

WARD: Clifton **CONTACT OFFICER:** Ben Burke
SITE ADDRESS: 4 Worcester Crescent Bristol BS8 3JA

APPLICATION NO: 14/01990/F Full Planning
EXPIRY DATE: 3 July 2014

Retrospective application for the formation of a vehicular access/opening, together with the installation of gates to rear boundary (Clifton Park Road), and the formation of a hard standing area.

RECOMMENDATION: Grant subject to Condition(s)

AGENT: Summerill Architects
4 Rowlands Close
Bathford
BA1 7TZ
APPLICANT: Bristol Together Community
Interest Co & BCC Property Dept.
Greenway Centre
Doncaster Road

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

LOCATION PLAN:



Development Control Committee B – 17 December 2014
Application No. 14/01990/F: 4 Worcester Crescent Bristol BS8 3JA

SUMMARY

This is a retrospective application for the insertion of a vehicular access within the rear boundary wall fronting Clifton Park Road. The application has been jointly submitted by Bristol Together Community Interest Company and Bristol City Council Property Department, who own the building. All of the other properties backing onto this part of the road have rear accesses and associated garages, with the accesses primarily taking the form of traditional timber gates. These accesses are, therefore, typical to and form part of the characteristics of this part of the street. The proposed access would retain a long expanse of unbroken boundary wall and having a traditional timber gate would enclose the boundary and be in keeping with the characteristics of the street. Therefore, the proposal would preserve the character and appearance of the Clifton Conservation Area and not result in harm to the significance of this designated heritage asset.

SITE DESCRIPTION

The site falls within the Clifton Conservation Area. The immediate context of the site is primarily residential, although the wider context is more mixed, with Clifton High School and Clifton College being located to the south and northeast respectively. The property concerned forms part of a crescent comprised of large semi-detached Victorian Villas. These properties have front gardens and low stone walls at the road boundary. The rear of the property, including others within the crescent, back onto Clifton Park Road; where there is a 2m high pennant stone boundary wall. All of the properties of Worcester Crescent that back on to this road have rear accesses, with the exception of the application site. There are Victorian semi-detached properties on the other side of the road, which are set back from the road behind front gardens with low stone boundary walls and landscaping. The property comprises 4 flats. The site falls within the Clifton Village (CV) residents' parking scheme, for which the main construction works are intended to commence in January 2015, with the scheme start date planned for mid-March 2015.

RELEVANT HISTORY

14/30229/EXT, Enforcement Enquiry, Under Consideration, Received 07.04.14

APPLICATION

The address for the application was originally the ground floor flat. The applicant has since amended this to relate to the whole building. The proposal is a retrospective application for the formation of a 3m wide vehicular access/opening, together with the installation of timber gates in the rear boundary (Clifton Park Road), and the formation of a gravelled hard standing area. The proposal requires consent as it involves the alterations and partial demolition of a wall of over 1m in height within a Conservation Area. The applicant has advised the following concerning the development proposals: 'The property has been refurbished recently and a rear access onto Clifton Park Road was formed without consent to allow deliveries of materials, due to the difficulty of using the pedestrian access from Worcester Crescent. This application seeks formal Planning Consent for a vehicular access to allow the existing single width access to be retained and to form a dropped kerb at the footway crossover. This will ease the current difficulties with parking on Worcester Crescent.

Development Control Committee B – 17 December 2014
Application No. 14/01990/F: 4 Worcester Crescent Bristol BS8 3JA

RESPONSE TO PUBLICITY AND CONSULTATION

A press notice was published, a site notice displayed (both had an expiry date of 04.06) and the occupants of 25 neighbouring properties were consulted. 5 comments have been received, including 4 objections and 1 support comment. The representations received can be summarised, as follows:

Objections:

Transport:

The proposal is occurring at a time when the Council is trying to reduce vehicular use. The access should be subject to a 'No Waiting' restriction by way of double yellow lines in front of the gate.

Damage to the pavement resulting from the building works should be put right.

Amenity:

Concern about much of the rear garden being paved and gravelled over and the loss of green space; The access is harmful to the environment of the other flats within the property.

Other:

Strong concern that the Council carried out the works without planning permission and that the application is retrospective;

Appropriate action against the unauthorised works would have been taken if this was not a Council property;

We were previously advised that the opening was required for the building works and only temporary.

Support:

One representation in support has been received. This includes a comment that the builder should repair the whole pavement in Clifton Park Road, as it has been damaged by lorries used in connection with the building works.

OTHER COMMENTS

Transport Development Management (TDM - summary of comments):

Given the low levels of traffic on the road and adequate levels of visibility, we have no objections. An approval should be subject to conditions concerning the construction of a vehicular crossover and a scheme to prevent gravel from getting onto the highway, and an informative about the highway works.

RELEVANT POLICIES

National Planning Policy Framework – March 2012

Bristol Core Strategy (Adopted June 2011)

BCS10 Transport and Access Improvements
BCS21 Quality Urban Design
BCS22 Conservation and the Historic Environment

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

DM1 Presumption in favour of sustainable development
DM23 Transport development management
DM26 Local character and distinctiveness
DM31 Heritage assets

Development Control Committee B – 17 December 2014
Application No. 14/01990/F: 4 Worcester Crescent Bristol BS8 3JA

KEY ISSUES

- (A) WOULD THE PROPOSAL DETRACT FROM THE CHARACTER AND APPEARANCE OF THE CLIFTON CONSERVATION AREA OR HARM THE SIGNIFICANCE OF THIS DESIGNATED HERITAGE ASSET?

The property concerned forms part of a crescent comprised of large semi-detached Victorian Villas. These properties have front gardens with typical low stone boundary walls. The properties of Worcester Crescent including the application property only have pedestrian accesses as the front. The rear of the property, including a number of others within the Crescent, back onto Clifton Park Road. There is a 2m high pennant stone wall on this boundary; and the gardens are largely green, incorporating a number of mature trees. There are Victorian semi-detached properties on the other side of the road, which are set back from the road behind front gardens with low stone boundary walls and landscaping. All of the properties of Worcester Crescent, with access onto Clifton Park Road, have rear accesses, except the application site. The majority of these accesses are 2-3 metres in width and are enclosed with timber gates of the same height.

Policy DM31 refers to Heritage Assets and states that development within or which would affect the setting of a conservation area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance. In respect of understanding the asset it is specified that proposals will be expected to demonstrate, by a thorough understanding of the significance of the asset, how any proposal would conserve and, where appropriate, enhance that significance. With regards to conserving heritage assets it is stated that where a proposal would affect the significance of a heritage asset, the appellant will be expected to address four criteria. The most relevant is the fourth criterion which states that the applicant will be expected to demonstrate how the local character of the area will be respected. The Clifton and Hotwells Character Appraisal states that a prominent characteristic of this area is that properties are set back from the pavement with front garden and low boundary walls, forming strong building lines. The character appraisal specifically refers to Worcester Crescent stating that it is 'an attractive crescent of semi-detached Pennant houses facing a communal garden. The properties are set behind large, well-maintained front gardens, and low boundary walls and stone gate posts.' Planning Advice Note 6 (PAN 6) refers to off-street residential parking in Conservation Areas. This refers to new vehicular accesses at the rear of properties and states that 'the character at the rear of a property is often very different to that of the front. In many cases, high boundary walls or fences provide a greater level of privacy and security. This character should be retained and so the addition of a hardstanding may require alternative special treatment to that at the front.' In respect of general principles it is stated that a means of enclosure should be retained; masonry walls and solid timber doors should form an integral part of the design; and original features should be retained and existing traditional materials re-used.

The 2m high pennant stone rear boundary wall fronting Clifton Park Road constitutes an integral part of the area's special character and appearance. All of the other properties of Worcester Crescent that back onto this road have vehicular accesses and associated garages, with the majority taking the form of traditional timber gates. These accesses are therefore typical to and form part of the characteristics of this street. With the access the wall has an unbroken length of 14.6 and 31m to the boundary and end of this stretch of wall respectively. As such, the wall remains the longest unbroken stretch within this part of the street. Furthermore, the proposed timber gates would be similar in design and character to others in the street and retain the enclosure of the site. The proposal also includes a graveled surface drive and parking area within the rear garden. Although this has introduced an area of hard surfacing, a substantial grassed area with a mature tree has been retained adjacent to the boundary. In addition, the proposal, retains the majoring of the stone wall, having brick quoin detailing either side, and is enclosed with timber board gates. In retaining the stone wall and enclosure and providing traditional gates the proposal would preserve those elements of the site which contribute to the special character and appearance of the Conservation Area and be consistent with policy DM31.

Development Control Committee B – 17 December 2014
Application No. 14/01990/F: 4 Worcester Crescent Bristol BS8 3JA

On the basis of the above, it is considered that the proposal would preserve those elements that contribute to the special character and appearance of the area, and not result in harm to the special significance of the designated heritage asset of the Conservation Area; and is therefore consistent with BCS22 and DM31. Furthermore, it is concluded that the proposal would safeguard the designated Heritage Asset of the Conservation Area and accord with section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, requiring Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

(B) WOULD THE PROPOSAL BE ACCEPTABLE ON TRANSPORT GROUNDS?

The parking area is designed to accommodate one vehicle; and there is the potential to turn a vehicle within the site, although space is restricted. TDM has advised that they have no objection to the application on the basis of low traffic levels and adequate levels of visibility, subject to conditions concerning the vehicular crossover and a scheme to prevent gravel from being deposited onto the highway. In addition, given the traffic levels and nature of the street, vehicles could be reversed safely out of the site. Therefore, subject to the conditions proposed by TDM, the proposal is acceptable on transport grounds.

(C) WOULD THE PROPOSAL DETRACT FROM THE AMENITY OF THE HOST OR ADJACENT PROPERTIES?

The introduction of a rear access and parking area is consistent with all the other properties within this part of the street; and being adjacent to an existing access and garage at No.5, would not affect the amenity of adjacent properties. The proposal retains a grassed area at the rear and would not detract from the amenity of the flats within the host property.

(D) WOULD THE PROPOSAL INCORPORATE ADEQUATE SUSTAINABILITY MEASURES?

The parking area is to be surfaced with gravel, which would provide adequate drainage within the site. The application does not fall within the threshold of cases requiring other sustainable design and construction measures.

CONCLUSION

The proposal would preserve the character and appearance of the Clifton Conservation Area, not result in harm to the significance of this designated heritage asset; and is acceptable on transport grounds. The proposal is therefore considered acceptable and approval recommended, subject to conditions.

COMMUNITY INFRASTRUCTURE LEVY

How much Community Infrastructure Levy (CIL) will this 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.

Development Control Committee B – 17 December 2014
Application No. 14/01990/F: 4 Worcester Crescent Bristol BS8 3JA

RECOMMENDED GRANT subject to condition(s)

Pre occupation condition(s)

1. The timber gates, hereby approved, shall be installed within three months of the date of this decision notice and prior to the use of the access by vehicles. Once installed the gates shall be permanently retained at all times thereafter.

Reason: To preserve the character and appearance of the Clifton Conservation Area.

2. Within one month of the date of this decision, a scheme to prevent gravel from being deposited on the highway shall be submitted to and approved in writing by the Local Planning Authority. This shall include a plan and sectional drawings at a minimum scale of 1:100. The approved scheme shall be implemented within two months of the date approved or prior to the access being used, whichever is the sooner.

Reason: In the interest of highway safety.

List of approved plans

3. List of approved plans and drawings

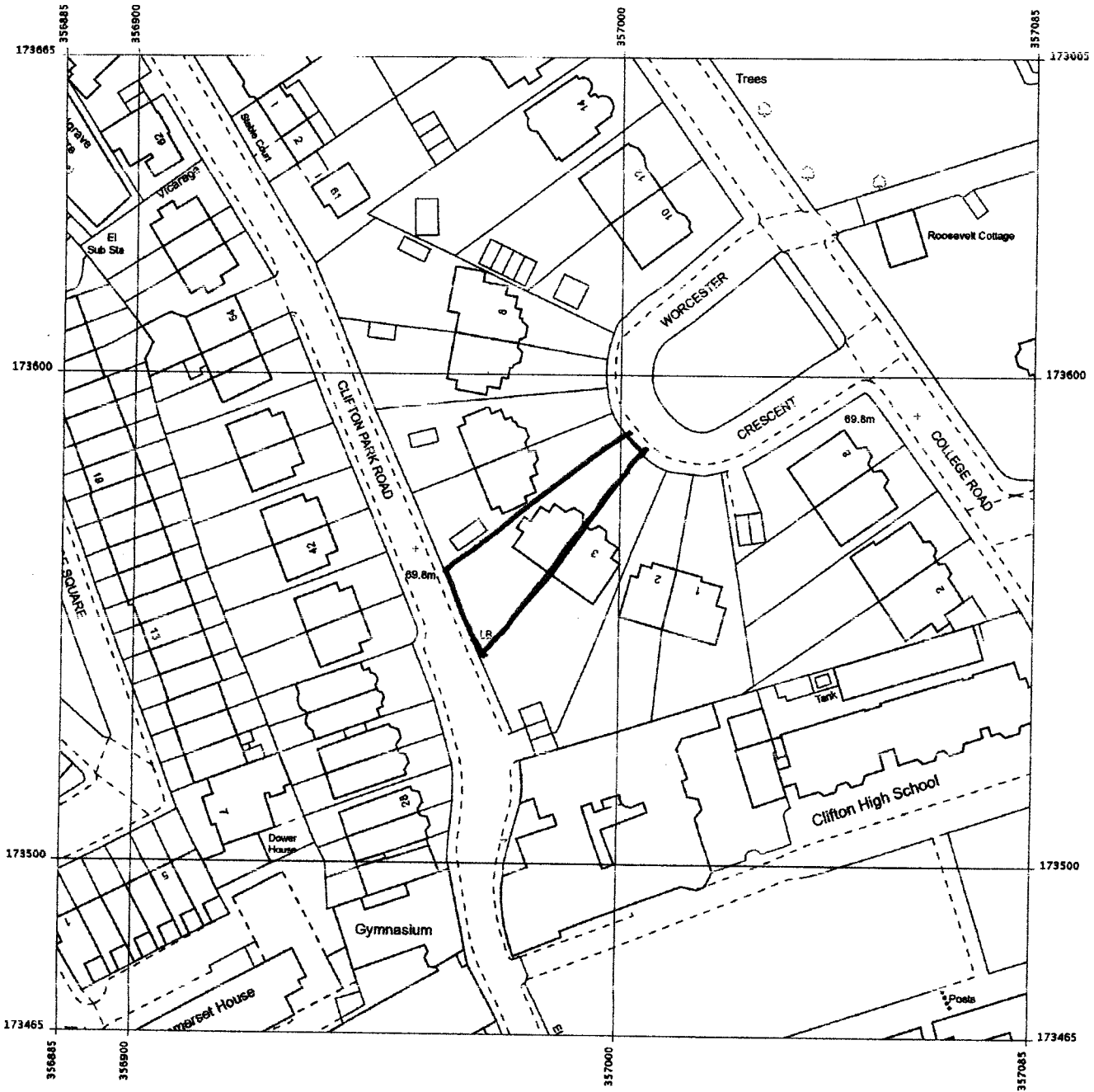
The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

Site location plan, received 8 May 2014

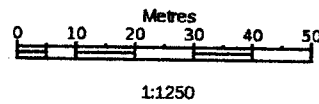
1415/P01 Proposed site/block plan, received 8 May 2014

1415/P02A Existing & proposed elevations, received 8 May 2014

Reason: For the avoidance of doubt.



Produced 21 Feb 2013 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown Copyright 2013.

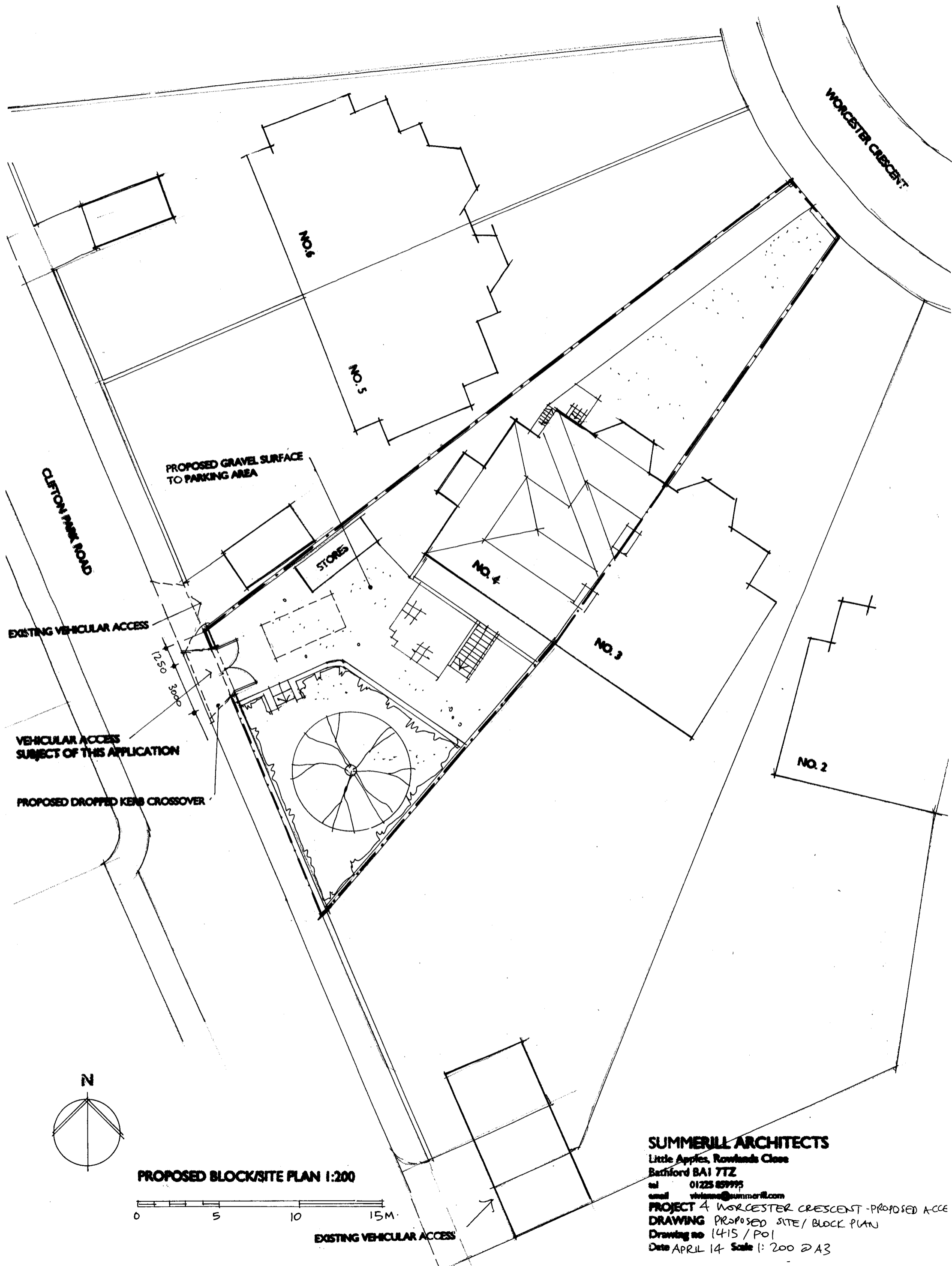


**4 WORCESTER CRESCENT
 BRISTOL
 BS8 3JA**

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

Supplied by: **Stanfords**
 Reference: OIS39854
 Centre coordinates: 356985 173565

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

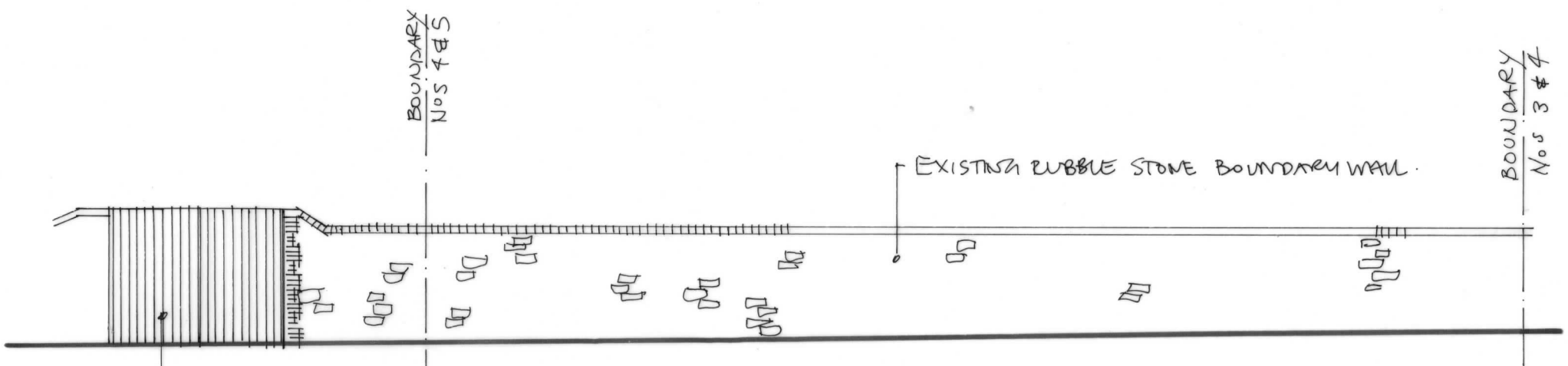


PROPOSED BLOCK/SITE PLAN 1:200

0 5 10 15M

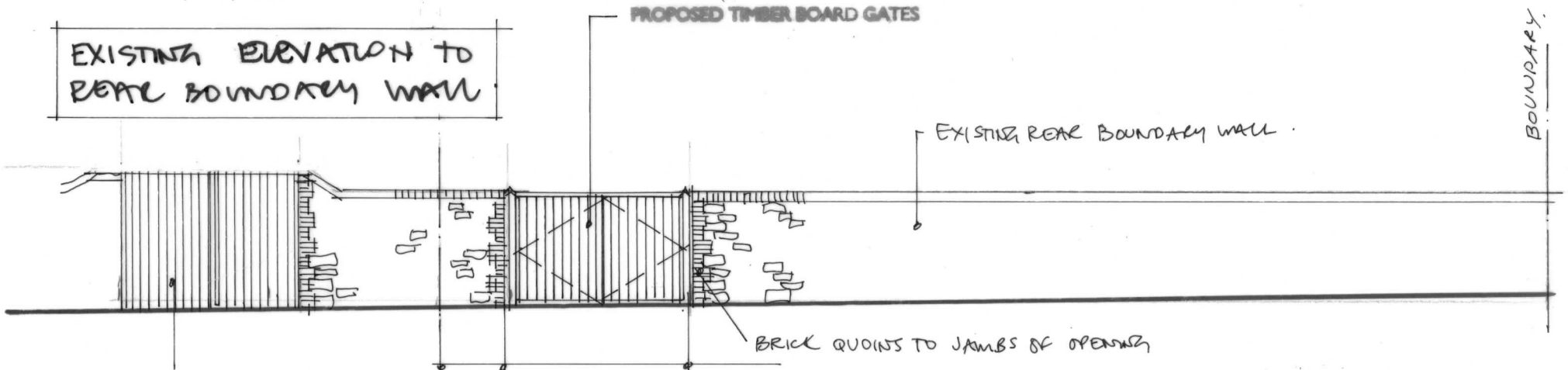
EXISTING VEHICULAR ACCESS

SUMMERILL ARCHITECTS
 Little Apples, Rowlands Close
 Bathford BA1 7TZ
 tel 01225 859995
 email vh@summerill.com
PROJECT 4 WORCESTER CRESCENT - PROPOSED ACCE
DRAWING Proposed SITE / BLOCK PLAN
 Drawing no 1415 / P01
 Date APRIL 14 Scale 1:200 @ A3



EXISTING BOARDED GATES
TO VEHICULAR ACCESS
TO No. 5 ADJACENT.

EXISTING ELEVATION TO
REAR BOUNDARY WALL

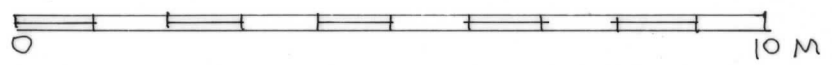


EXISTING BOARDED GATES
TO VEHICULAR ACCESS
TO No. 5 ADJACENT.

1250 3000
OPENING

BRICK QUOINS TO JAMBS OF OPENING

PROPOSED ELEVATION TO REAR BOUNDARY WALL



SUMMERILL ARCHITECTS

Little Apples, Rowlands Close
Bathford BA1 7TZ
tel 01225 859995
email vivienne@summerill.com

PROJECT 4 WORCESTER CRES - PROPOSED ACCESS
DRAWING EXISTING / PROPOSED ELEVATIONS
Drawing no 1415 / P02 A
Date APRIL 14 Scale 1:100 @ A4