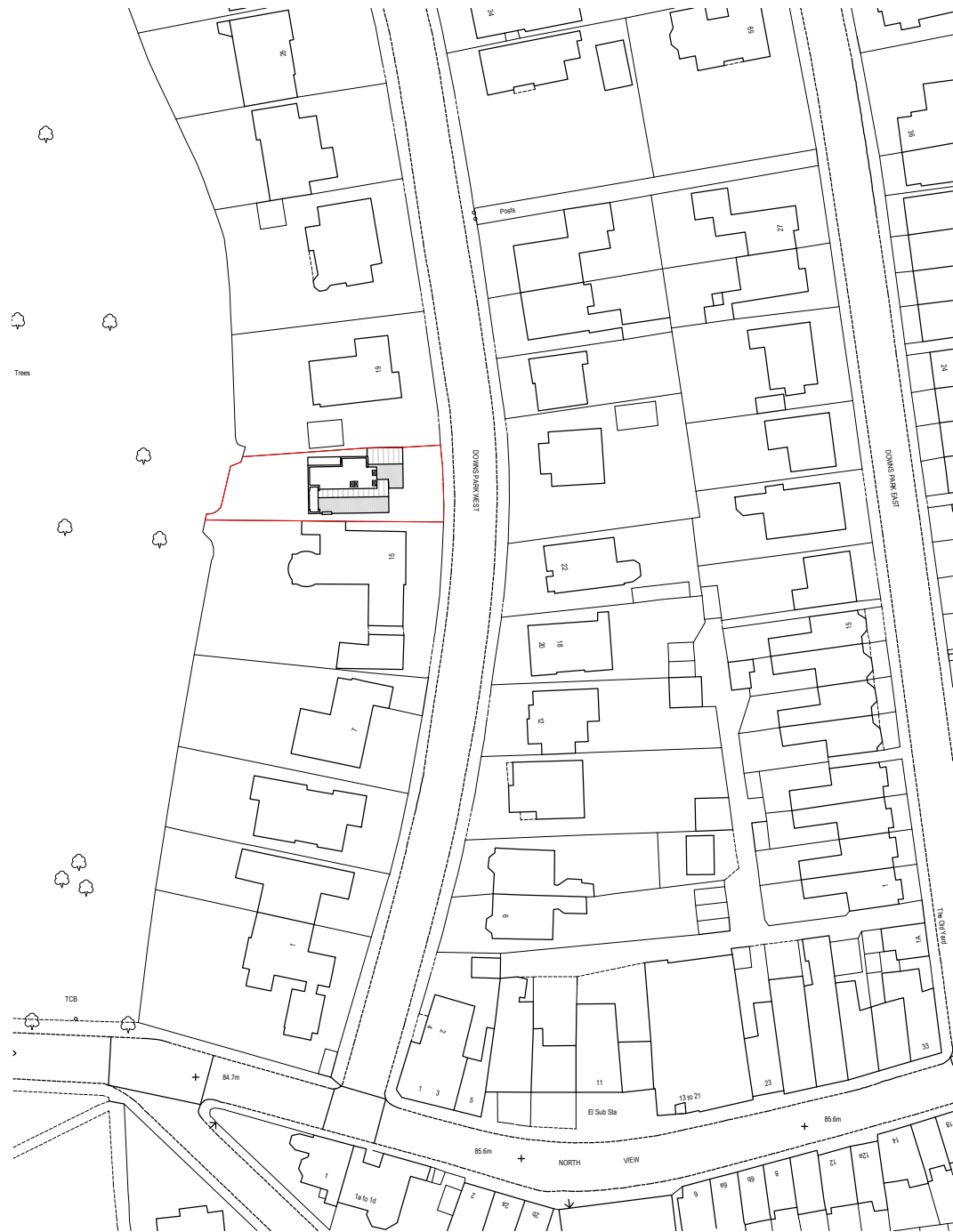
A101 Existing and proposed elevations, received 22 October 2015
A102 Existing plans and elevations, received 22 October 2015

Reason: For the avoidance of doubt.

BACKGROUND PAPERS

Urban Design
Arboricultural Team

2 December 2015
21 January 2016



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**Two storey side extension
to provide additional accommodation**
17 Downs Park West, Redland,
BRISTOL, BS6 7QQ

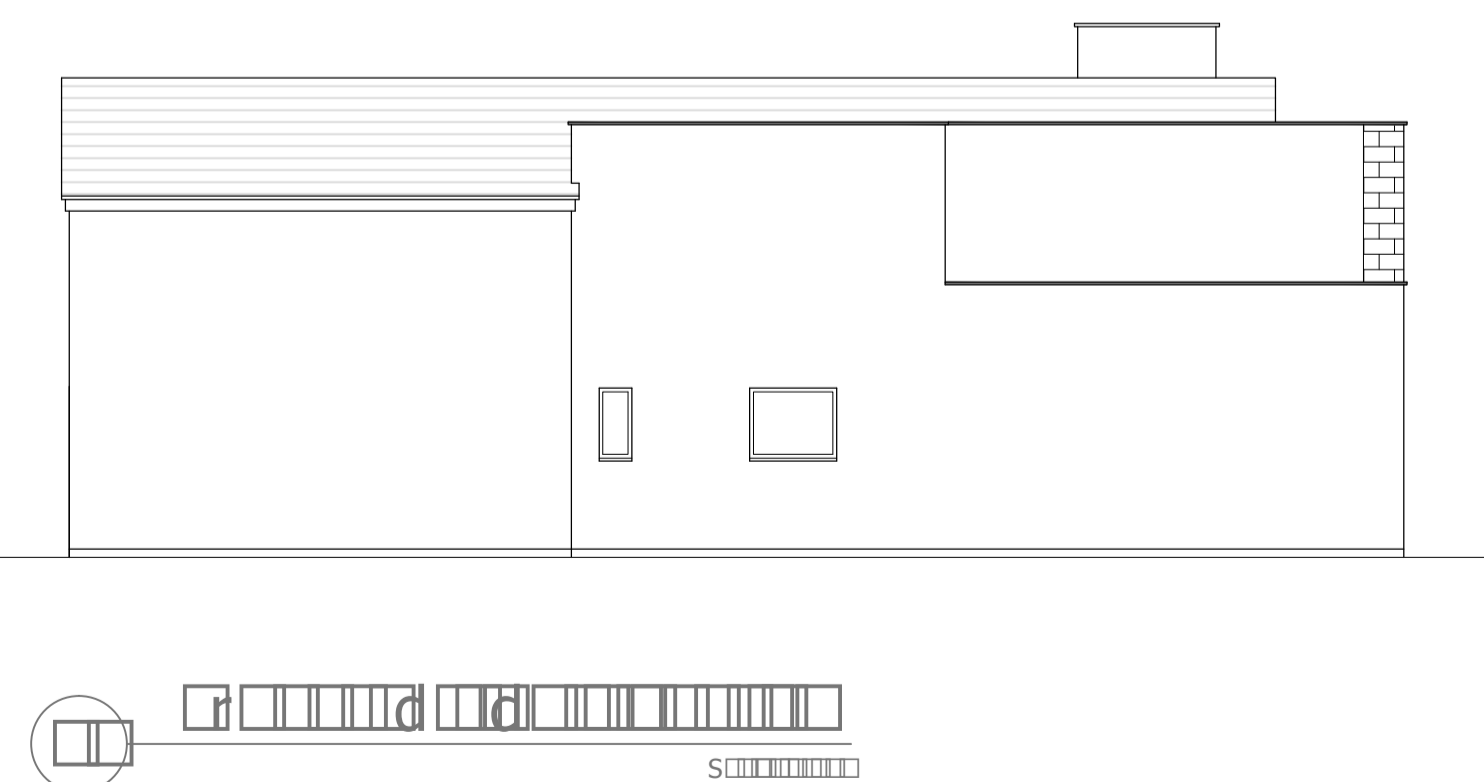
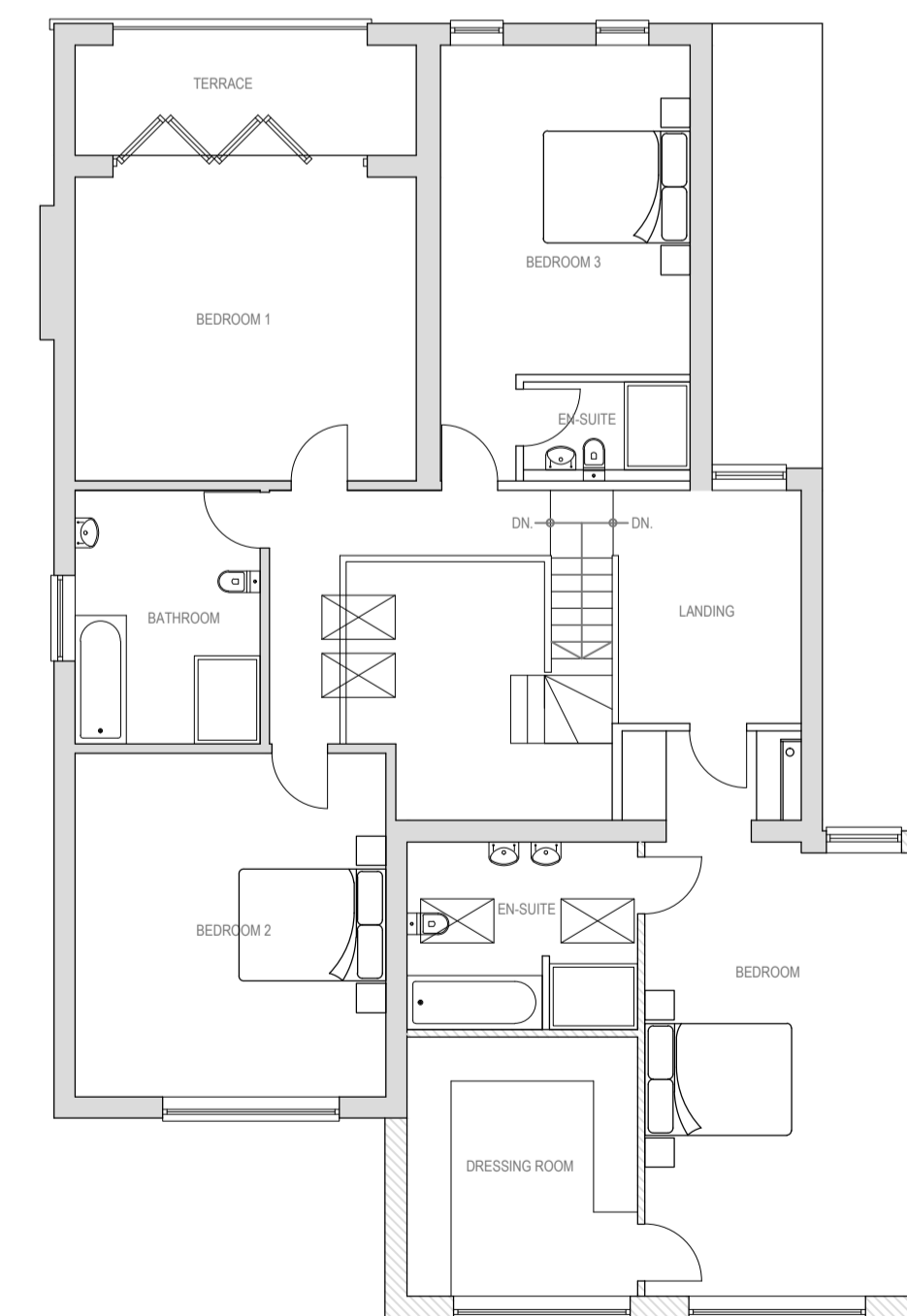
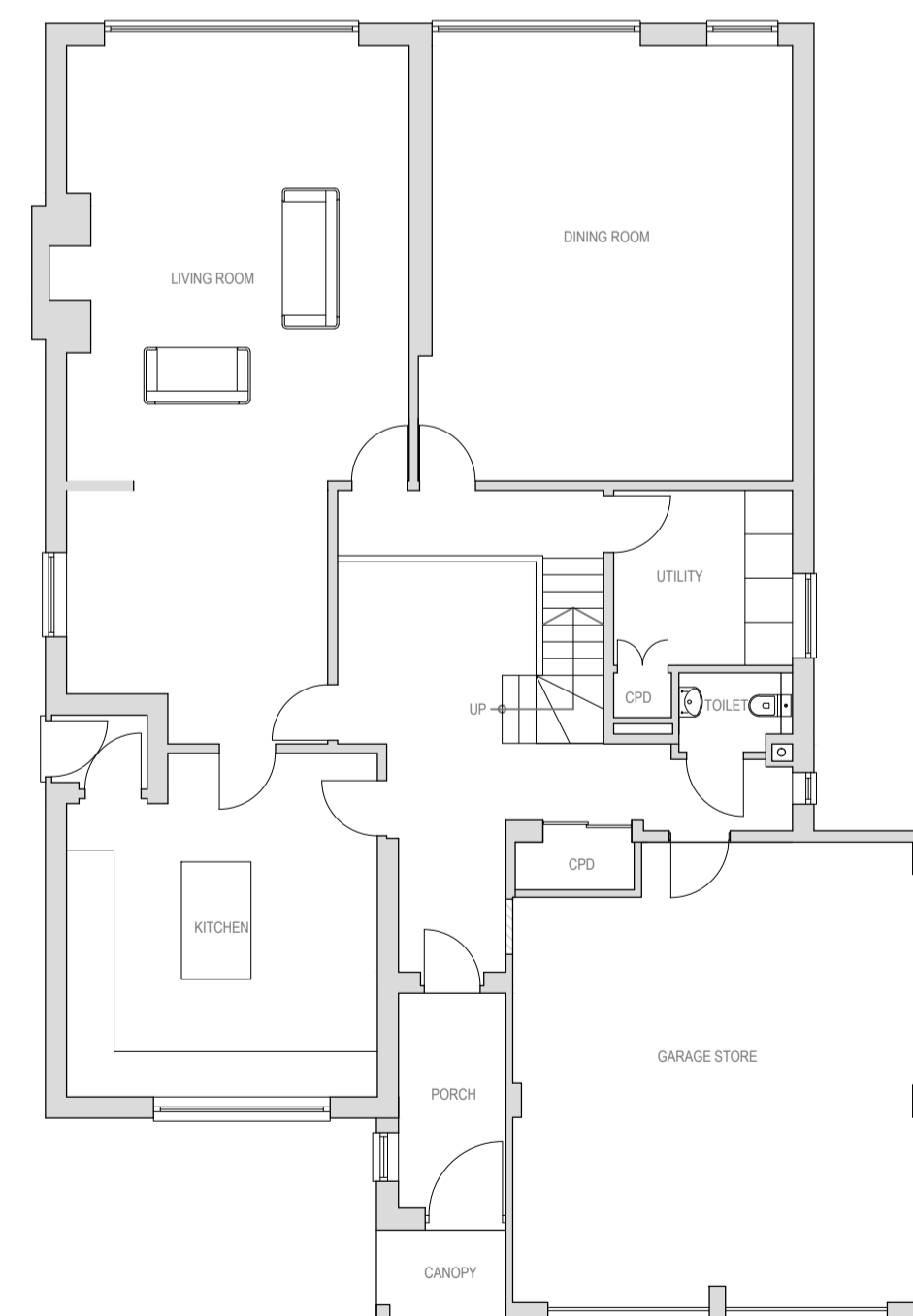
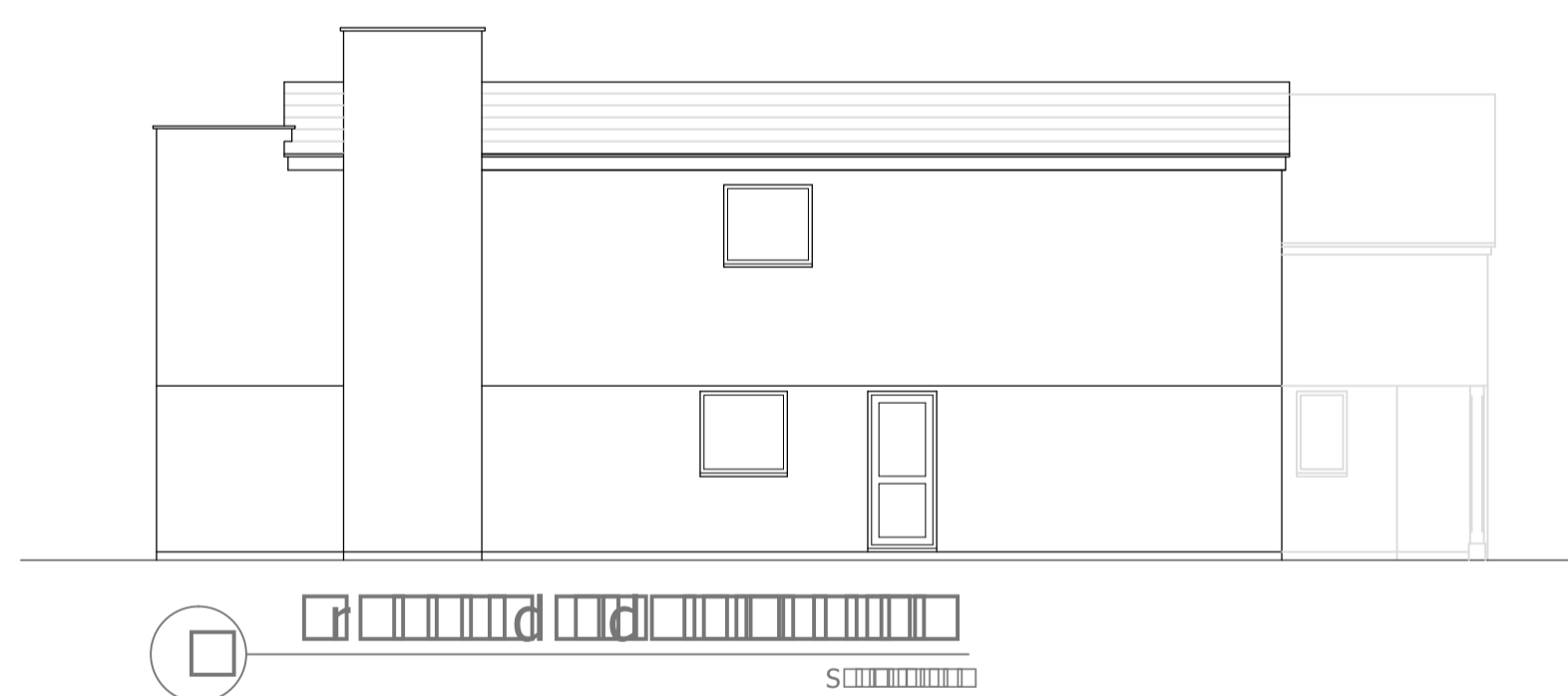
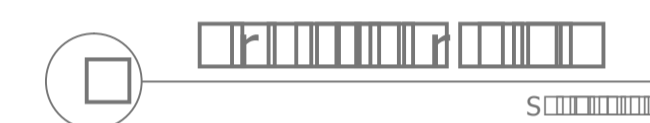
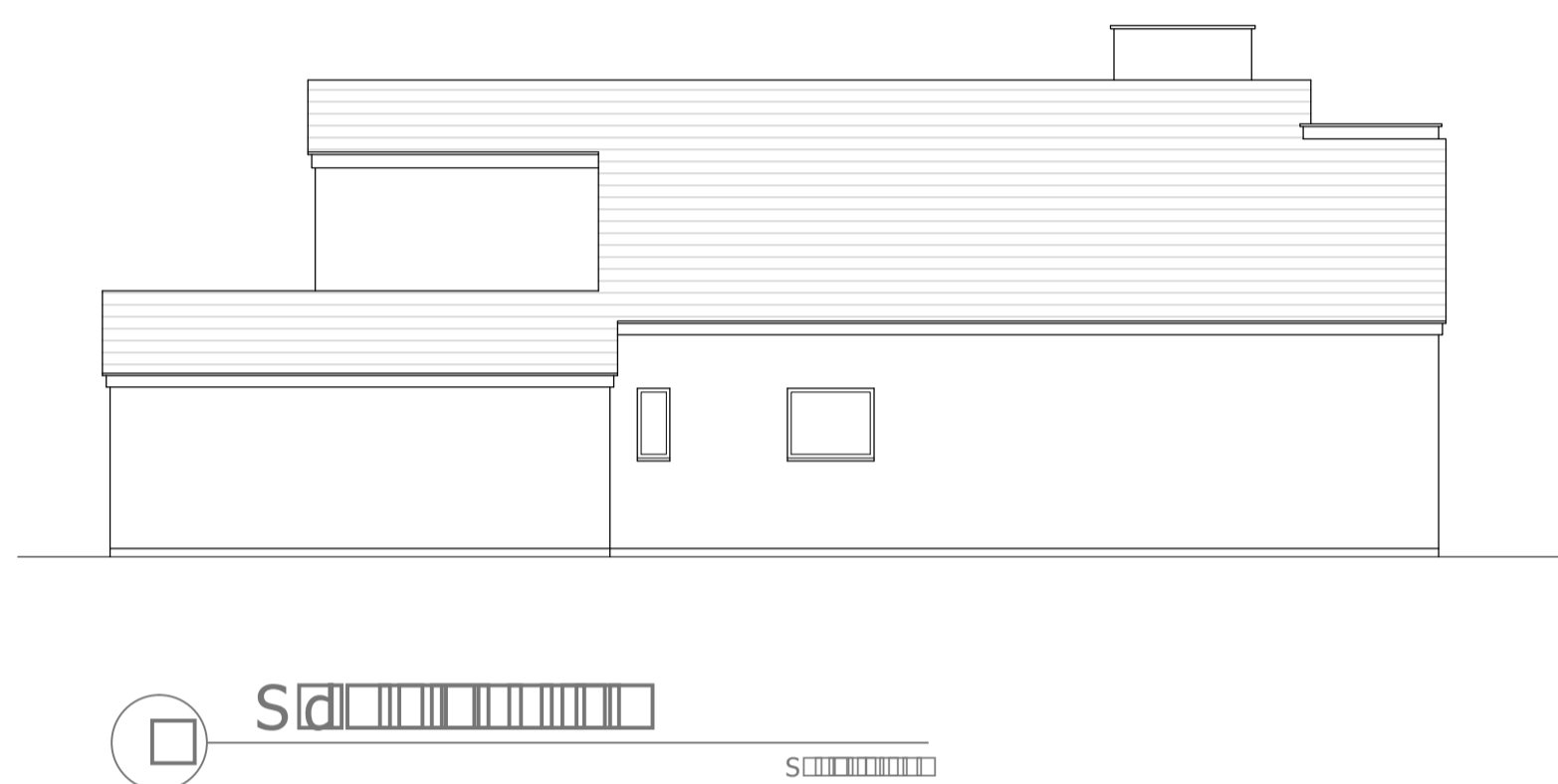
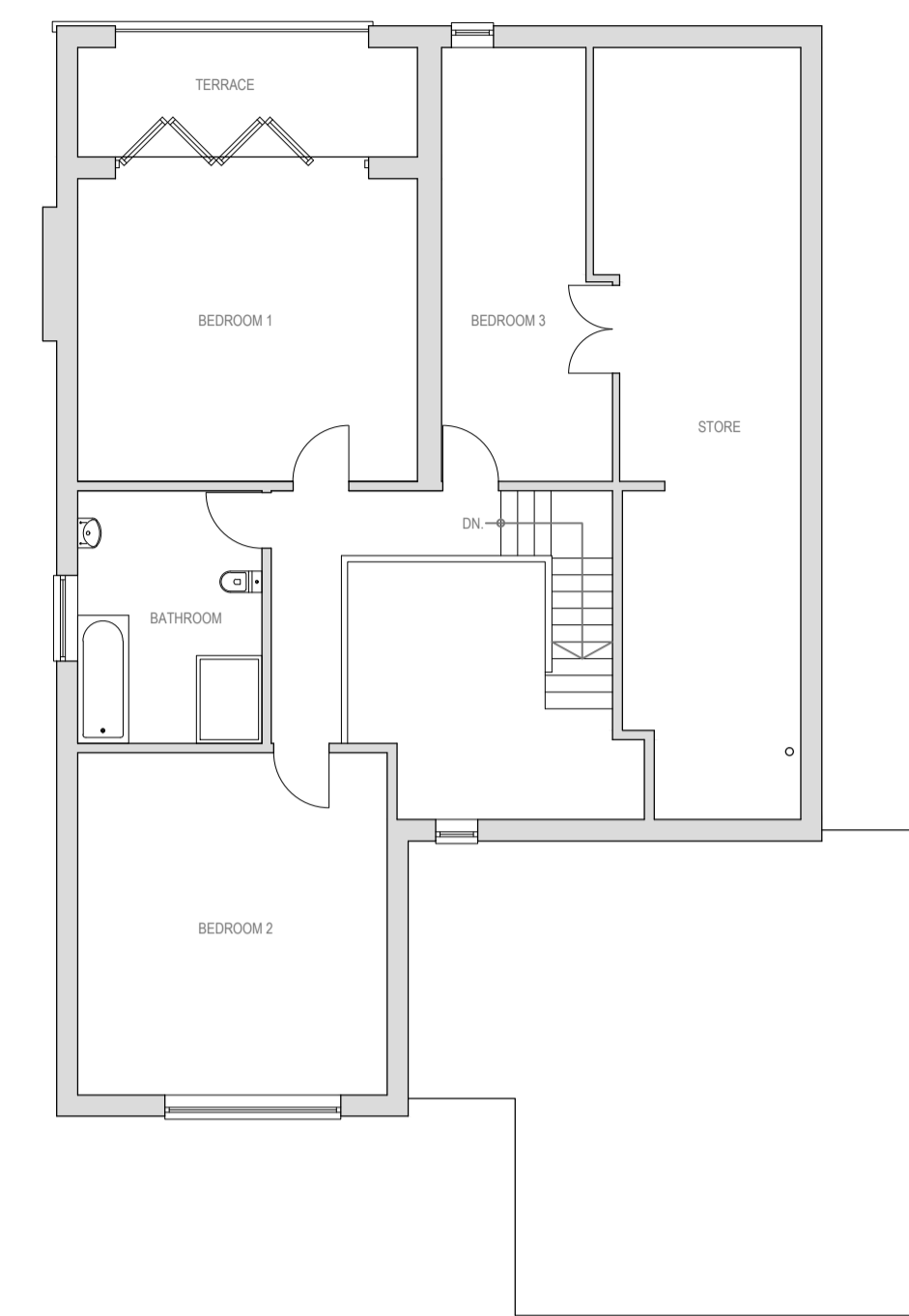
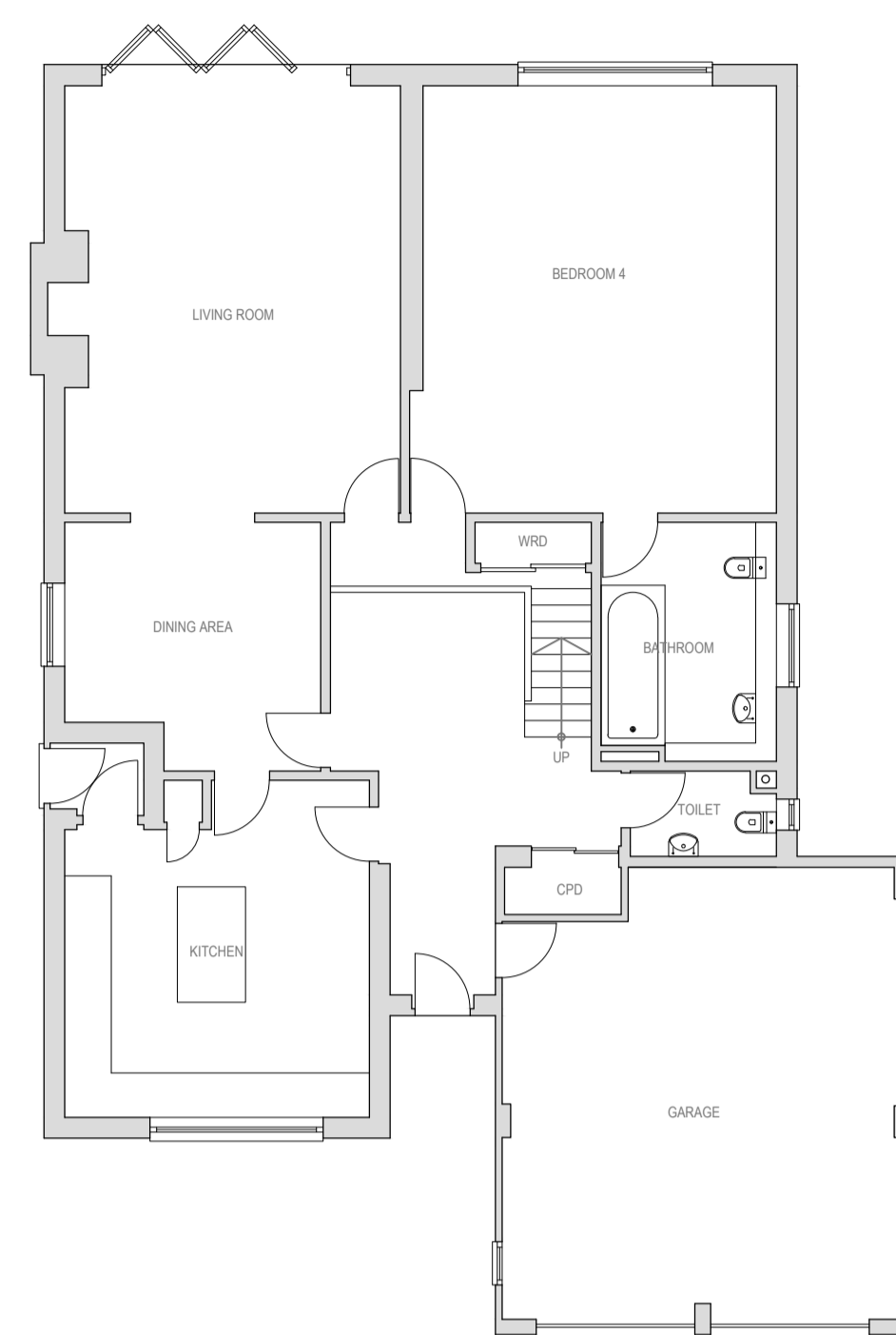
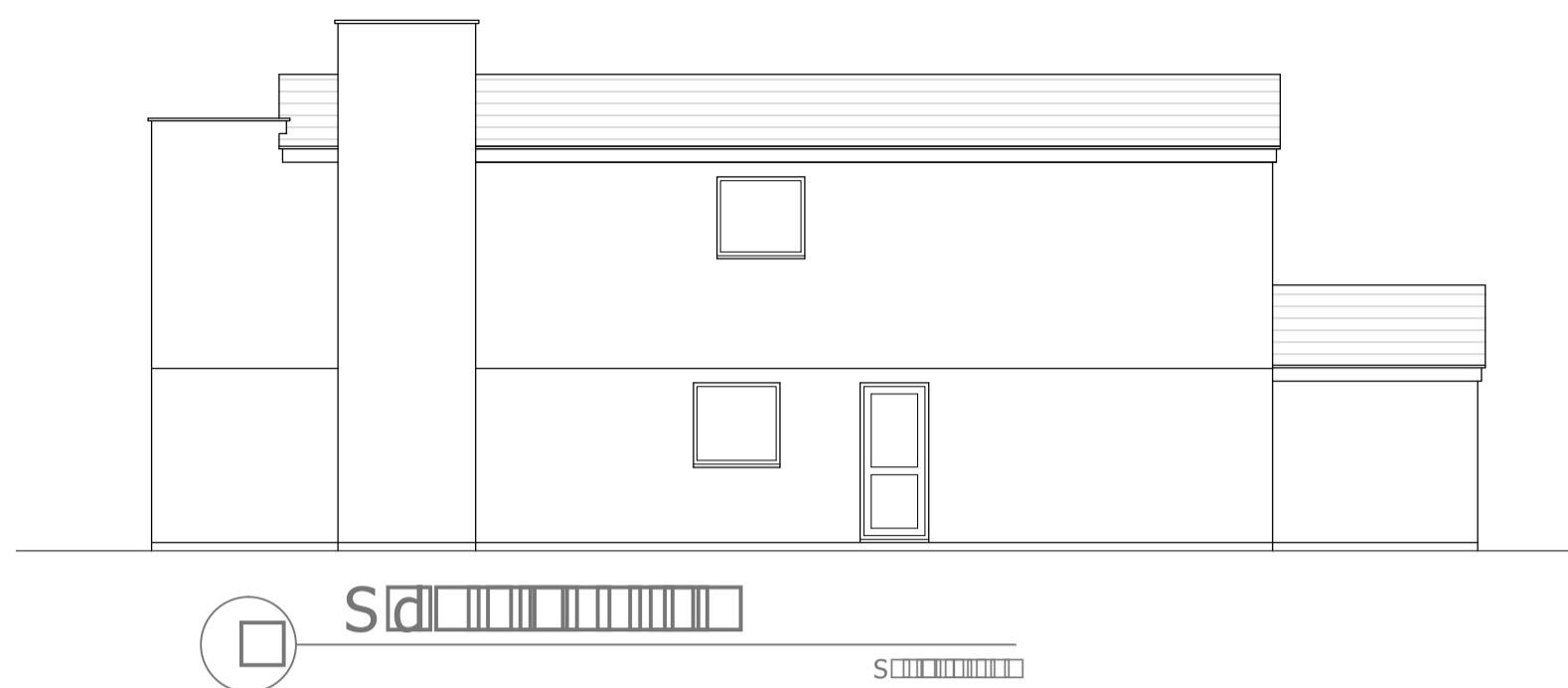
PRELIMINARY
NOT FOR
CONSTRUCTION

Revision no.	

Project No.	000
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Date	10/22/2015
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Title/No.	

Location
Plan

A103



Dexter Building Design Ltd
20 Hotwell Road
Bristol, BS8 4UD
Tel: 01172 470 125
E: Enquiries@dexterdesigns.co.uk
www.Dexterdesigns.co.uk

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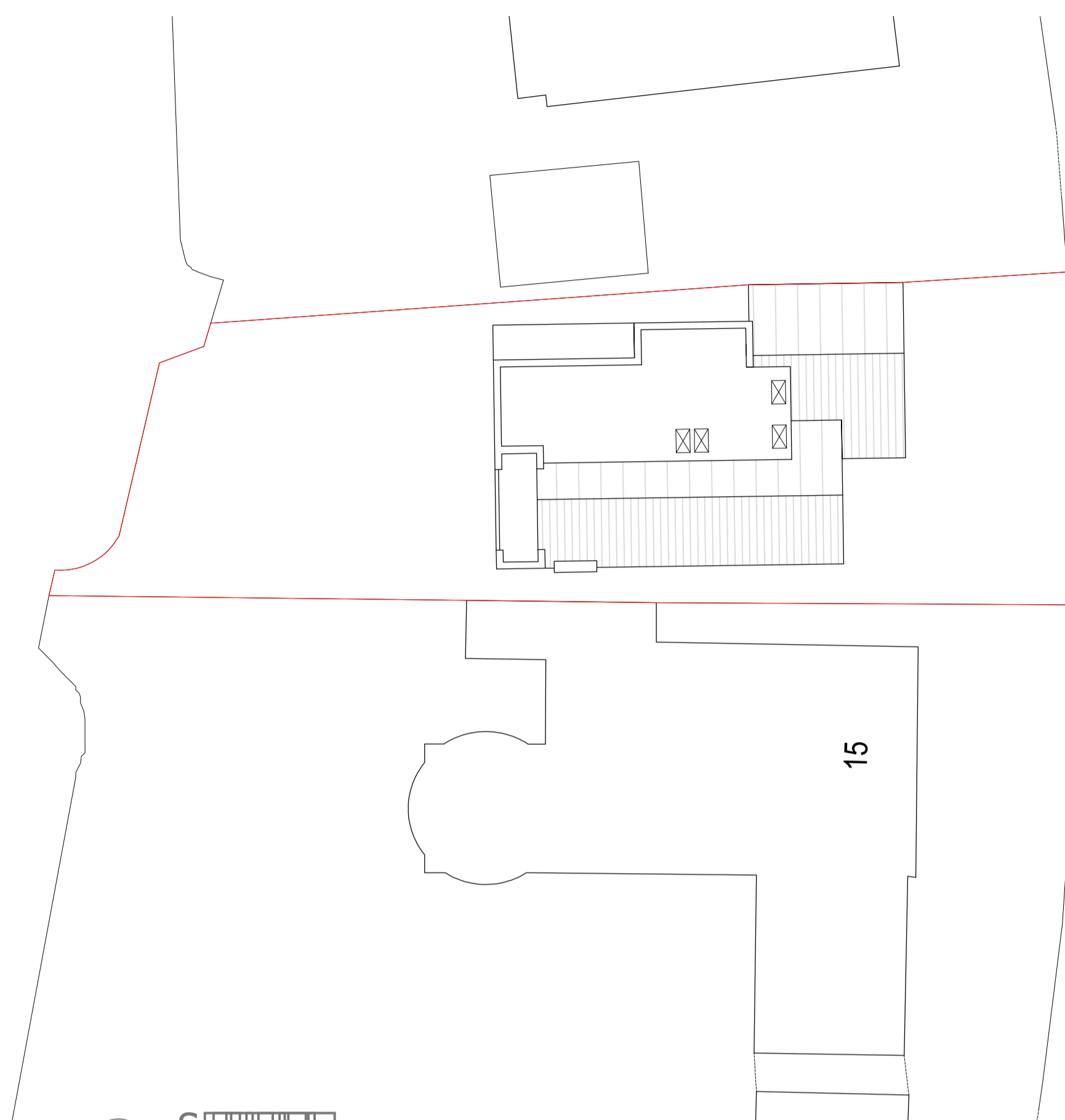
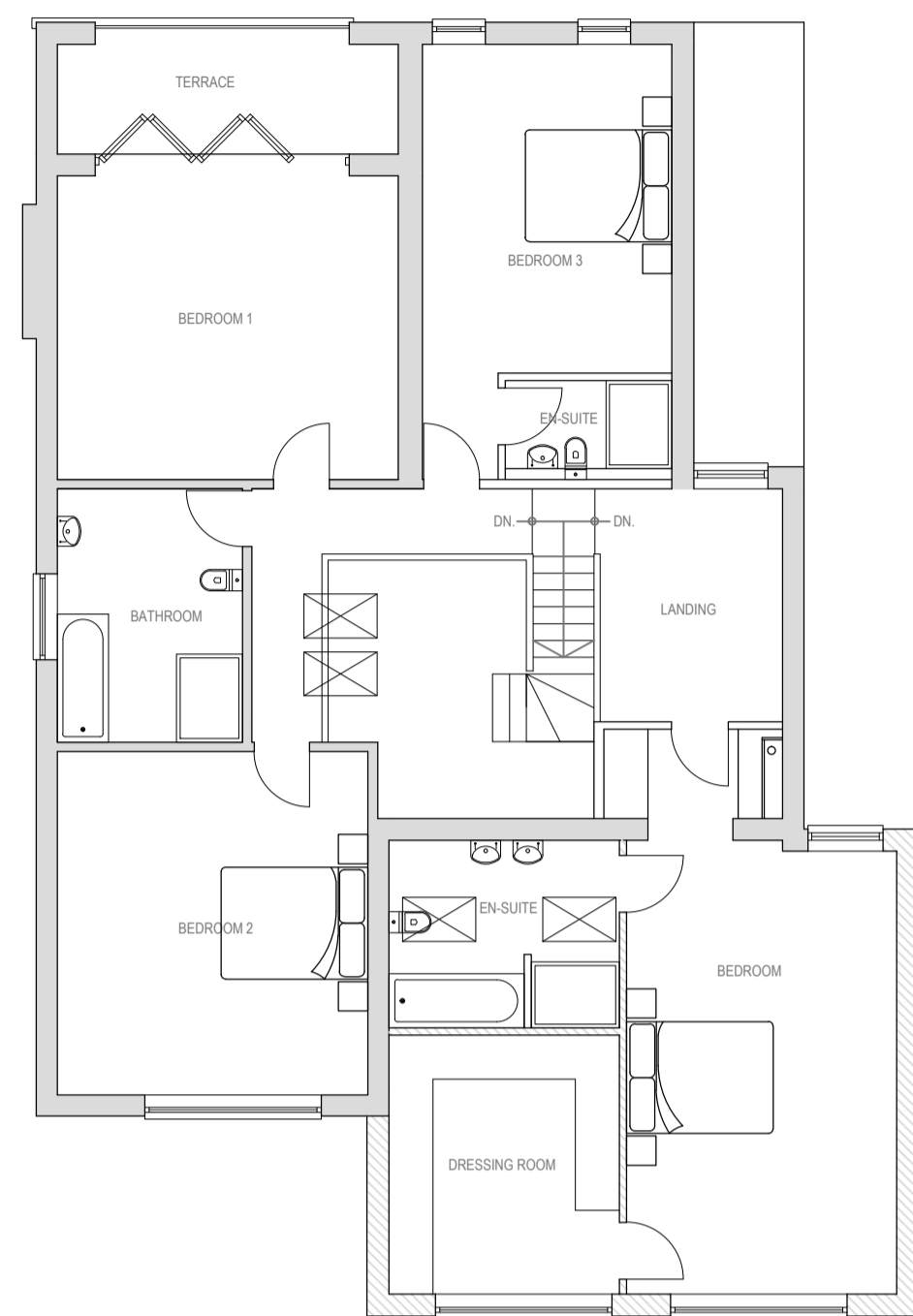
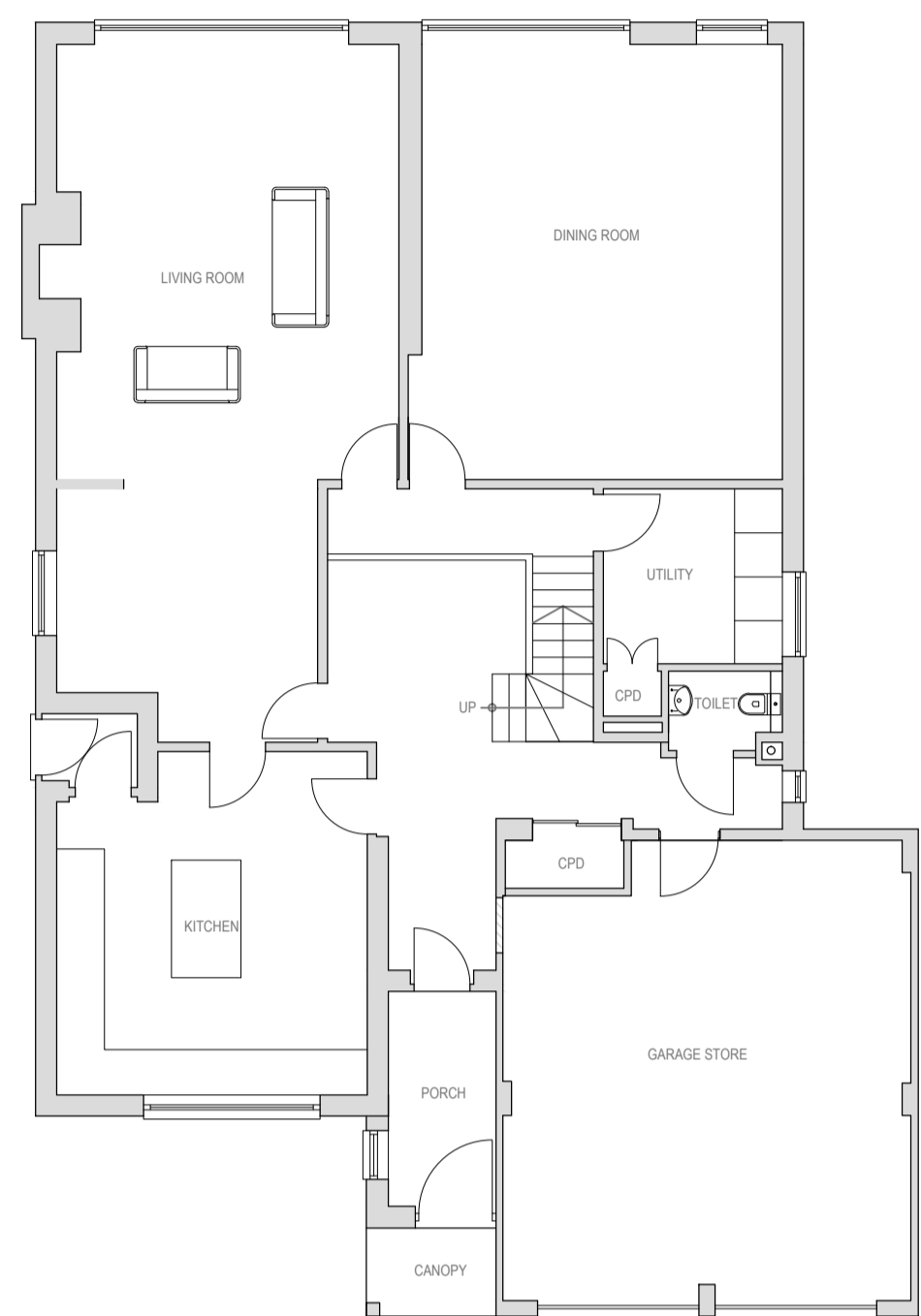
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Existing / Proposed
Plans and Elevations



DOWNNS PARK WEST

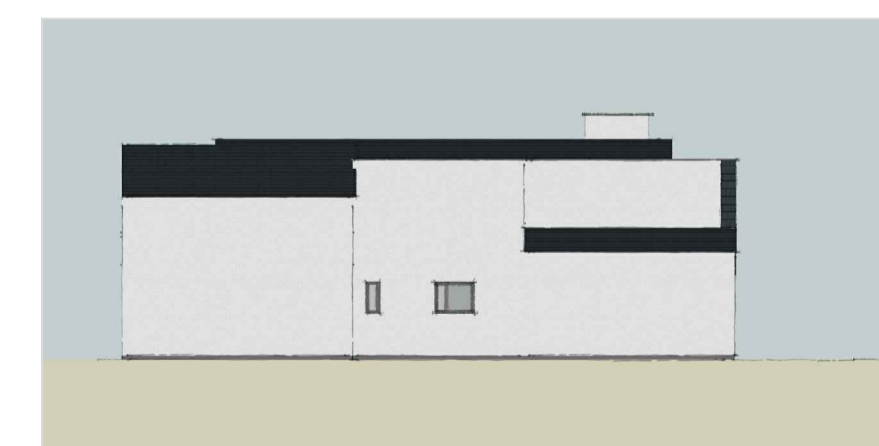
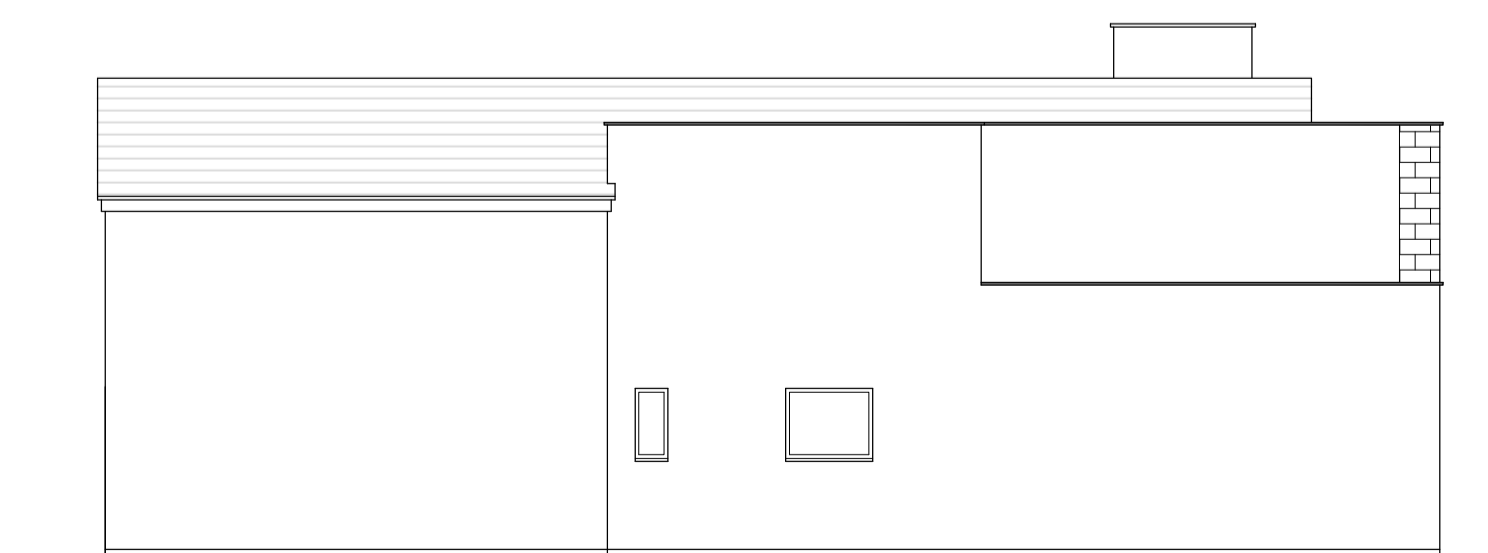
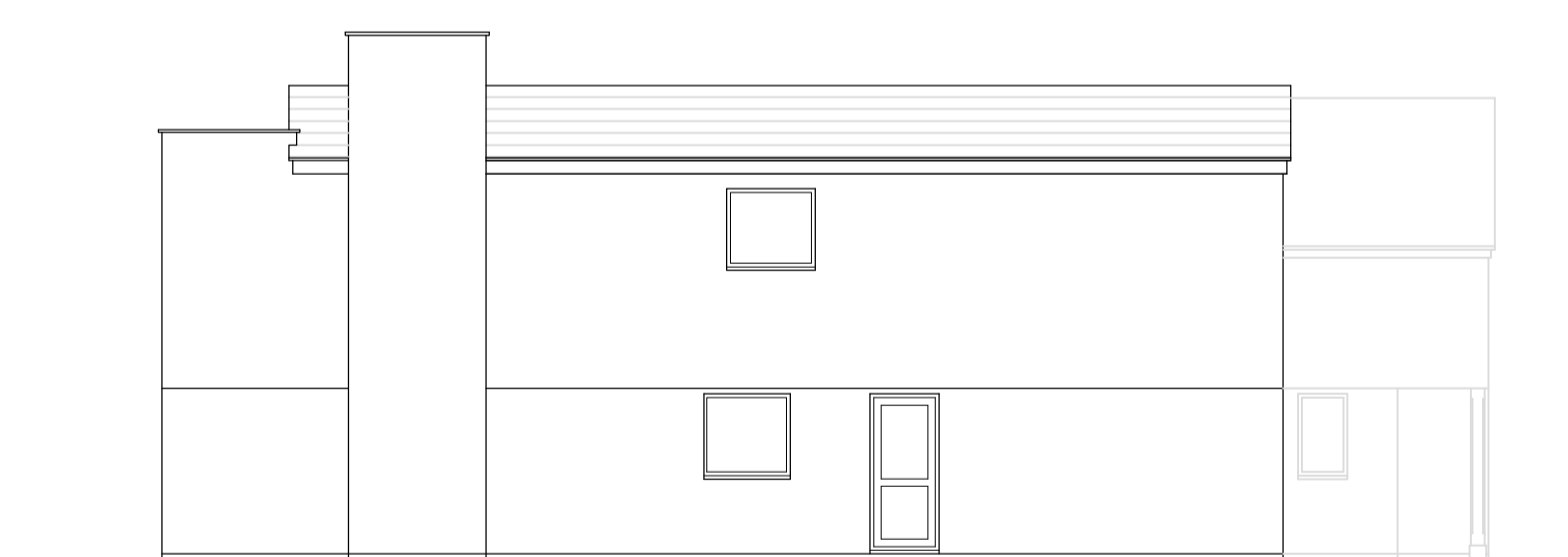


Materials and Examples

Dexter Building Design Ltd
20 Hotwell Road
Hotwells
Bristol, BS8 4UD
Tel: 01172 470 125
E: Enquiries@dexterdesigns.co.uk
www.Dexterdesigns.co.uk

Two storey side extension
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Existing
Plans and Elevations