

WARD: Bishopston & Ashley Down **CONTACT OFFICER:** Ben Royston
SITE ADDRESS: 97 Downend Road Horfield Bristol BS7 9PR

APPLICATION NO: 18/01906/H Full Planning (Householders)
DETERMINATION DEADLINE: 18 July 2018
Demolition of existing kitchen extension & erection of side & rear extension.

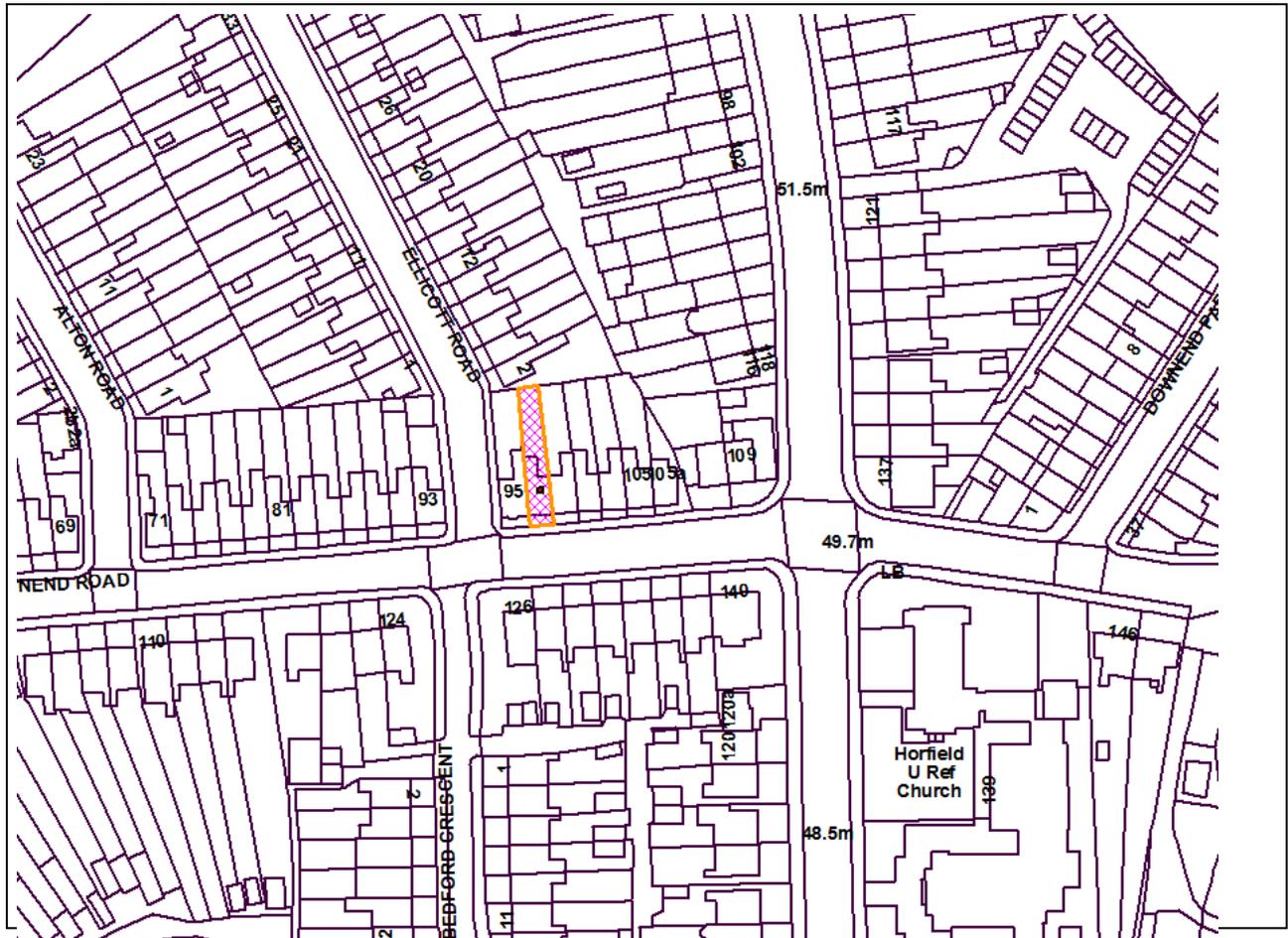
RECOMMENDATION: Grant subject to Condition(s)

AGENT: William Durman Chartered Architect Ltd
 46 Cherington Road
 Westbury-on-Trym
 Bristol
 BS10 5BJ

APPLICANT: Mr & Mrs Combley
 97 Downend Road
 Horfield
 Bristol
 BS7 9PR

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

LOCATION PLAN:



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BACKGROUND AND SUMMARY

This application is brought to committee as is required due to the applicant being a Ward Member.

This application for planning permission is for the demolition of an existing kitchen extension and the erection of a side and rear infill extension.

Following Case Officer advice, the applicant has revised the proposal so that the height of the eaves along the boundary with neighbouring property No. 99 Downend Road has been reduced from 2.7 metres to 2.3 metres to address concerns initially raised that the extension, given the depth and height along the boundary would cause harm to the amenity of this property by virtue of overbearing and overshadowing.

As a result of the amendment, it is considered that the development would be acceptable with regards to design and amenity.

Approval is therefore recommended to Members, subject to conditions.

SITE DESCRIPTION

The application concerns the property at No. 97 Downend Road, a mid-terraced two-storey property on the north side of the street. The property is cream rendered with a half-hexagonal bay window to the ground floor front elevation. The door frame and windows are decorated with ornate stone surrounds and painted white. There are existing dormer roof extensions to both front and rear roof slopes. There is also an existing single storey kitchen extension behind the two-storey outrigger to the rear of the property.

RELEVANT HISTORY

18/01806/HX: Notification of prior approval for the erection of a single storey rear extension that would extend beyond the rear wall of the original house by 5 metres, have a maximum height of 3.45 metres and have eaves that are 2.75 metres high. REFUSED on 09.04.2018.

65/03173/U_U: Use on a temporary basis of property coloured red on plan for office purposes. REFUSED on 03.12.1965.

EQUALITIES ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that the approval of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

APPLICATION

Consent is sought for the demolition of an existing kitchen extension to the rear of the original two storey outrigger and the construction of a side and rear wraparound extension to the rear of the host dwelling.

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The extension would extend approximately 5 metres from the principal rear elevation along the boundary wall with No. 99 Downend Road and would be approximately 4.75 metres in depth, wrapping around the rear outrigger to create a ground floor rear elevation stretching the width of the property. The proposed rear elevation would be in line with the existing rear elevation of the annex to be demolished. The proposed extension would have a hipped roof with a roof ridge height of 3 metres where it joins the side and rear elevations of the two storey outrigger.

The plans were originally submitted with an eaves height of 2.7 metres along the boundary with no. 99 Downend Road. Following Case Officer advice, the scheme was amended and revised plans submitted with a reduced eaves height along the boundary with No.99 Downend Road of 2.3 metres.

The proposals include one roof window to the rear roof slope of the proposed extension and one roof window to the proposed side elevation, as well as French doors and a window in the rear elevation

RESPONSE TO PUBLICITY

Three neighbours were consulted by letter on 23.04.2018 with a deadline of 14.05.2018 to respond.

One neutral comment was received from neighbouring property No.99 Downend Road questioning how much natural daylight would be reduced to the kitchen and dinner room at their property.

RELEVANT POLICIES

SPD2 A Guide for Designing House Alterations and Extensions (October 2005)
National Planning Policy Framework – March 2012
Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

KEY ISSUES**A. IS THE DESIGN OF THE PROPOSAL APPROPRIATE?**

Policy BCS21 of the Bristol Core Strategy (2011) states that new development should be of high quality, and should contribute positively to an area's character and identity. Policy DM27 in the Site Allocations and Development Management Policies (2014) sets out that the layout and form of new development should contribute to the creation of quality urban design. The height, scale and massing of development should be appropriate to the immediate context. Policy DM30 in the same document sets out the design principles for alterations to existing buildings. Extensions to existing buildings will be expected to respect the siting, scale, form, proportions materials, details and overall design and character of the host building and the surrounding area.

SPD2 (A Guide for Designing House Alterations and Extensions - 2005) states that single storey rear extensions should be a maximum length of 3.5 metres. It states that extensions generally should appear subservient to the main dwelling and should match existing architectural form and materials. Permanent structures between properties such as boundary walls may justify relaxation of these tests.

The existing property is a mid-terraced two-storey property on the north side of Downend Road. The property is cream rendered with a half-hexagonal bay window to the ground floor front elevation. There are existing dormer roof extensions to both front and rear roof slopes, an existing two storey outrigger to the rear with an existing single storey annex extension to its rear.

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Consent is sought to demolish the existing rear kitchen extension and erect a replacement side and rear extension to essentially wrap around the two storey rear outrigger. The extension would extend to the same depth as the existing rear annex and would stretch across the width of the property to the boundary with No. 99 Downend Road.

Following amendment, the proposed height and roof form of the extension is acceptable, and overall the proposed extension would appear sufficiently subservient and in keeping with the main dwelling. The proposed development will be visible from public view from Ellicott Road, however it is not considered that the development would cause any harm to the character of the area given the small scale nature of the proposal, acceptable design and materials which will match the existing property and those surrounding.

In summary, the proposed rear extension is acceptable with regards to design.

B. WOULD THE PROPOSED DEVELOPMENT CAUSE ANY UNACCEPTABLE HARM TO RESIDENTIAL AMENITY?

Policy BCS21 in the Bristol Core Strategy (2011) advocates that new development should deliver high quality urban design that safeguards the amenity of existing development. Policy DM30 in the Site Allocations and Development Management Policies (2014) also expresses that alterations to buildings should safeguard the amenity of the host premises and neighbouring occupiers and care should be taken to ensure that any extension or alteration does not result in a harmful loss of sunlight or daylight through overshadowing of its neighbours. Furthermore, extensions should not be overbearing or result in unacceptable overlooking or loss of privacy.

SPD2 (A Guide for Designing House Alterations and Extensions - 2005) states that rear extensions need to be carefully designed to avoid a loss of sunlight or daylight, and/or creating a detrimental sense of enclosure or oppressiveness to neighbouring properties. In assessing proposals for rear extensions the City Council will use as a rule of thumb the '45 degree rule'. Extensions should be designed so as not to cross a 45 degree line (on plan and elevation) projected from an adjoining neighbours' nearest ground floor habitable room window which is perpendicular to the proposed extension. The reference point should be the centre of the neighbours' window to the extension.

As set out above, the proposed development would infill the space to the side of the rear outrigger and extend the ground floor to the rear of the property by 5m from the principal elevation to the same depth as the existing kitchen extension.

Given the mid terrace location, the proposed extension will be built along the boundary with neighbouring property No.95 Downend Road, however it will not exceed the depth of an existing single storey extension to that property (No.95). The proposed extension will in addition not exceed the height of the parapet wall on the boundary with the existing rear extension to No.95. It is therefore concluded that the proposed rear extension would have no impact on the amenity of neighbouring property No.95 Downend Road.

The proposed extension will also be built along the boundary with the other neighbouring property No.99 Downend Road. Concerns were initially raised that the extension, given the depth and height along the boundary would cause harm to the amenity of this property by virtue of overbearing and overshadowing. Subsequently following Case Officer advice, the height of the extension at eaves level along the boundary with No.99 has been reduced from 2.7 metres to 2.3 metres. Following this amendment, whilst the proposed extension will still have some impact on No.99 with regards to an overbearing impact it is not concluded that this is harmful enough to warrant refusal given that the height at the shared boundary will only be marginally greater than the existing boundary treatment (approximately 0.5 metres higher).

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The proposed extension also does not cross the vertical 45 degree angle on elevation from the adjoining neighbours' nearest ground floor habitable room window which is perpendicular to the proposed extension (dining room). Whilst the extension will cross a 45 degree line on plan form, given the reduction in eaves height along the boundary as noted above it is not considered that this impact would be so harmful as to warrant refusal on overshadowing grounds. Further, the window located in the side elevation of the rear extension to No.99 will not be harmfully impacted upon when taking into consideration the 25 degree rule with regards to measuring direct outlook from that window. It is also recognised that this window isn't the principal source of light to that room. Following the above and given the revised plans and lowered height of the proposed extension along the boundary the impact of the extension on No.99 Downend Road is acceptable.

In summary, the scale and positioning of the proposed side and rear infill extension is such that no unacceptable level of harm would be caused to the residential amenity of adjoining occupiers through overshadowing, overlooking or the creation of any overbearing sense of enclosure to warrant refusal.

CONCLUSION

The design of the proposed development is acceptable and there would be not be such a significant detrimental impact to the amenity of neighbouring properties to warrant refusal. It is recommended that planning permission therefore be granted (subject to conditions) for the proposed development.

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.

RECOMMENDED GRANTED 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.

Post occupation management

2. External Works to Match

All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

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

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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.

SK01 Site location plan, received 19 April 2018

17.125.Sk09 Existing plans and elevations, received 7 June 2018

17.125.Sk10 Proposed plans and elevations, received 7 June 2018

Reason: For the avoidance of doubt.

Supporting Documents

5. 97 Downend Road

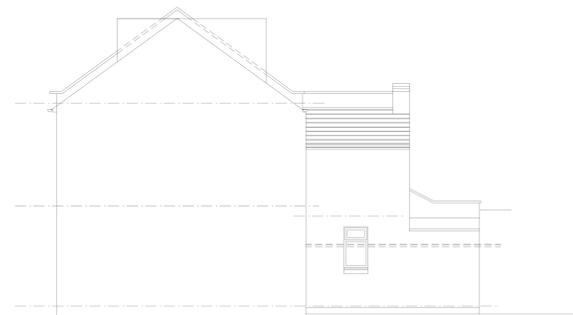
1. Existing plans & elevations
2. Proposed plans & elevations



Existing South (Front) Elevation



Existing North (Rear) Elevation



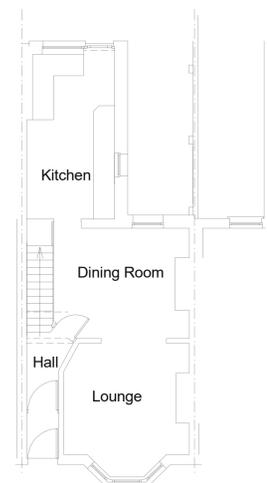
Existing East (Part Side) Sectional Elevation



Existing Block Plan - Scale 1:200



Existing Roof Plan in Context - Scale 1:200



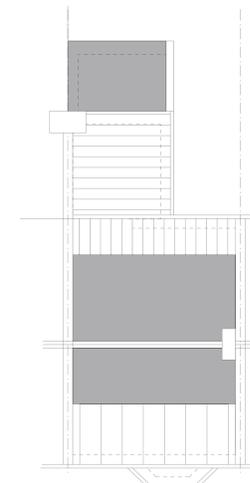
Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan



Existing Roof Plan

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Client: **Mr & Mrs Combley**

Project: **97 Downend Road**

Drawing: **Existing Plans & Elevations**

17•125•Sk09

Scale: **1:100 & 1:200 @ A1**

Date: **07/06/18** Drawn: **WD**

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Proposed South (Front) Elevation



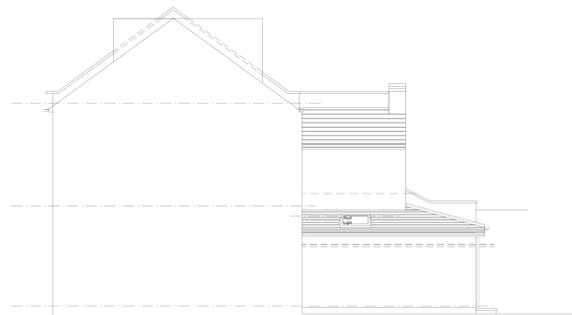
Proposed North (Rear) Elevation



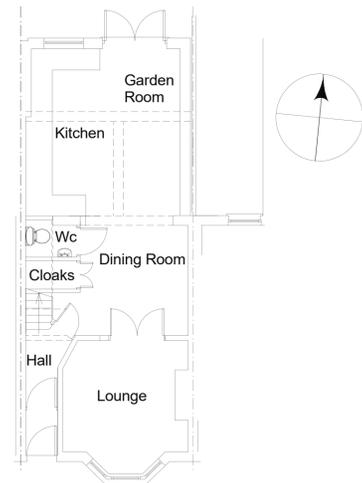
Proposed Block Plan - Scale 1:200



Proposed Roof Plan in Context - Scale 1:200



Proposed East (Part Side) Sectional Elevation



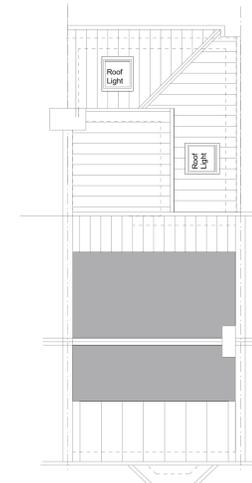
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Plan

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Client: **Mr & Mrs Combley**

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Drawing: **Proposed Plans & Elevations**

17•125•Sk10

Scale: **1:100 & 1:200 @ A1**

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