

WARD: Cotham CONTACT OFFICER: David Macfadyen
SITE ADDRESS: 6 Cotham Lawn Road Bristol BS6 6DU

APPLICATION NO: 18/00447/F Full Planning

DETERMINATION DEADLINE: 17 August 2018

Detached two storey, three bedroom house on land to rear of site fronting Trelawney Road

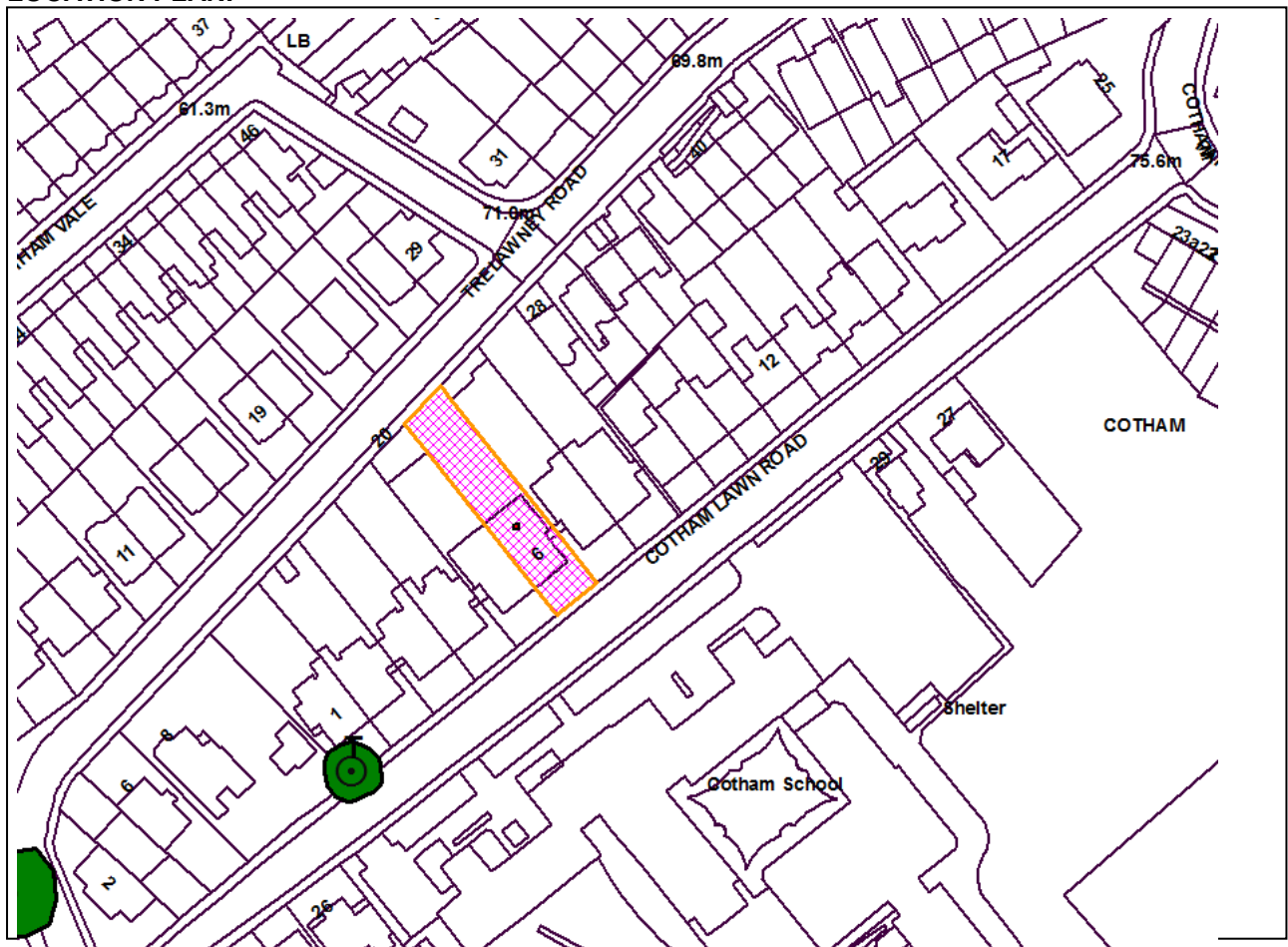
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Projectworks
1C Colston Yard
Colston St
Bristol
BS1 5BD

APPLICANT: Alec Hopkins
1C Colston Yard
Colston Street
Bristol
BS15BD

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

LOCATION PLAN:



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SUMMARY

The application is presented for determination by Committee as a result of a high level of local objection to the proposals (34 objections).

The application seeks planning permission for the proposed development of a two storey detached house on land to the rear of 6 Cotham Lawn Road, which fronts the southern side of Trelawney Road. The site is located within the Cotham and Redland Conservation Area.

Objections primarily relate to harm to the appearance and character of the area through loss of a historic boundary wall, impact to adjacent trees, proposed windows/doors detailing, impact to neighbouring amenity through loss of light and privacy, the lack of a green roof, lack of car parking facilities, absence of clarity regarding a proposed flue and concerns regarding an adjacent site to the rear of 2 Cotham Lawn Road.

It is noted that the proposals involve rebuilding the historic stone wall and incorporating this at ground floor level within the front facade of the house.

The proposal is supported by officers for the following reasons:

- It is found to be reflective of the character, appearance and distinctiveness of the existing townscape;
- The proposed house would preserve the character and appearance of the conservation area, resulting in negligible harm to the overall conservation area as a heritage asset;
- The impact of the development to neighbouring amenity and living conditions is found to be relatively low;
- It has been agreed by officers that subject to safeguarding conditions, the proposals would not result in harm to adjacent important trees;
- The proposals would make more efficient use of land, to create an additional good standard house at a location where policy indicates higher densities are acceptable;
- Issues raised by residents regarding an adjacent site (2 Cotham Lawn Road) are not relevant to the determination of this planning application and would not represent a legitimate basis for refusal of planning permission in this instance.

It is the conclusion of officers that the proposals would represent sustainable development in accordance with national and local planning policy. Review of all relevant material considerations has not presented any issues which would warrant refusal. Consequently, the report beneath concludes in the recommendation to Members that planning permission be granted subject to safeguarding conditions.

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SITE DESCRIPTION

The site is situated comprising land to the rear of 6 Cotham Lawn Road which fronts the southern side of Trelawney Road. The site presently forms part of the curtilage of 6 Cotham Lawn Road. The existing site includes a three storey semi-detached Victorian villa which has been subdivided to form three self-contained flats. The building is positioned before a small front garden with a larger area of garden situated to the rear (north) of the site. There is a significant reduction in level to the rear of the site which presents a large retaining wall forming the rear boundary of the site onto Trelawney Road. Neighbouring properties to the east and west (7 and 5 Cotham Lawn Road) are similar in scale and layout. It is noted that a two storey dwelling (20 Trelawney Road) has been developed on land to the rear of 5 Cotham Lawn Road. This was originally granted planning permission in June 2007 under application reference 07/01167/FB. The application site is directly adjacent to the east of this contemporary dwelling. The site is situated within the Cotham and Redland Conservation Area.

PLANNING HISTORY

Application ref: Proposal: Decision:

53/01437/U_U Convert to six flats. GRANTED - 22.07.1953

57/03370/P_U Outline application for the erection of three prefabricated private garages for the storage of motor cars and/or motor cycles. GRANTED - 03.02.1958

11/03531/VC One Beech tree located in the front garden - crown reduce by 20% and crown lift by 4 metres. GRANTED - 30.09.2011

11/04957/VC Fell three Leylandii (T1, T2 and T3), one Holly (T4), three fruit trees (T5, T7 and T8) and one Yew (T6); all trees located to the rear of the property. GRANTED - 30.12.2011

APPLICATION

The application seeks planning permission for the proposed development of a two storey detached dwelling on land to the rear of the site, fronting Trelawney Road. The proposed dwelling would be situated adjacent to the west of the existing contemporary dwelling (20 Trelawney Road) to the rear of the neighbouring site (5 Cotham Lawn Road). The dwelling would be built into the site, level with Trelawney Road and the street boundary. The existing stone retaining wall would be reconstructed to form the front façade at ground level. The house would be a maximum of 9.5m in width and 10.8m in depth. The roof would be hipped with raised stone gables to the eastern and western sides. The eaves would be 5.4m from ground level and the ridge would be 7.7m in height. The ground floor and side elevations would be finished with stone, the first floor clad with timber and the roof finished with slate. The dwelling would be a two bedroom, four occupant dwelling with internal area totalling 137m². The house would include a small rear courtyard style garden before a significant increase in level to the remaining rear garden of 6 Cotham Lawn Road. Access is proposed directly from the footway to the southern side of Trelawney Road. The site would include bin storage at ground floor level fronting Trelawney Road. Cycle parking is proposed within the rear garden area. No car parking is proposed. Solar panels would be installed to the rear (south) facing pitched roof.

COMMUNITY INVOLVEMENT

The proposed development is classed as 'Minor' development, therefore there is no requirement for the Applicant to demonstrate community engagement prior to submitting the application.

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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.

RESPONSE TO PUBLICITY AND CONSULTATION

37 neighbouring properties were directly consulted in relation to the application. A site notice and press advert were also published, along with the application being listed on the planning section of the Council website.

The deadline for comments was 6th June 2018.

A total of 37 responses were received including 33 objections, 2 in support and 1 classified as neutral.

The content of objections are summarised as follows:

- *Concerns regarding potential loss of historic stone boundary wall*
- *Harm to adjacent trees including on street Limes and their root systems*
- *Fenestrations should be smaller and more sympathetic in order to appear in keeping*
- *Loss of light to the rear garden of 7 Cotham Lawn Road and adjacent contemporary dwelling (20 Trelawney Road)*
- *The proposed roof is intrusive due to the ridge height and does not replace the garden lost through green/sedum*
- *Design approved to the rear of 2 Cotham Lawn Road (15/03808/F) is found more sympathetic*
- *Proposed boiler/flue position unacceptable*
- *Development to the rear of 2 Cotham Lawn Road has stalled resulting in excessive ongoing disruption and blight to the community*
- *Party wall agreements and geotechnical/hydrology surveys should be demonstrate to confirm that construction is feasible and will not stall similar to 2 Cotham Lawn Road*
- *Concerns regarding potential structural damage to neighbouring properties through lack of understanding of geotechnical conditions, potential construction impacts and vibration*
- *No details of a drainage strategy*
- *Issues of access to roof from the eastern side for maintenance purposes*
- *First floor living-room and study windows appear will cause overlooking to the rear terrace of the adjacent contemporary dwelling (20 Trelawney Road)*

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- *Requirement for access to boundary walls at neighbouring sites for maintenance*
- *The rear elevation is out of character with Cotham Lawn Road*
- *No off street parking proposed*

AMENITY GROUPS

The Redland and Cotham Amenities Society have commented as follows:

This is a carefully designed new dwelling which should fit well into its context and blend with the neighbouring, relatively new, dwelling. We note the appropriate off street provision for bins, recycling and for cycles. Subject to the satisfactory resolution of the proposed treatment of the adjacent trees RCAS supports this application.

Conservation Advisory Panel has commented as follows:

The Panel supports this application.

RESPONSES

It is highlighted that the existing historic stone boundary wall is to be retained and rebuilt as the front wall of the proposed dwelling. It is not found that proposed fenestrations would result in harm to the appearance or character of the local area.

The flue raised in comments has been removed from the proposed design. The roof pitch has also been revised to reduce the impact to neighbouring properties.

The pitched roof form is not suitable for a green/living roof.

The Council's Arboricultural Officer has reviewed the proposals and agreed that the development will avoid harm to adjacent trees subject to the recommendations within the supplied Arboricultural Assessment and safeguarding conditions.

Details of a drainage strategy would be sought via condition, prior to the commencement of development, in the event of permission being granted.

Party Wall matters and agreements relate to the Party Wall Act which is not planning legislation. The applicant would be required to follow these separate legislative processes also however these are not relevant to determination of the current application which is for planning permission only.

A detailed assessment of the acceptability of the proposed development in relation to all of the points raised following public consultation will follow in subsequent sections of this report.

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OTHER COMMENTS

Bristol City Council, City Design Group:

Verbal comment, no object to proposed design subject to details secured by condition

Bristol City Council, Transport Development Management:

No objection, refer to standing advice

Bristol City Council, Arboricultural Officer:

I have now reviewed the revised arboricultural method statement produced by Tim Pursey Rev B 30th July 2018.

The report addresses previous concerns about a the lack of information regarding off site trees located in adjacent gardens. I am satisfied having reviewed the site investigation report that these trees will not be adversely impacted by the proposals.

Of greater concern was the wording of in the arboricultural method statement that provided the developer with the opportunity to cut significant structural roots if they considered it necessary. The revised report addresses this issue with more detail in relation to the services installation between the off-site street trees.

Tree protection has been specified for the trunks of the two street trees and arboricultural supervision has been recommended. In the event that consent is granted conditions should be made in relation to tree protection and arboriculture supervision

RELEVANT POLICIES

Planning (Listed Buildings & Conservation Areas) Act 1990

National Planning Policy Framework – July 2018

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.

SPD5 Sustainable Design and Construction (February 2006)

Cotham and Redland Conservation Area Character Appraisal

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

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KEY ISSUES

PRINCIPLE OF DEVELOPMENT

The National Planning Policy Framework (NPPF, 2018) states that "the purpose of the planning system is to contribute to the achievement of sustainable development". This includes economic, social and environmental objectives. Paragraph 11 outlines a presumption in favour of sustainable development. For decision taking this means "approving development proposals that accord with an up-to-date development plan without delay".

Section 5 (Delivering a sufficient supply of homes) of the NPPF outlines that "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay". Strategic policies should be informed by a local housing need assessment outlining the minimum number of homes needed. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

Section 11 (Making effective use of land) of the NPPF states that "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions". Paragraph 118 (d) states that planning should "promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively".

Policy BCS5 (Housing Provision) of the Core Strategy outlines the Council's aim to deliver new homes within the built up area to contribute towards accommodating a growing number of people and households in the city. Provision of new homes will be in accordance with the spatial strategy for Bristol set out in this Core Strategy and it is envisaged that 30,600 new homes will be provided in Bristol between 2006 and 2026. Additional provision which accords with the spatial strategy may be appropriate within the plan period. The minimum target will be 26,400 homes between 2006 and 2026. The appropriate level of new homes will be reviewed within 5 years of the adoption of the Core Strategy. Development of new homes will primarily be on previously developed sites across the city. Some new homes will be developed on open space which does not need to be retained as part of the city's green infrastructure provision. The strategy by which the Council will allow development of open space is set out within the Site Allocations & Development Management Policies (SADMP) Local Plan.

The figures in the Policy above are based upon the Strategic Housing Land Availability assessment which indicated a potential supply of 30,000 homes over the plan period. The Strategic Housing Land Availability Assessment did not consider the potential contribution that developments on small unidentified 'windfall' sites could make over the plan period. Although all small sites cannot practicably be identified, they have made a considerable contribution to housing delivery in the past. The council has cautiously estimated that there are reasonable prospects of around 4,200 homes being delivered from this source from 2012 to 2026.

Policy BCS9 (Green Infrastructure) of the Core Strategy outlines that the integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced. Opportunities to extend the coverage and connectivity of the existing strategic green infrastructure network should be taken.

Individual green assets should be retained wherever possible and integrated into new development. Loss of green infrastructure will only be acceptable where it is allowed for as part of an adopted Development Plan Document or is necessary, on balance, to achieve the policy aims of the Core Strategy. Appropriate mitigation of the lost green infrastructure assets will be required.

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Development should incorporate new and/or enhanced green infrastructure of an appropriate type, standard and size. Where on-site provision of green infrastructure is not possible, contributions will be sought to make appropriate provision for green infrastructure off site.

Policy BCS10 (Transport and Access Improvements) of the Core Strategy states that development proposals should be located where sustainable travel patterns can be achieved, with more intensive, higher density mixed use development at accessible centres and along or close to main public transport routes. Proposals should minimise the need to travel, especially by private car, and maximise opportunities for the use of walking, cycling and public transport.

Policy BCS18 (Housing Type) of the Core Strategy states that all new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.

To achieve an appropriate tenure, type and size mix the development should aim to:

- Address affordable housing need and housing demand;
- Contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists;
- Respond to the requirements of a changing population;
- Employ imaginative design solutions.

Policy DM1 (Presumption in Favour of Sustainable Development) of the SADMP outlines that the city's approach to development proposals will generally be positive and reflective of the presumption in favour of sustainable development as referenced throughout the NPPF.

Policy DM17 (Development Involving Existing Green Infrastructure) of the SADMP outlines that development on part, or all, of an Important Open Space as designated on the Policies Map will not be permitted unless the development is ancillary to the open space use. Important open spaces with a role and value for recreation, leisure, community use, townscape, landscape or visual amenity quality are designated and shown on the Policies Map and protected from development.

Policy DM21 (Development of Private Gardens) of the SADMP outlines that private garden space makes an important contribution to the cities green infrastructure. In general, the Council will seek to retain private gardens however there are certain circumstances where development on private gardens will constitute sustainable development and contribute positively to the city's supply of new homes. Such circumstances occur where proposals make more efficient use of land where higher densities are appropriate, development results in significant improvements in urban design and where development involves an extension to an existing dwelling, retaining adequate functional garden. In all cases, any development of garden land should not result in harm to the character and appearance of an area. Development involving front gardens should ensure that the character of the street is not harmed and that appropriate boundary treatments and planting are retained.

The site is located in a long established inner northern residential neighbourhood approximately 250m from the boundary with the city centre (Central Area Plan). The site is within 450m (approximately 5 minutes' walk) of a designated town centre (Whiteladies Road) which offers a wide range of shops and services. The site is a similarly short distance from local shops on St. Michael's Hill. Furthermore, the site is 350m from a bus stop on Cotham Road which offers a frequent service to the City Centre and Temple Meads Station. Further bus services as well as Clifton Down train station are situated approximately 500m from the site on Whiteladies Road. There are also a number of schools within a short walk of the site. Given the wealth of local services and amenities in addition to good access to public transport, the site represents a highly sustainable location for residential development. The site is therefore well located to provide future occupants access to local services via sustainable and

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active means, offering legitimate opportunity for the use of walking, cycling and public transport. The development is therefore compatible with the objectives of national and local policy in this regard. The site therefore represents a location where the development of garden land would make more efficient use of land where higher densities are appropriate.

The application proposes development of a single 2 bedroom, 4 occupant house (use class C3) at the site. The site is within the Cotham ward and the Cotham Park lower super output area. Lower super output areas are geographies of approximately 1500 residents or 650 households. There are 252 in Bristol and this measure provides a more accurate, lower level portrayal of the local area over ward statistics. Statistics from the 2011 Census show that accommodation within the local area (LSOA) is balanced in favour of flats, maisonettes and apartments with 60.7% of people living within such accommodation and 39.3% residing in houses. The proposed development of a single house would therefore contribute positively to addressing this existing imbalance. Furthermore, proposals would not result in the loss of any existing houses and development would create a net gain. The development would therefore make a small scale positive contribution to housing mix and balance as well as overall housing supply and targets.

The proposed development is therefore found to be compatible with policy objectives of boosting housing supply, principles of sustainable development and creation of mixed, balanced and inclusive communities. The principle of development of a small house at the site is therefore acceptable subject to the detailed consideration of other relevant planning matters that follows within subsequent sections.

APPEARANCE, CHARACTER & HERITAGE ASSETS

The Authority is required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The case of *R (Forge Field Society) v Sevenoaks DC* [2014] EWHC 1895 (Admin) ("*Forge Field*") has made it clear where there is harm to a listed building or a conservation area the decision maker "must give that harm considerable importance and weight." .

Section 12 (Achieving well-designed places) of the NPPF outlines that "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities". Planning policies and decisions should aim to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

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- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 of the NPPF also states that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents".

Section 16 (Conserving and enhancing the historic environment) of the NPPF outlines that heritage assets "are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 189 of the NPPF states that "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary".

Paragraph 195 of the NPPF states that "Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 196 of the NPPF states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

Policy BCS21 (Quality Urban Design) of the Core Strategy advocates that new development should deliver high quality urban design that contributes positively to an area's character and identity, whilst safeguarding the amenity of existing development.

Policy DM21 (Development of Private Gardens) of the SADMP outlines that private garden space makes an important contribution to the cities green infrastructure. In all cases, any development of garden land should not result in harm to the character and appearance of an area.

Policy DM26 (Local Character & Distinctiveness) of the Site Allocations & Development Management Policies (SADMP) Local Plan outlines that all development is expected to contribute positively to an area's character and identity. The policy builds on policy BCS21 (above) by stipulating the characteristics which development should seek to respond to. General principles include:

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- i. Responding appropriately to and incorporating existing land forms, green infrastructure assets and historic assets and features; and
- i. Respecting, building upon or restoring the local pattern and grain of development, including the historical development of the area; and
- ii. Responding appropriately to local patterns of movement and the scale, character and function of streets and public spaces; and
- iii. Retaining, enhancing and creating important views into, out of and through the site; and
- iv. Making appropriate use of landmarks and focal features, and preserving or enhancing the setting of existing landmarks and focal features; and
- v. 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
- vi. Reflecting locally characteristic architectural styles, rhythms, patterns, features and themes taking account of their scale and proportion; and
- vii. Reflecting the predominant materials, colours, textures, landscape treatments and boundary treatments in the area.

The policy states that "development will not be permitted where it would be harmful to local character and distinctiveness or where it would fail to take the opportunities available to improve the character and quality of the area and the way it functions."

Specifically in relation to 'backland' development the policy states "Backland development will be expected to be subservient in height, scale, mass and form to the surrounding frontage buildings. It should not prejudice the opportunity to develop the adjoining land of similar potential nor should the proposed access arrangements cause adverse impacts to the character and appearance, safety or amenity of the existing frontage development."

Specifically in relation to infill development, Policy DM26 states "infill development will be expected to have regard to the prevailing character and quality of the surrounding townscape. The higher the quality of the building group and the more unified the character of the townscape, the greater the need to reproduce the existing pattern, form and design of existing development. Infill developments on return frontages should be compatible with the open character of corner sites and be subservient in height, scale and massing to the primary frontage building."

Policy DM27 (Layout and Form) of the SADMP outlines that the layout, form, pattern and arrangement of streets, open spaces, development blocks, buildings and landscapes should contribute to the creation of quality urban design and healthy, safe and sustainable places. It should make efficient use of land, provide inclusive access and take account of local climatic conditions.

Proposals should not prejudice the existing and future development potential of adjoining sites or the potential for the area to achieve a coherent, interconnected and integrated built form. Where such potential may reasonably exist, including on sites with different use or ownership, development will be expected to either progress with a comprehensive scheme or, by means of its layout and form, enable a co-ordinated approach to be adopted towards the development of those sites in the future.

Specifically in relation to height scale and massing, the policy states: The height, scale and massing of development should be appropriate to the immediate context, site constraints, character of adjoining streets and spaces, the setting, public function and/or importance of the proposed development and the location within the townscape. Design solutions should optimise adaptability and

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energy efficiency and promote health and wellbeing.

Policy DM29 (Design of New Buildings) of the SADMP states the design of new buildings should be of high quality. Proposals for new buildings will be expected to:

- i. Be clearly organised in terms of their form and internal layout and circulation to reflect the hierarchy of function they will accommodate, the uses they will serve and the context they will address; and
- ii. Incorporate active frontages and clearly defined main entrances facing the public realm that emphasise corners and reinforce the most prominent frontages; and
- iii. Respond to the solar orientation of the building to support energy efficient design while ensuring as far as possible that active rooms face the public realm; and
- iv. Provide appropriate natural surveillance of all external spaces; and
- v. Ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight; and
- vi. Allow for future adaptation or extension to accommodate alternative uses or to respond to the changing future needs or circumstances of occupiers by means of their internal arrangement, internal height, detailed design and construction; and
- vii. Provide appropriately for inclusive access and circulation; and
- viii. Incorporate opportunities for green infrastructure such as green roofs, green walls and green decks that may be accessed and used where appropriate; and
- ix. Incorporate exteriors and elevations that provide visual interest from a range of viewing distances and are visually organised and well-proportioned; and
- x. Incorporate high quality detail of an appropriate scale and proportion, arranged in a coherent way that contributes positively to the overall design approach of the building; and
- xi. Employ high quality, durable and sustainable materials of an appropriate texture, colour, pattern and appearance that contribute positively to the character of the area.

The site is located within the Cotham and Redland Conservation Area which represents a designated heritage asset. The character of the Cotham and Redland Conservation Area is outlined within the Cotham & Redland Conservation Area Character Appraisal & Management Proposals (2011) document. The site is situated within character area 2 (Lower Cotham). Of the area the document states;

'Area 2 takes in the predominantly residential streets on the relatively flat area between Trelawney Road and the railway line, bounded by Hampton Road on the west. Overall, there is a regular street layout with strong building lines. Rapid development occurred from the 1870s onwards. Houses are generally domestic in scale, 2 to 3-storeys with pitched roofs, though there is considerable individual variation in style and execution.'

Of Trelawney Road the document states;

'Trelawney Road has a variety of house types, partly a consequence of the topography and partly the result of 20th century infill. The earliest buildings are at nos. 1 - 5 (odd), an early 19th century terrace (Grade II) of distinctive Georgian houses. On the southern side houses are elevated, with front

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gardens set behind high retaining walls. The northern side has a more consistent, Victorian, character with Pennant stone, ashlar dressings and painted bargeboards uniting the variety in individual style.'

Strengths of the area on the whole are noted to include the verdant character which results from planting within private gardens, the variety of boundary treatments including stone walls and railings, variety of architectural details and local and long views including glimpsed views across gardens and between buildings.

Threats to the character of the area are stated to include continued or increased loss of front gardens and front boundary walls, issues relating to waste and recycling and how these services detract from the environment, unsympathetic alteration of existing buildings resulting in loss of traditional architectural details, development or overlaying of gardens which results in the loss of trees and lack of suitable replacement.

Cotham Lawn Road is located within Character Area 1 (Upper Cotham). Of this area the document states:

'Land use is diverse, with a high proportion of institutional occupation. Built form, however, tends to be domestic in scale and character (with the exception of Cotham School). Buildings range from grand early Victorian villas of Cotham Park and Cotham Road, the semidetached later Victorian villas of Cotham Lawn Road (west) to inter-War, semidetached houses of Cotham Lawn Road (east). The diversity in built form reflects the historic development of the area and changes in land ownership over the 18th and 19th centuries.'

Strengths of this part of the conservation area are stated to include the historic character - conveyed by early Victorian grand villas and detached houses, many of which are listed, the visual integrity provided by the cohesive architectural character, symmetry of detailing and sense of rhythm along main thoroughfares, views, landscape quality and rubble walls and boundary details.

In this case, the site is situated between character areas 1 (Upper Cotham) and 2 (Lower Cotham). This location provides a transitory character defined primarily by topography which reduces significantly to the north, both at the site and adjacent land. This results in no established historic development to the southern side of Trelawney Road, comprising mostly either retaining walls with some ancillary single storey garage/workshop buildings. There is some divergence in land uses with upper Cotham being more institutional and lower more residential. There is also variety in building types and origin with the western end of Cotham Lawn Road comprising grand semi-detached Victorian villas, where the southern side of Trelawney Road comprises post war housing and the northern side reverting to earlier Victorian properties.

The site forms the northern end of the rear garden of 6 Cotham Lawn Road. It is located adjacent to the east of an existing modern infill house to the rear of 5 Cotham Lawn Road. This was granted planning permission originally in June 2007 (ref: 07/01167/FB) and later amended in June 2010 (10/01875/F). The design was amended to more closely reflect the coach house building which once stood at the site. Prior to the initially approved application, an application (reference: 06/05114/F) for a three storey dwelling at the site was withdrawn following concerns raised by the Council with regard to the proposed height in light of the surrounding context.

The proposed dwelling would take a similar design approach to the adjacent house found to the west (20 Trelawney Road). Specifically, the proposed position, height, scale, massing, shape, form and proportion would be similar to the existing adjacent building. In this regard the proposed house would be reflective of the existing adjacent townscape. The proposed house would also be proportioned subserviently to the existing Victorian villa at the site, ensuring the development would not compete with the established historic building. The proportions would provide a coach house style development typical of the location to the rear of the curtilage. The proposed scale would be such that the house would not appear out of character with existing other sites nearby which remain undeveloped. The

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development is found to respond appropriately to the topography of the site, built into the landscape in order to reduce the perception of massing further. The ridge would step down from the adjacent contemporary house (20 Trelawney Road), respectful of the existing topography. The proposed house would front and be directly accessed from Trelawney Road. The building would also introduce public surveillance in comparison to the existing situation which can be considered beneficial in terms of security and urban design. It is however acknowledged that the proposed roof form would vary from that of the adjacent contemporary dwelling. This is primarily to improve the impact to neighbouring amenity however it is not found that this would appear out of character as there are many examples of hipped roofs surrounding the site and the variation in form is found to generate some interest at roof level.

The development would also utilise traditional and generally high quality materials to achieve an in-keeping and sensitive appearance. It is noted that it is proposed to incorporate the existing stone wall within the front elevation at ground floor level. Such proposals are found to be beneficial and respectful of this historic local treatment. The proposed stone finish will be mirrored to the side gable walls. A stone quoin detail surrounding the arched front door head is also typical of the Victorian area. Cedar panelling is proposed at first floor level and whilst this is not a native cladding material for houses locally, in this context, the material is found appropriate. This is based upon the lesser proportions and coach house style design as well as the use within the directly adjacent house (20 Trelawney Road). Windows and doors to the front elevation would also be manufactured from timber which is in keeping with the surrounding conservation area. The roof would be clad with slate which there is many references for in the local area. To the rear, it is proposed to finish the building with render and use aluminium windows. Whilst these materials are more modern and less sympathetic to the character of the conservation area, this elevation of the house will be of very limited prominence given the position facing away from the public realm and significant change in levels to the rear of the site.

Overall, the proposed design is found to safeguard and preserve the character, appearance and historic significance of the Cotham and Redland Conservation Area. The proposals would offer some improvement in urban design, facilitating public surveillance and active frontage to the southern side of Trelawney Road. Subject to safeguarding conditions, the development is compatible with the objectives of local policy and is acceptable to this end.

TREES & GREEN INFRASTRUCTURE

Section 11 of the NPPF (Conserving and enhancing the natural environment) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Policy BCS9 (Green Infrastructure) of the Bristol Cores Strategy outlines that the integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced. Opportunities to extend the coverage and connectivity of the existing strategic green infrastructure network should be taken. Individual green assets should be retained wherever possible and integrated into new development. Loss of green infrastructure will only be acceptable where it is allowed for as part of an adopted Development Plan Document or is necessary, on balance, to achieve the policy aims of the Core Strategy. Appropriate mitigation of the lost green infrastructure assets will be required. Development should incorporate new and/or enhanced green infrastructure of an appropriate type, standard and size. Where on-site provision of green infrastructure is not possible, contributions will be sought to make appropriate provision for green infrastructure off site.

Policy DM17 (Development Involving Existing Green Infrastructure) of the Site Allocations and Development Management Policies Local Plan (SADMP) outlines that development should integrate important existing trees. It is suggested that where tree loss or damage is essential to allow for

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appropriate development, replacement trees of an appropriate species should be provided in accordance with the standard set out within Policy DM17.

An arboricultural assessment has been submitted in support of the application. It is highlighted that there are two significant street trees on the public highway (Trelawney Road) directly to the front site. These are a Lime and a London Plane, both approximately 17m in height and classified as good quality B2 trees. No works are proposed to either tree in order to facilitate development however the trees will require protection during construction as well as supervision from an arboricultural specialist during installation of services to the site to ensure the root system will not be significantly affected. Provisional method for these works have been reviewed and agreed by the Council's arboricultural officer and will be secured by condition. In addition, as these existing important street trees are located in close proximity to the proposed new dwelling and some rooms as a result will look out at the trees an advice is added informing the applicant/developer/future occupiers that that under Bristol City Council's Tree Management Standards, the Council will not prune its own trees to improve natural light into a property, open up views or to reduce leaf or debris fall, or due to apprehension about the proximity of large trees to dwellings and that any such requests from residents would be met with refusal.

There are also trees adjacent to the site in neighbouring rear gardens. The most significant adjacent tree is a large Ornamental Cherry situated immediately to the rear of 20 Trelawney Road. A site specific arboricultural survey has been undertaken to review whether roots from this tree penetrate beyond the garden boundary wall. The trial pit presented no roots and it appears the boundary wall has prevented root spread from this tree into the application site. This has been reviewed and agreed by the Council's Arboricultural Officer. Subject to conditions securing compliance with all recommendations within the Arboricultural Method Statement and Tree Protection Plan, the proposed development would have an acceptable impact in terms of trees, green infrastructure and would preserve the character and appearance of the site and conservation area in this regard.

NEIGHBOURING AMENITY

Section 17 of the NPPF outlines 12 'core planning principles' which should underpin both planmaking and decision-taking. One of these principles is that decision making should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Policy BCS21 (Quality Urban Design) of the Bristol Core Strategy advocates that new development should give consideration to matters of neighbouring privacy, outlook and natural lighting.

Policy DM29 (Design of New Buildings) of the SADMP states the design of new buildings should be of high quality. To achieve this, new buildings are expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

Policy DM30 (Alterations to Existing Buildings) of the SADMP states that extensions and alterations to existing buildings will be expected to safeguard the amenity of the host premises and neighbouring occupiers. This will be by means of ensuring extensions would not result in harmful loss of sunlight or daylight through overshadowing of neighbours. Alterations to existing buildings should also leave sufficient usable external private space for the occupiers of the building.

The proposed house would roughly align with the front and rear elevations of the adjacent contemporary dwelling to the west (20 Trelawney Road) and would be positioned approximately 17m from the rear of the existing house (6 Cotham Lawn Road). Houses adjacent to the opposite northern side of Trelawney Road would also be separated by approximately 17m.

In relation to the adjacent property to the west (20 Trelawney Road) a 1.1m gap is proposed between the respective houses. It is noted that the neighbouring property includes a side window at upper level

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within the eastern elevation which faces the site. This window is situated at the shared side boundary. It is noted that this side window was not shown on the approved plans and therefore it is not clear exactly which part of the house the window serves. It is however likely that the window is a secondary source of light to a room which benefits from additional windows to the front or rear. It is noted that 1.1m would be retained between the respective buildings and the eaves of the proposed roof would roughly align with the cill height of the adjacent window. The hipped roof form would mean the roof would pitch away from the adjacent window, reducing the impact to the window. Whilst there would be some change in outlook however this would be relatively minor and it is not foreseen that any significant overshadowing or loss of light would occur. The application has also demonstrated a 25 degree line will be retained from the window which is compliant with Building Research Establishment: Site layout planning for daylight and sunlight: A guide to good practice (BR209). Overall, in light of the aforementioned factors, it is concluded that the proposed development would have an acceptable impact to this adjacent side window.

In relation to the adjacent site to the east (7 Cotham Lawn Road), whilst some overshadowing may occur as a result of proposed development in this orientation, particularly later in the day, this would be limited to the end of the rear garden and therefore not any windows. The overshadowing would be unlikely to impact a significant proportion of the garden area, thus limiting the impact to overall amenity. It is also noted that existing trees presently create some existing shadow in this area also. Overall, it is found that an acceptable standard of amenity would be retained at this adjacent site.

With regard to adjacent properties to the north and south of the site (opposite to the northern side of Trelawney Road and the existing building at 6 Cotham Lawn Road), the retained separations of over 17m would be sufficient to ensure that no detrimental level of loss of light or overshadowing occurs.

In terms of privacy, the proposed house would be in nearest proximity of the adjacent contemporary property to the west (20 Trelawney Road). It is recognised that side windows are proposed within the projecting element to the rear which would face this site however the supplied section demonstrates that the floor level within the first floor mezzanine study would not be sufficient to afford views beyond the boundary wall between the houses. The proposed first floor rear windows would afford only oblique views, with the boundary wall of a height such that sufficient privacy would be retained. It is also noted that existing ground levels are significantly higher and accommodate an existing level of overlooking from the site towards this neighbouring property. There is also existing overlooking from the adjacent three storey villas which would be expected within the tightly knit inner urban area. Overall, it is found that an acceptable relationship and standard of privacy would be retained at the adjacent house.

Adjacent houses to the north and south would be separated by over 17m, as well as across Trelawney Road. This separation distance between facing windows is acceptable to avoid significant detriment to privacy. To conclude, the proposed development would avoid any undue harm to neighbouring amenity and living conditions, and is consequently compatible with policy and acceptable in this regard.

STANDARD OF ACCOMODATION

Policy BCS18 (Housing Type) of the Core Strategy outlines that residential developments should provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards.

Policy DM29 (Design of New Buildings) of the SADMP states the design of new buildings should be of high quality. To achieve this, new buildings are expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight. New residential development should provide dual aspect where possible, particularly where one of the aspects is north-facing.

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The relevant space standards are the Department for Communities and Local Government (DCLG) Nationally Described Space Standards for new housing published in March 2015. These outline technical standards for application to all tenures of new housing across England. The standards set minimum internal areas which accommodation should provide relative to the number of future occupants. Relevant to this application, 2 bedroom, 4 occupant dwellings of a two storeys are required to provide minimum internal area of 79m². The standards also set minimum levels for built in storage within new houses, bedroom sizes and minimum floor to ceiling heights. Double bedrooms should have a floor area of 11.5m² and a minimum width of 2.75m. Single bedrooms should have a minimum floor area of 7.5m² and minimum width of 2.15m. The dwelling should ensure 2.3m floor to ceiling height for at least 75% of the gross internal area. Any area with headroom of less than 1.5m is not counted within the gross internal area unless used solely for storage. Built in storage with an area of 2m² is required within 2 bedroom, 4 occupant dwellings.

In this instance, the proposed dwelling would offer internal floor area totaling over 130m². This would significantly exceed the level required by the national space standards. Bedrooms would also meet expected space standards. The proposed dwelling would be dual aspect and would experience good levels of light and natural ventilation. The dwelling would also benefit from a small private terrace to the rear offering some private amenity space for future occupiers. These factors would ensure the proposed house would provide a good standard of accommodation for future occupiers. The application is therefore compatible with policy objectives and acceptable in this regard.

TRANSPORT & HIGHWAYS

Section 4 of the NPPF outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

Policy BCS10 (Transport & Access Improvements) of the Core Strategy states that development proposals should be located where sustainable travel patterns can be achieved, with more intensive, higher density mixed use development at accessible centres and along or close to main public transport routes. Proposals should minimise the need to travel, especially by private car, and maximise opportunities for the use of walking, cycling and public transport.

Developments should be designed and located to ensure the provision of safe streets and reduce as far as possible the negative impacts of vehicles such as excessive volumes, fumes and noise. Proposals should create places and streets where traffic and other activities are integrated and where buildings, spaces and the needs of people shape the area.

The following hierarchy for transport user priorities is set out:

- a. The pedestrian;
- b. The cyclist;
- c. Public transport;
- d. Access for commercial vehicles;
- e. Short stay visitors by car;
- f. The private car.

Policy DM23 (Transport Development Management) of the SADMP outlines that new development should not give rise to unacceptable traffic conditions and will be expected to provide safe access to the highway network. The policy also outlines that new development should be accessible by sustainable transport methods such as walking, cycling and public transport. Furthermore, the policy

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sets standards for parking provision. Policy DM23 requires a maximum provision of car parking spaces and minimum provisions for cycle parking. Based upon the limits outlined within DM23, a maximum of 1.25 car parking spaces can be accommodated by the development and a minimum of 2 cycle parking spaces are required within the development. It is noted that in relation to individual or small-scale developments car parking standards will be applied flexibly to allow for the best layout of the site. On occasion this may result in the provision of driveway space which exceeds that specified in the guidelines. Appendix 2 stipulates that standard car parking spaces should measure 2.4m by 4.8m, with the depth enlarged to 5.3m where abutting a solid structure to enable access. In line car spaces (end to end parking) assuming access available from the side should measure 2.4m x 6.6m.

As highlighted above within the principle of development section, the site is found to represent a sustainable and accessible location for residential development. This is based upon proximity to various centres including the city centre, Whiteladies Road town centre and St Michaels Hill local centre as well as good public transport accessibility. These would offer future occupiers a legitimate and high frequency public transport service. The site therefore benefits from easy and convenient access to a range of local shops and services. The location of the site is such that future occupiers would not need to be dependent on the private car should they wish. The site would therefore encourage use of active and low carbon transport modes and sustainable transit patterns in accordance with national and local planning policy.

As noted above, policy requirements for car parking provision are a maximum levels which the development could feasibly accommodate and generally within sustainable inner city areas, which have good access to shops and services as well as public transport, lower levels are acceptable. The development in this case includes no provision for on-site car parking which is found to be acceptable and the proposal has formally been assessed as car free. This is based upon the sustainability of the site and availability of high frequency public transport services in addition to the provision of policy compliant cycle parking facilities which can be ensured via condition. In order to ensure that the development is car free, future occupiers will not be permitted to apply for parking permits in the local area.

In relation to cycle parking, Policy DM23 requires a provision of 2 cycle parking spaces per 2 bedroom dwelling. Cycle parking should be secure, weather tight, accessible to all potential users and have direct access to the public highway. In this case, cycle parking is proposed to the rear of the site. Whilst it is noted that this location is not ideal from an accessibility perspective, given the scale of the site, options are limited in this regard. It is found to be preferable to include bin storage with direct access to the highway and retain a greater degree of public surveillance of the street in this instance. Full details of security and lighting would be sought via condition in the event of permission being granted.

Policy DM32 (Recycling & Refuse Provision in New Development) of the SADMP outlines that all new development should provide bin and recycling storage facilities fit for the nature of development, with adequate capacity for the proposed development, in a location which is safe and accessible for all users and does not harm the visual amenity of the area or neighbouring amenity.

Bin storage is proposed to the front of the building and as noted above, this location has direct access to the public highway for collection. The proposed storage facilities are sufficiently sized to accommodate bins and receptacles as outlined within Policy DM32. The facilities would ensure bins are not stored on the public highway and would avoid harm to the appearance and character of the area. The proposed bin and recycling facilities are acceptable.

Subject to conditions, the proposed development is therefore found compatible with national and local policy objectives for sustainable development through encouraging active and low carbon travel. The development would also avoid any detrimental impact upon the safe and free flow of the surrounding highway network. On this basis the proposed development is therefore acceptable in terms of transport and highways matters.

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SUSTAINABILITY & CLIMATE CHANGE

Themes of sustainability, carbon reduction and climate change underpin national planning policy. Policies BCS13-15 of the Core Strategy relate to the Council's expectations with regard to sustainable construction of new buildings and emissions in respect of climate change. These policies must be addressed and the guidance within the Council's Climate Change and Sustainability Practice Note followed. New dwellings are expected to minimise energy requirements. This will be achieved by high standards of energy efficiency including optimal levels of thermal insulation, passive ventilation and cooling, passive solar design, and the efficient use of natural resources in new buildings. Core Strategy Policy requires new dwellings also incorporate an element of renewable energy to reduce carbon emissions by a further 20% above energy saving measures.

The applicant has supplied a sustainability statement and energy statement in support of the proposed development. This outlines compliance with Building Regulations Part L. The energy table also indicates a further 20% reduction in carbon emissions can be achieved via on site renewable energy generation, specifically via installation of photovoltaic panels. These are proposed for installation to the rear pitched roof of the proposed dwelling in a south east facing orientation and are shown on plans. A condition will be applied to any eventual permission ensuring full compliance with the supplied a sustainability statement and energy statement. Subject to this, the proposed development would therefore make an acceptable contribution to policy objectives of sustainability and climate change.

SURFACE WATER DRAINAGE

Policy BCS16 (Flood Risk and Water Management) of the Core Strategy states that development in Bristol will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding. The development of sites with a sequentially greater risk of flooding will be considered where essential for regeneration or where necessary to meet the development requirements of the city.

Development in areas at risk of flooding will be expected to:

- i. be resilient to flooding through design and layout, and/or
- ii. incorporate sensitively designed mitigation measures, which may take the form of on-site flood defence works and/or a contribution towards or a commitment to undertake such off-site measures as may be necessary, in order to ensure that the development remains safe from flooding over its lifetime.

All development will also be expected to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. This should include the use of sustainable drainage systems (SUDS).

Policy DM33 (Pollution Control, Air Quality and Water Quality) of the SADMP states that Development which has the potential, either individually or cumulatively, for an unacceptable impact on environmental amenity, biodiversity or water quality by reason of pollution as set out in the Core Strategy but is considered desirable for reasons of economic or wider social need will be expected to provide an appropriate scheme of mitigation.

The policy proceeds to outline that "Development adjacent to underground or surface water bodies covered by the Water Framework Directive and Severn River Basin Management Plan should contribute towards those water bodies maintaining or achieving Good Ecological Status. This may take the form of on-site measures or a financial contribution to off-site measures."

"In terms of water quality, the River Frome, Brislington Brook, Malago, River Trym and Colliter's Brook

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do not currently achieve Good Ecological Status due to impacts from flood protection / land drainage schemes and urbanisation. To comply with the Water Framework Directive water bodies should reach good ecological potential by 2027. Measures will therefore be sought from development adjacent to waterways covered by the Water Framework Directive, where feasible and viable, either through measures in the Severn River Basin Management Plan or other good practice such as naturalised river habitats, deculverting and appropriate vegetation management plans. The River Avon is at good ecological status and this should not be allowed to deteriorate through development."

The proposed development is located within surface drainage discharge zone where the priority is to limit discharge to capacity of existing sewer network or existing discharge rate. The proposed development of open garden land would likely result in increased discharge rate. As such, details of a comprehensive sustainable urban drainage scheme design to limit discharge to capacity of existing sewer network or existing discharge rate will be required prior to commencement in order to provide sufficient mitigation for development. A condition could be attached securing this in the event of permission being granted. Subject to this measure the development would avoid causing a significant increase in flood risk locally.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The following development types will be liable for CIL:

- i. Development comprising 100m² or more of new build floorspace
- ii. Development of less than 100m² of new build floorspace that results in the creation of one or more dwellings
- iii. The conversion of a building that is no longer in lawful use

The development would create approximately 137m² of new build residential floorspace within the inner Bristol CIL charging area (£70per m²). Consequently, the development generates CIL liability totalling £9590 (plus indexation) which would be payable on commencement of development.

CONCLUSION

The proposed development would help to address the availability, mix and balance of housing locally, contributing a good standard house at a sustainably located site where policy encourages higher densities. Subject to conditions, the development would preserve the appearance, character and historic significance of the surrounding conservation area and important trees. The proposal would also have an acceptable impact on living conditions and amenity at neighbouring properties. The development would also avoid causing any significant highways issues and subject to conditions would make acceptable contributions to reducing the impact of climate change and flood risk locally. Consequently, the application is found to accord with all relevant national and local planning policy and no material considerations have been identified which would warrant refusal. On this basis, it is recommended that planning permission is granted, subject to the conditions beneath.

RECOMMENDED GRANTED subject to condition(s)

Conditions

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.

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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. 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 T1 and T2 in the position and to the specification shown on Drawing No. TP 2373/1803/TCP (REV A). 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.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.

4. Construction management plan

No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

Parking of vehicle of site operatives and visitors
 routes for construction traffic
 hours of operation
 method of prevention of mud being carried onto highway
 pedestrian and cyclist protection
 proposed temporary traffic restrictions
 arrangements for turning vehicles

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development.

5. Submission of samples before work starts

No development shall take place until samples of the cedar cladding has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved sample.

Reason: To ensure that the external appearance of the building is satisfactory.

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6. Pennant Stone Features

Prior to the commencement of development, drawings to a minimum 1:10 scale (also indicating materials, treatments and finishes); relevant scaled construction sections and sample panels of the proposed pennant stone walling demonstrating the typical colour, texture, face bond and pointing, construction and re-use of existing pennant stone are to be submitted to (samples to be erected on site) and agreed in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved details prior to the first occupation of the dwellings hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the finished works are of a high standard and would appear in keeping and complementary of the local area, avoiding harm to the surrounding conservation area.

7. Sustainable Drainage System (SuDS)

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

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

8. Rainwater Goods

Prior to the commencement of the relevant element of development, detailed drawings of proposed rainwater goods demonstrating a system designed to prevent gutters being clogged by leaf fall from the adjacent street trees, will be submitted to and approved in writing by the local planning authority. The approved design will be fully implemented and retained in perpetuity unless otherwise agreed in writing by the local planning authority.

Reason: To avoid unnecessary pruning works and pressure for removal of important adjacent street trees which contribute highly to the appearance and character of the conservation area.

Pre occupation condition(s)

9. PV Panel Details

Prior to commencement of the relevant element of development, details (including the exact location (to include the optimisation of positioning), dimensions, design/ technical specification and method of fixing) relating to the PV panels as specified within the approved Sustainability and Energy Report shall be submitted to and agreed in writing by the Local Planning Authority. The approved equipment shall be installed and operational prior to the first occupation of the use which they serve and retained as operational thereafter in perpetuity.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

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10. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared which ensures 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. 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.

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.

11. Cycle parking

Prior to first occupation of the residential accommodation hereby approved, full details demonstrating how bicycles will be parked and secured within the approved cycle store as well as method of illumination for the cycle parking shall be submitted to and agreed in writing by the Local Planning Authority. The agreed cycle parking and associated details shall be retained, free from obstruction, solely for the purposes of parking bicycles thereafter.

Reason: To ensure the proposed cycle parking is secure and weathertight and the development effectively contributes to objectives of sustainability, active and low carbon transport as required by Policy BCS10 of the Core Strategy as well as Policies DM1 and DM23 of the Site Allocations & Development Management Policies Local Plan.

12. 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.

13. 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 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition ****, which is to be submitted to and be approved in writing by the Local Planning Authority.

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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 ****.

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.

Post occupation management

14. No further extensions

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

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

15. No Further Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the side elevations elevation of the building/extension 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 overlooking and loss of privacy.

16. Sustainability and energy efficiency measures

The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the energy and sustainability statement (Sustainability Report, gsharchitects, March 2018) prior to first occupation. A total 20% reduction in carbon dioxide emissions below residual emissions through renewable technologies (photo voltaic panels) shall be achieved.

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with Policies BCS13 (Climate Change), BCS14 (Sustainable Energy), BCS15 (Sustainable Design and Construction) and DM29 (Design of New Buildings).

17. In accordance with arboricultural assessment

The proposed development shall be implemented in accordance with all findings and recommendations (including tree protection measures) as outlined within the supplied Arboricultural Assessment (Arboricultural Assessment, Tim Pursey, Rev B, 30 July 2018). The project arboricultural consultant must be present to oversee works within root protection areas in accordance with the arboricultural supervision recommendations in the arboricultural method statement. Copies of written site notes and/or reports detailing the results of

Development Control Committee B – 15 August 2018
Application No. 18/00447/F : 6 Cotham Lawn Road Bristol BS6 6DU

arboricultural site supervision shall be submitted to the Local Planning Authority following the operations detailed within the arboricultural method statement.

Reason: To protect green infrastructure and the character and appearance of the area in line with Policy BCS9 of the Core Strategy and Policy DM17 of the Site Allocations & Development Management Policies Local Plan.

List of approved plans

18. 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.

16/10/320 (05) Proposed Ground Floor Plan, received 29 June 2018
 16/10/321 (05) Proposed First Floor Plan, received 29 June 2018
 16/10/322 (05) Proposed Roof Plan, received 29 June 2018
 16/10/323 (05) Proposed Front Elevation, received 29 June 2018
 16/10/324 (04) Proposed Section AA, received 29 June 2018
 16/10/325 (04) Proposed Section BB, received 29 June 2018
 16/10/326 (04) Proposed Section CC & Rear Elevation, received 29 June 2018
 16/10/327 (04) Site Plan and Sections of Boundary with Neighbouring Property, received 29 June 2018
 16/10/328 (01) Proposed Eastern Side Elevation, received 29 June 2018
 16/10/329 (01) Proposed Western Side Elevation, received 29 June 2018
 Heritage Statement, received 25 April 2018
 Arboricultural Assessment Rev B 30 July 2018, received 25 April 2018
 16/10/300 Site Location plan, received 25 April 2018
 16/10/301 Existing site plan, received 25 April 2018
 Energy Strategy, received 25 April 2018

Reason: For the avoidance of doubt.

Advices

1. Note that in deciding to grant permission, the Committee/Planning Service Director also decided to recommend to the Council's Executive in its capacity as Traffic Authority in the administration of the existing Controlled Parking Zone of which the development forms part, that the development should be treated as car free / low-car and the occupiers ineligible for resident parking permits.
2. Construction site noise: Due to the proximity of existing noise sensitive development and the potential for disturbance arising from contractors' operations, the developers' attention is drawn to Section 60 and 61 of the Control of Pollution Act 1974, to BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites code of practice for basic information and procedures for noise and vibration control" and the code of practice adopted by Bristol City Council with regard to "Construction Noise Control". Information in this respect can be obtained from Pollution Control, City Hall, Bristol City Council, PO Box 3176, Bristol BS3 9FS.
3. Tree Protection: You are advised to refer to BS5837 : 2012 Trees in relation to construction for detailed information on types of tree protection, protection zones and other relevant matters.

Development Control Committee B – 15 August 2018
Application No. 18/00447/F : 6 Cotham Lawn Road Bristol BS6 6DU

4. Existing street trees:

The proposed residential accommodation fronts onto Trelawney Road and hence the existing Lime and Plane street trees. Some rooms as a result will look out at the trees. The applicant/developer/any future occupiers should note that under Bristol City Council's Tree Management Standards, the Council will not prune its own trees to improve natural light into a property, open up views or to reduce leaf or debris fall, or due to apprehension about the proximity of large trees to dwellings. Any such requests from residents would be met with refusal.

5. Minor works on the public highway: The development hereby approved includes the carrying out of work on the public highway (relocation of RPZ sign and installation of services). You are advised that before undertaking the work on the highway you must enter into a highway agreement under s171, s184 or s278 of the Highways Act 1980 with the council. You will be required to pay fees to cover the council's costs in undertaking the approval and inspection of the works. You should contact TDM - Strategic City Transport (100TS), Bristol City Council, PO Box 3176, Bristol, BS3 9FS, telephone 0117 903 6846 or email TransportDM@bristol.gov.uk.

Supporting Documents

3. 6 Cotham Lawn Road

1. Site location plan
2. Site photo's
3. Proposed drawings
4. Arboricultural Assessment
5. Tree root survey

6, Cotham Lawn Road, Cotham, Bristol, BS6 6DU



Site Location Plan - 1:1250

This application is for the rear to 6 Cotham Lawn Road. The site is shown outlines in Red

00 Revision 26.10.2017

Title
Site Location Plan

Project
LTR No. 6, Cotham Lawn Road,
BS6 6DU

Scale
1:1250

Status
Planning Application

Dwg No. Revision
16 / 10 / 300 / *

ProjectWorks
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Rear of 6 Cotham
Lawn Road



20 Trelawney Road



28 Trelawney Road





1902

[REDACTED]

[REDACTED]

[REDACTED]





P
50
10:00 - 18:00
Blue Box



apud access
ETE.



P
Parker
100
100
100





Rear of 6 Cotham
Lawn Road

20 Trelawney Road



Rear of 6 Cotham
Lawn Road



20 Trelawney Road





20 Trelawney Road

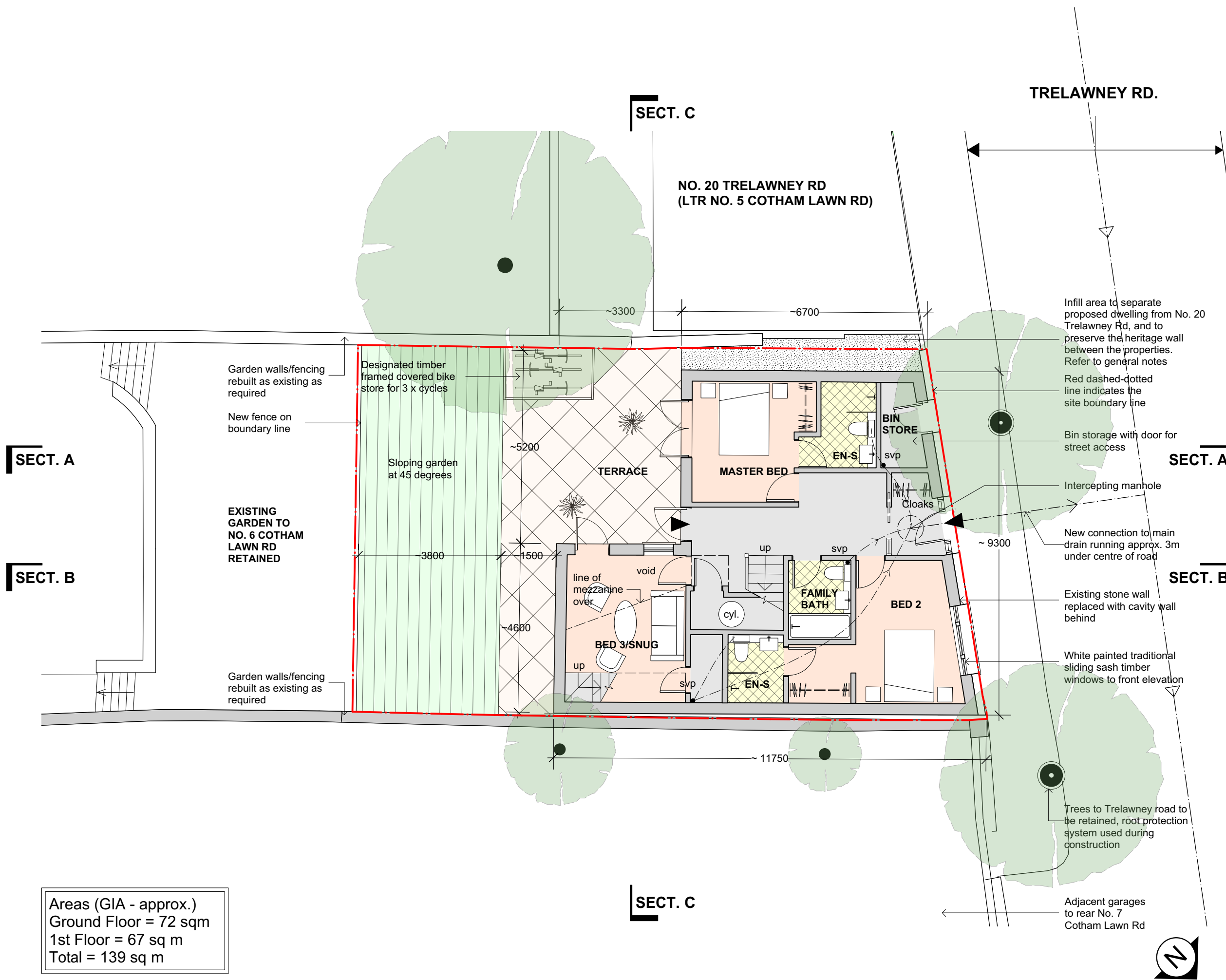
Rear of 6 Cotham
Lawn Road



20 Trelawney Road

Proposed site

We are aware of the sensitive nature of this site, both in terms of the local vernacular and the Cotham and Redland conservation area, but also because of the historic and heritage aspects of some of the walls bounding the site. Should a consent be granted then full discussions with immediate neighbours under the terms of the Party Wall Act (etc) 1996 would take place, and no development will begin without an agreement in place



Areas (GIA - approx.)
 Ground Floor = 72 sqm
 1st Floor = 67 sq m
 Total = 139 sq m

01	Revision	17.05.2017
02	Revision	19.06.2017
03	Revision	21.11.2017
Energy Report details added		
04	Revision	22.05.2018
Boiler moved to utility room on first floor, site boundary line adjusted		
05	Revision	01.06.2018
Door position adjusted, new door added for bin store and hallway layout revised		

Title
Proposed - Ground Floor Plan

Project
 LTR No. 6, Cotham Lawn Road, BS6 6DU

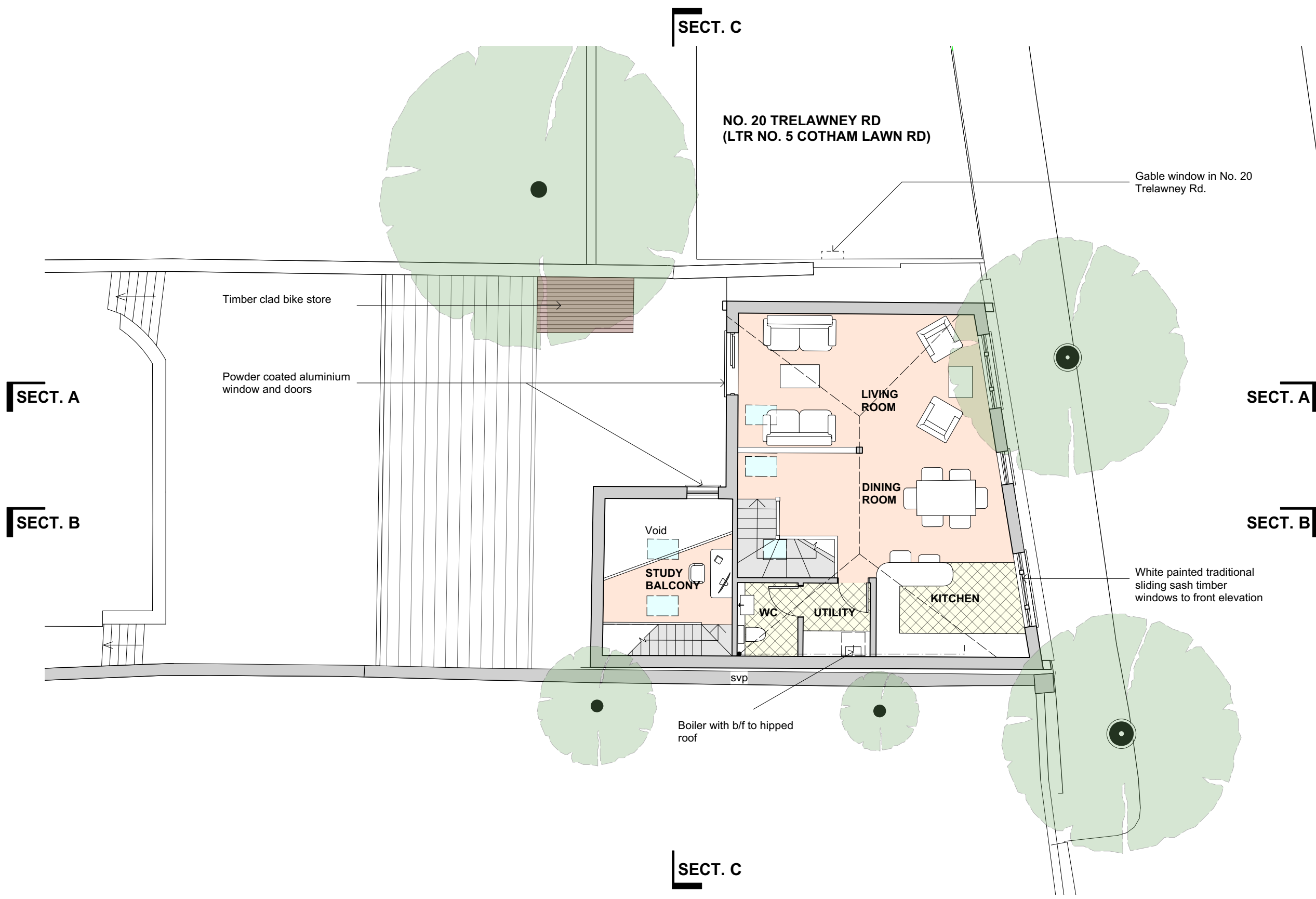
Scale
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Status
 Planning Application

Dwg No. **16 / 10 / 320 /** Revision **05**

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We are aware of the sensitive nature of this site, both in terms of the local vernacular and the Cotham and Redland conservation area, but also because of the historic and heritage aspects of some of the walls bounding the site. Should a consent be granted then full discussions with immediate neighbours under the terms of the Party Wall Act (etc) 1996 would take place, and no development will begin without an agreement in place



01	Revision	17.05.2017
02	Revision	19.06.2017
03	Revision	21.11.2017
Energy Report details added		
04	Revision	22.05.2018
Boiler moved to utility room		
05	Revision	01.06.2018
Window and velux positions adjusted		

Title
Proposed - First Floor Plan

Project
LTR No. 6, Cotham Lawn Road,
BS6 6DU

Scale
1:100

Status
Planning Application

Dwg No. **16 / 10 / 321 /** Revision **05**

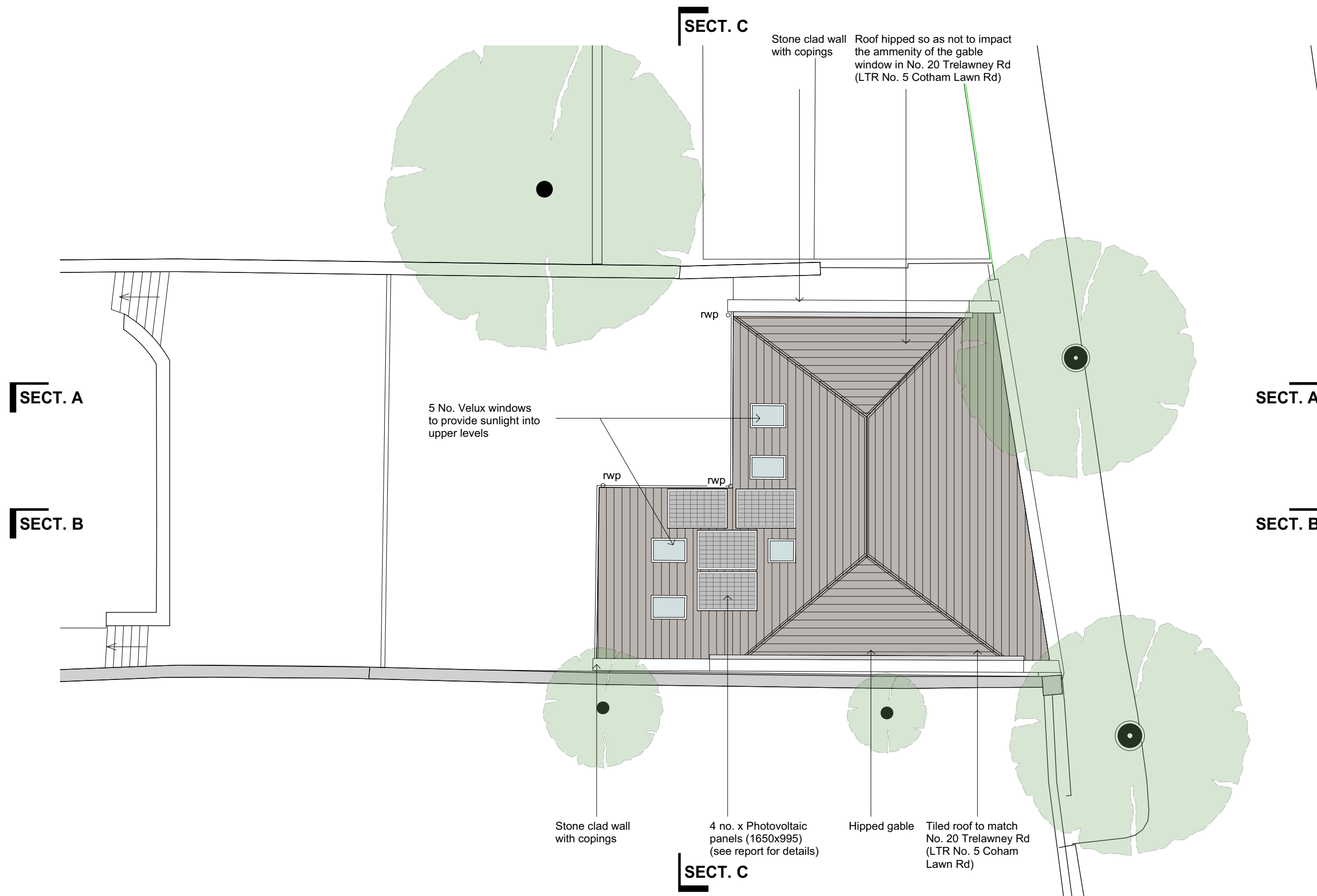
ProjectWorks

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We are aware of the sensitive nature of this site, both in terms of the local vernacular and the Cotham and Redland conservation area, but also because of the historic and heritage aspects of some of the walls bounding the site. Should a consent be granted then full discussions with immediate neighbours under the terms of the Party Wall Act (etc) 1996 would take place, and no development will begin without an agreement in place



01	Revision	17.05.2017
02	Revision	19.06.2017
03	Revision	17.11.2017
	Energy Report details added	
04	Revision	22.05.2018
	Boiler moved to utility room	
05	Revision	01.06.2018
	Hipped roof changed, velux windows and PV panels repositioned	

Title
Proposed - Roof Plan

Project
LTR No. 6, Cotham Lawn Road,
BS6 6DU

Scale
1:100

Status
Planning Application

Dwg No. **16 / 10 / 322 /** Revision **05**

ProjectWorks

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We are aware of the sensitive nature of this site, both in terms of the local vernacular and the Cotham and Redland conservation area, but also because of the historic and heritage aspects of some of the walls bounding the site. Should a consent be granted then full discussions with immediate neighbours under the terms of the Party Wall Act (etc) 1996 would take place, and no development will begin without an agreement in place



01	Revision	17.05.2017
02	Revision	19.06.2017
03	Revision	21.11.2017
	Energy Report details added	
04	Revision	31.05.2018
	Hipped roof altered and new door to bin store added	
05	Revision	01.06.2018
	Door position adjusted, new door added for bin store, hipped roof adjusted	

Title
Proposed Front Elevation (West) on Trelawney Rd

Project
LTR No. 6, Cotham Lawn Road, BS6 6DU

Scale
1:100

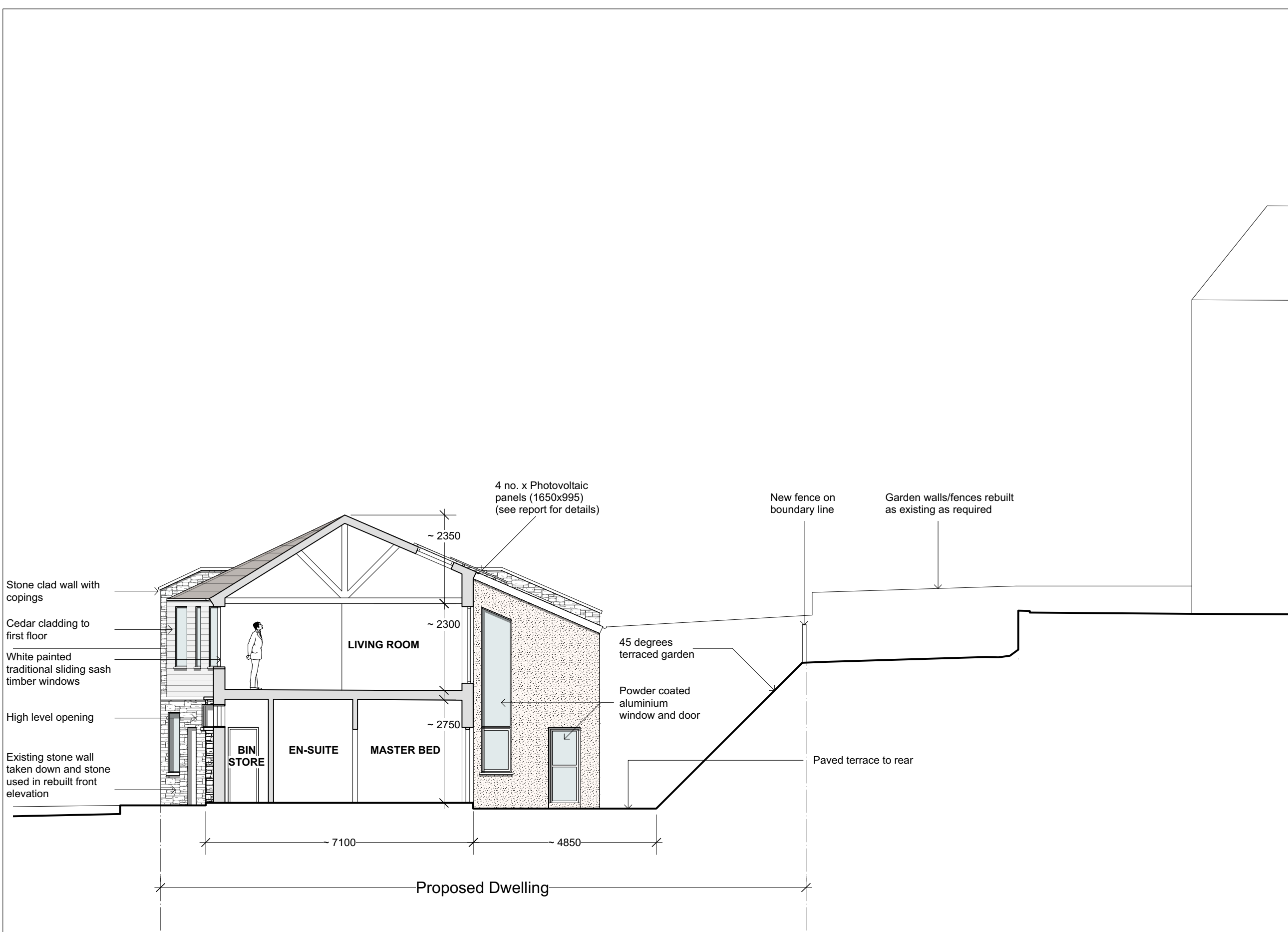
Status
Planning Application

Dwg No. **16 / 10 / 323 /** Revision **05**

ProjectWorks

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We are aware of the sensitive nature of this site, both in terms of the local vernacular and the Cotham and Redland conservation area, but also because of the historic and heritage aspects of some of the walls bounding the site. Should a consent be granted then full discussions with immediate neighbours under the terms of the Party Wall Act (etc) 1996 would take place, and no development will begin without an agreement in place



01	Revision	17.05.2017
02	Revision	19.06.2017
03	Revision	17.11.2017

Energy Report details added

04	Revision	01.06.2018
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Hipped roof adjusted, and gable wall lowered to height of other gable wall

Title
Proposed - Section AA

Project
LTR No. 6, Cotham Lawn Road,
BS6 6DU

Scale
1:100

Status
Planning Application

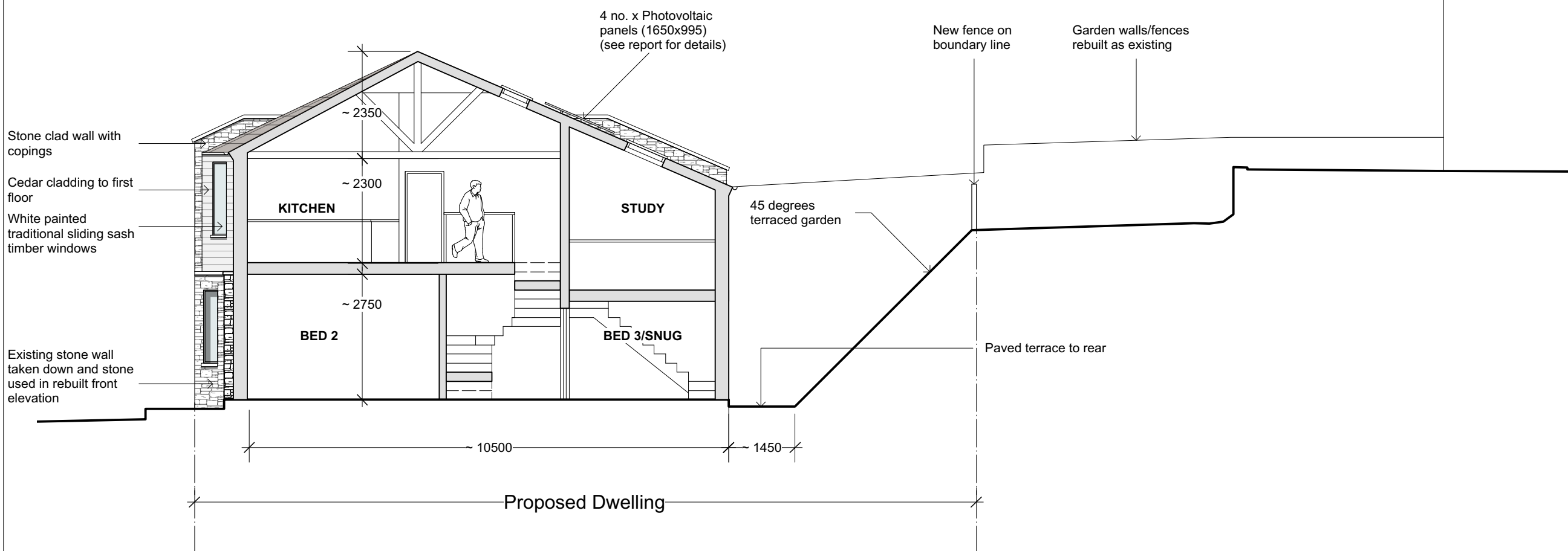
Dwg No. **16 / 10 / 324 /** Revision **04**

ProjectWorks

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We are aware of the sensitive nature of this site, both in terms of the local vernacular and the Cotham and Redland conservation area, but also because of the historic and heritage aspects of some of the walls bounding the site. Should a consent be granted then full discussions with immediate neighbours under the terms of the Party Wall Act (etc) 1996 would take place, and no development will begin without an agreement in place



01	Revision	17.05.2017
02	Revision	19.06.2017
03	Revision	17.11.2017

Energy Report details added

04	Revision	01.06.2018
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Hipped roof adjusted, and gable wall lowered to height of other gable wall

Title

Proposed - Section BB

Project

LTR No. 6, Cotham Lawn Road, BS6 6DU

Scale

1:100

Status

Planning Application

Dwg No.

16 / 10 / 325 /

Revision

04

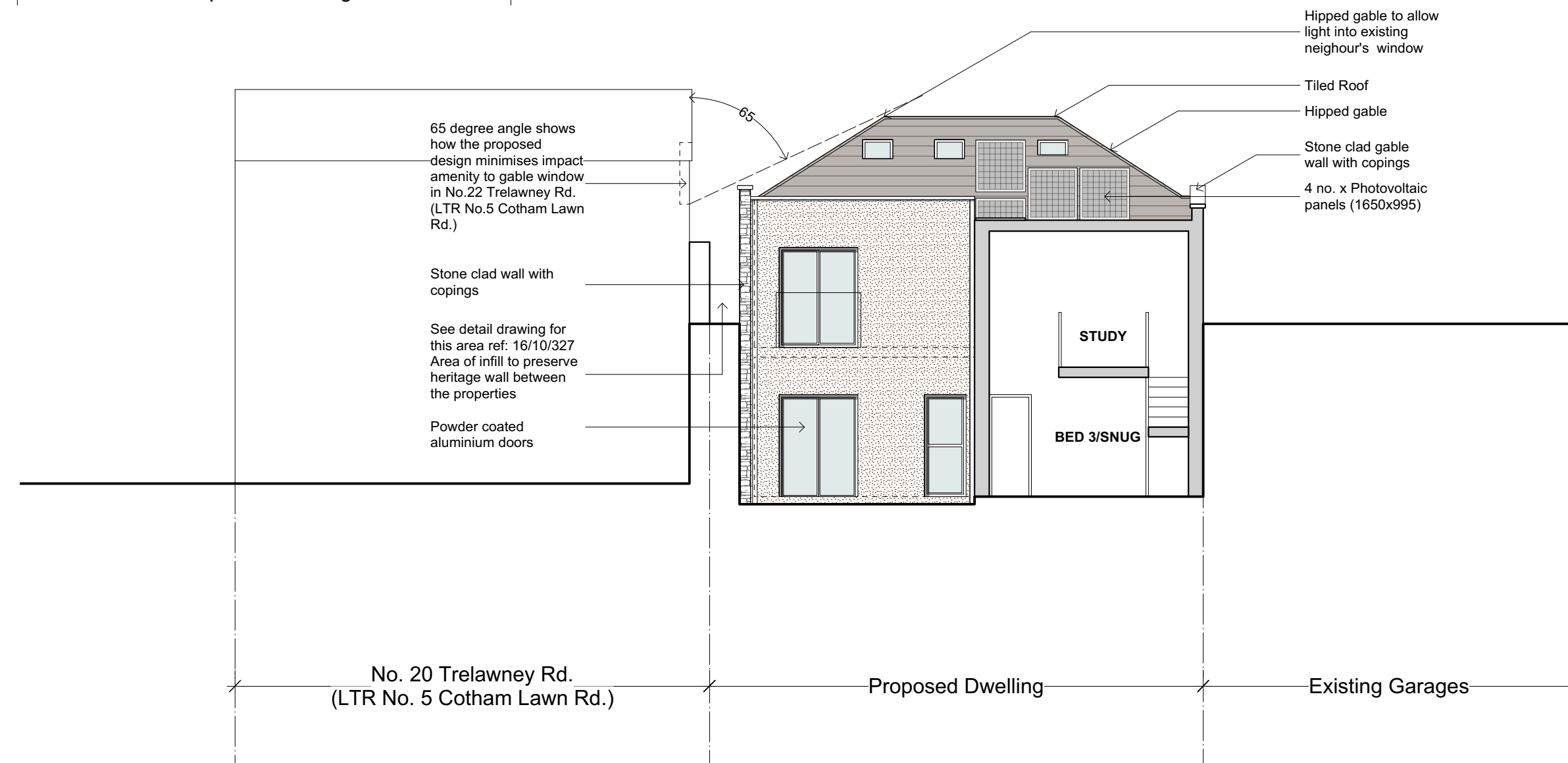
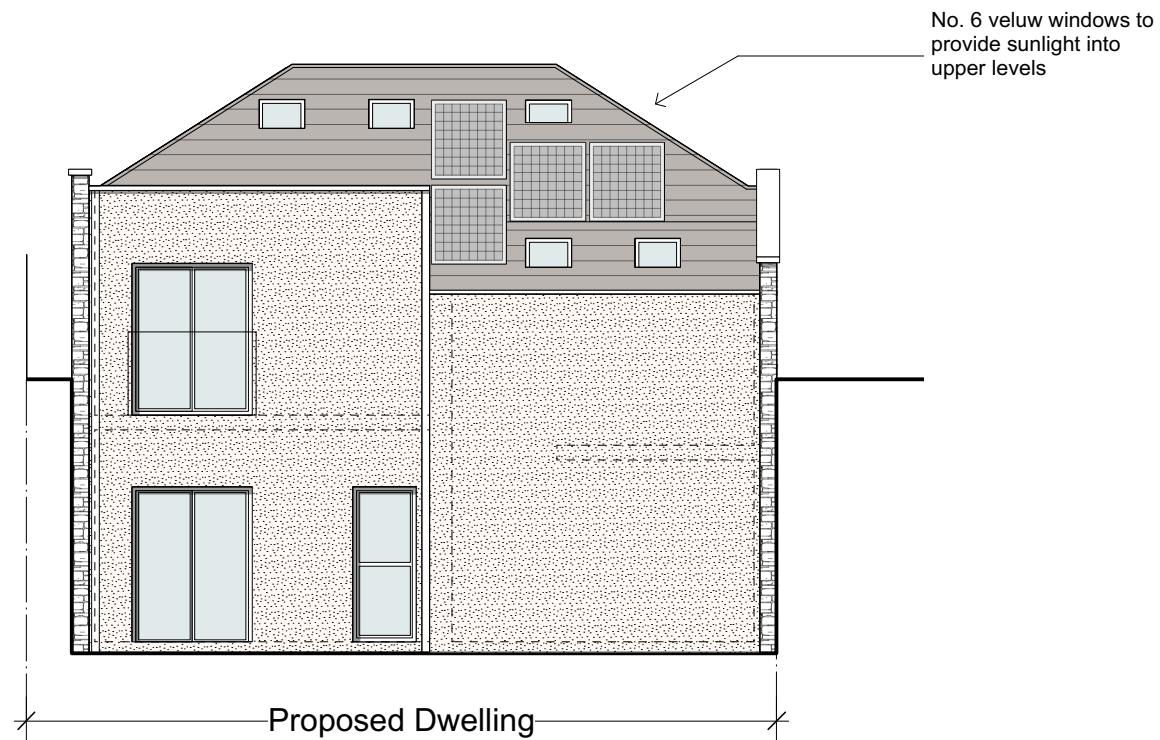
ProjectWorks

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We are aware of the sensitive nature of this site, both in terms of the local vernacular and the Cotham and Redland conservation area, but also because of the historic and heritage aspects of some of the walls bounding the site. Should a consent be granted then full discussions with immediate neighbours under the terms of the Party Wall Act (etc) 1996 would take place, and no development will begin without an agreement in place



01	Revision	17.05.2017
02	Revision	19.06.2017
03	Revision	17.11.2017
Energy Report details added		
04	Revision	01.06.2018
Hipped roof adjusted, and gable wall lowered to height of other gable wall. Velux windows and PV panels adjusted		

Title
Proposed - Section CC & Rear Elevation

Project
LTR No. 6, Cotham Lawn Road, BS6 6DU

Scale
1:100

Status
Planning Application

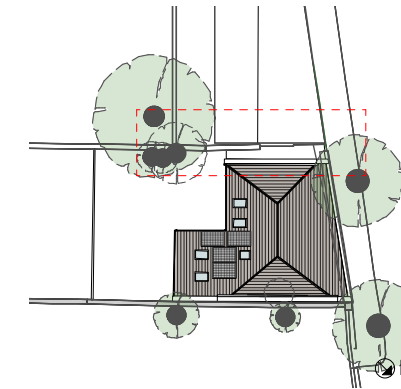
Dwg No. **16 / 10 / 326 /** Revision **04**

ProjectWorks

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General Notes

We are aware of the sensitive nature of this site, both in terms of the local vernacular and the Cotham and Redland conservation area, but also because of the historic and heritage aspects of some of the walls bounding the site. Should a consent be granted then full discussions with immediate neighbours under the terms of the Party Wall Act (etc) 1996 would take place, and no development will begin without an agreement in place

01	Revision	27.06.2017
02	Revision	21.11.2017
	Energy Report details added	
03	Revision	22.05.2018
04	Revision	01.06.2018
	Hip roof pitch adjusted	

Title

Site plan and sections of boundary with neighbouring dwelling

Project

LTR No. 6, Cotham Lawn Road, BS6 6DU

Scale

1:100/1:50

Status

Planning Application

Dwg No.

16 / 10 / 327 /

Revision

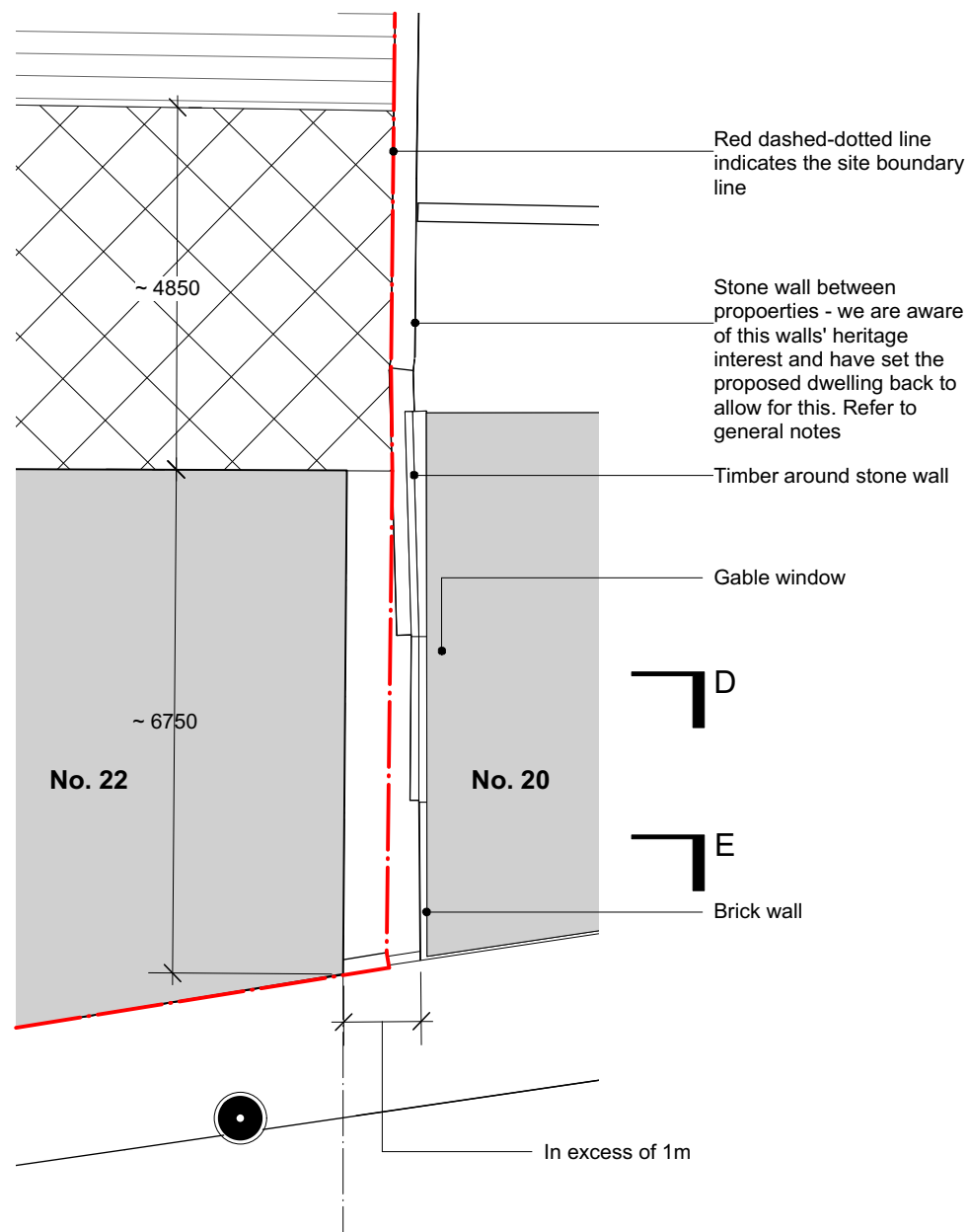
04

ProjectWorks

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Bristol, BS1 5BD

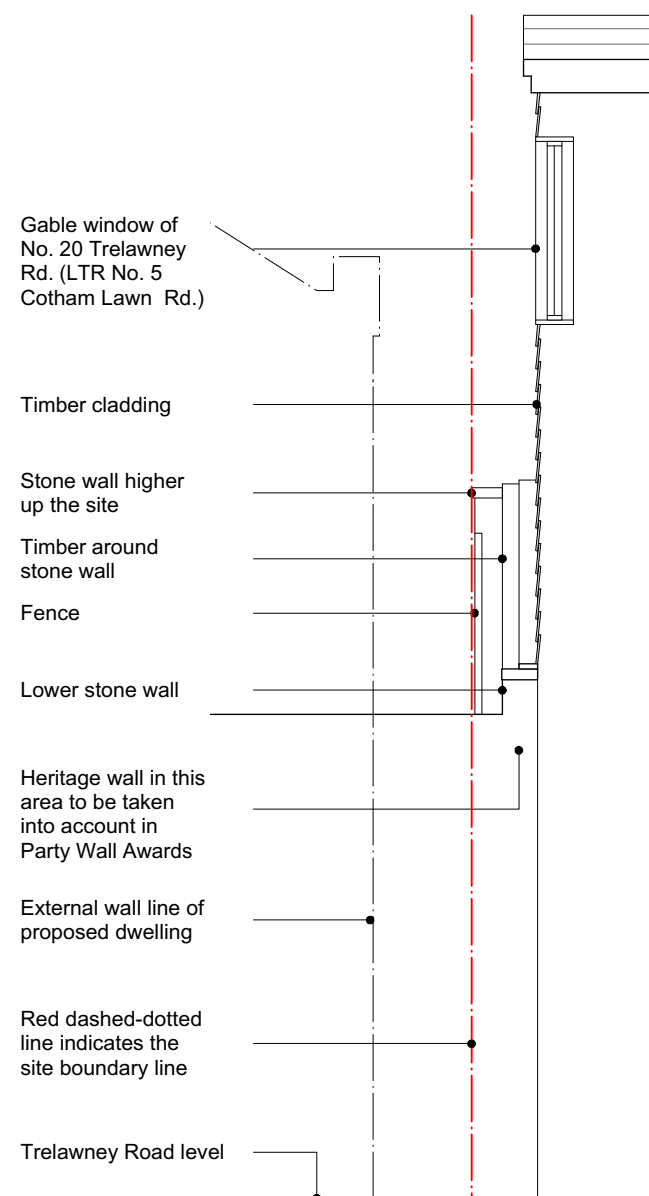
t: 07899 665066

e: joel@baillie-lane.com

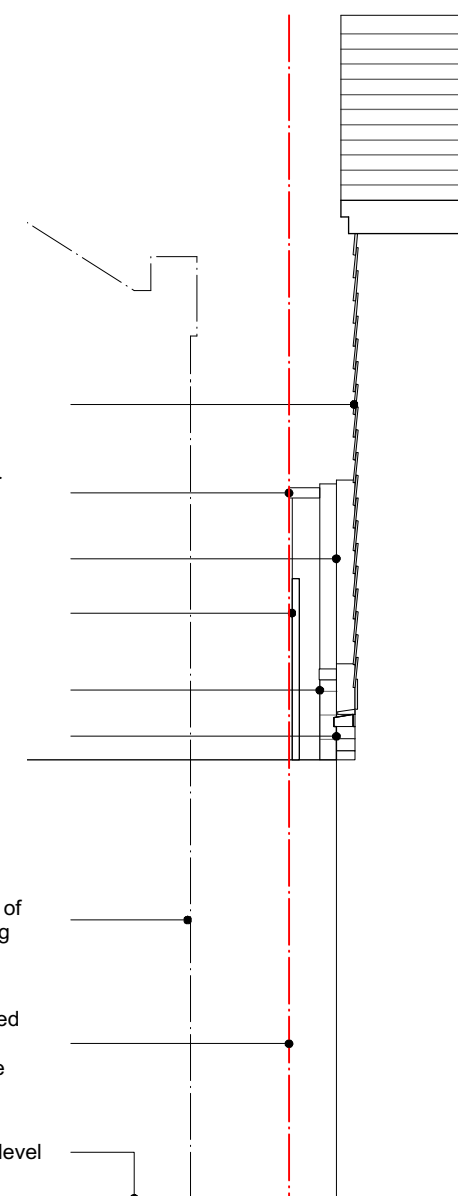


Site plan
1:100

External wall line of proposed dwelling

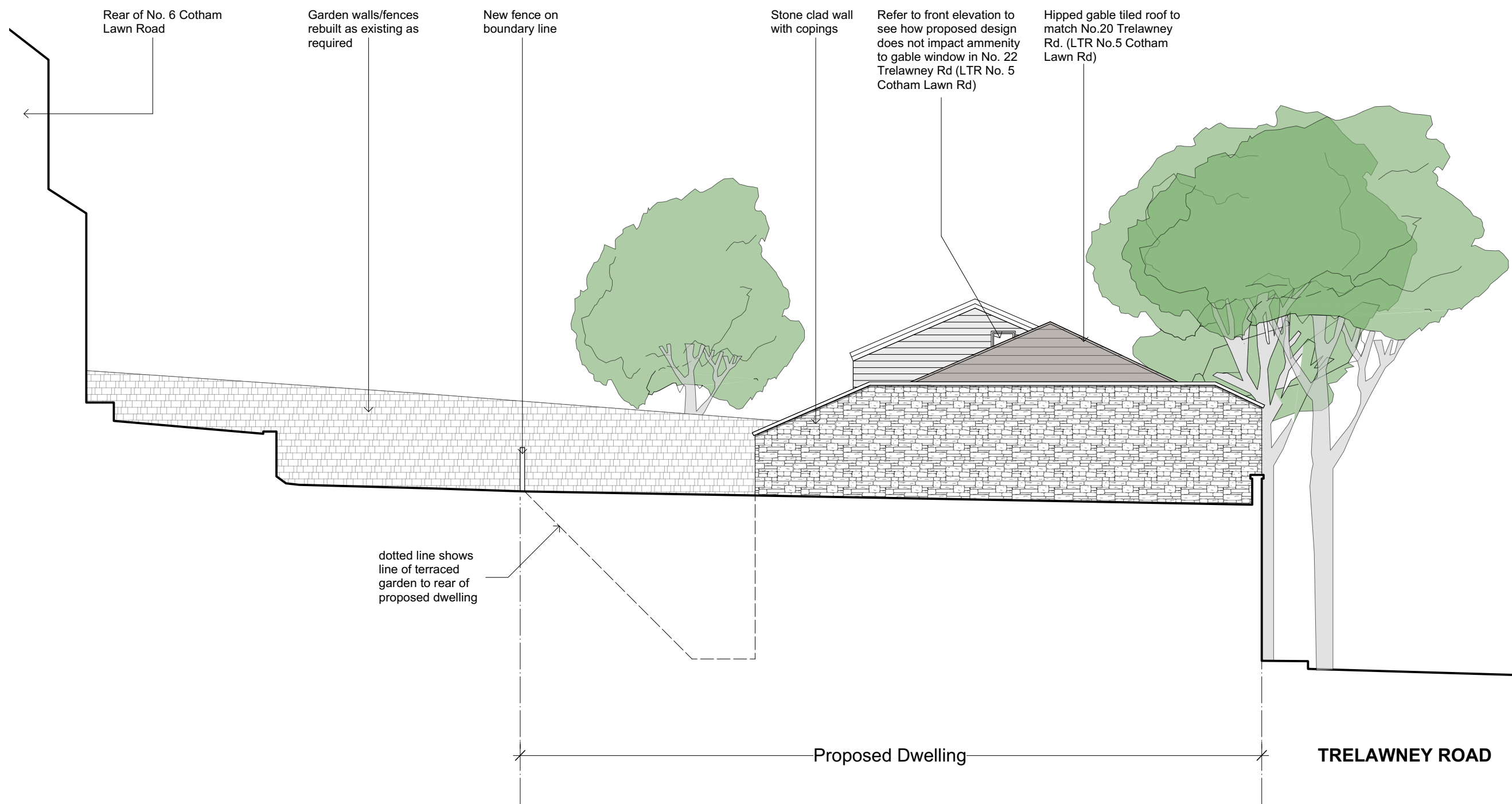


Section D-D
1:50



Section E-E
1:50

We are aware of the sensitive nature of this site, both in terms of the local vernacular and the Cotham and Redland conservation area, but also because of the historic and heritage aspects of some of the walls bounding the site. Should a consent be granted then full discussions with immediate neighbours under the terms of the Party Wall Act (etc) 1996 would take place, and no development will begin without an agreement in place



00	Revision	21.11.2017
01	Revision	01.06.2018
Gable wall lowered to height of opposite gable wall		

Title
Proposed - Side Elevation (Existing Garage)

Project
LTR No. 6, Cotham Lawn Road, BS6 6DU

Scale
1:100

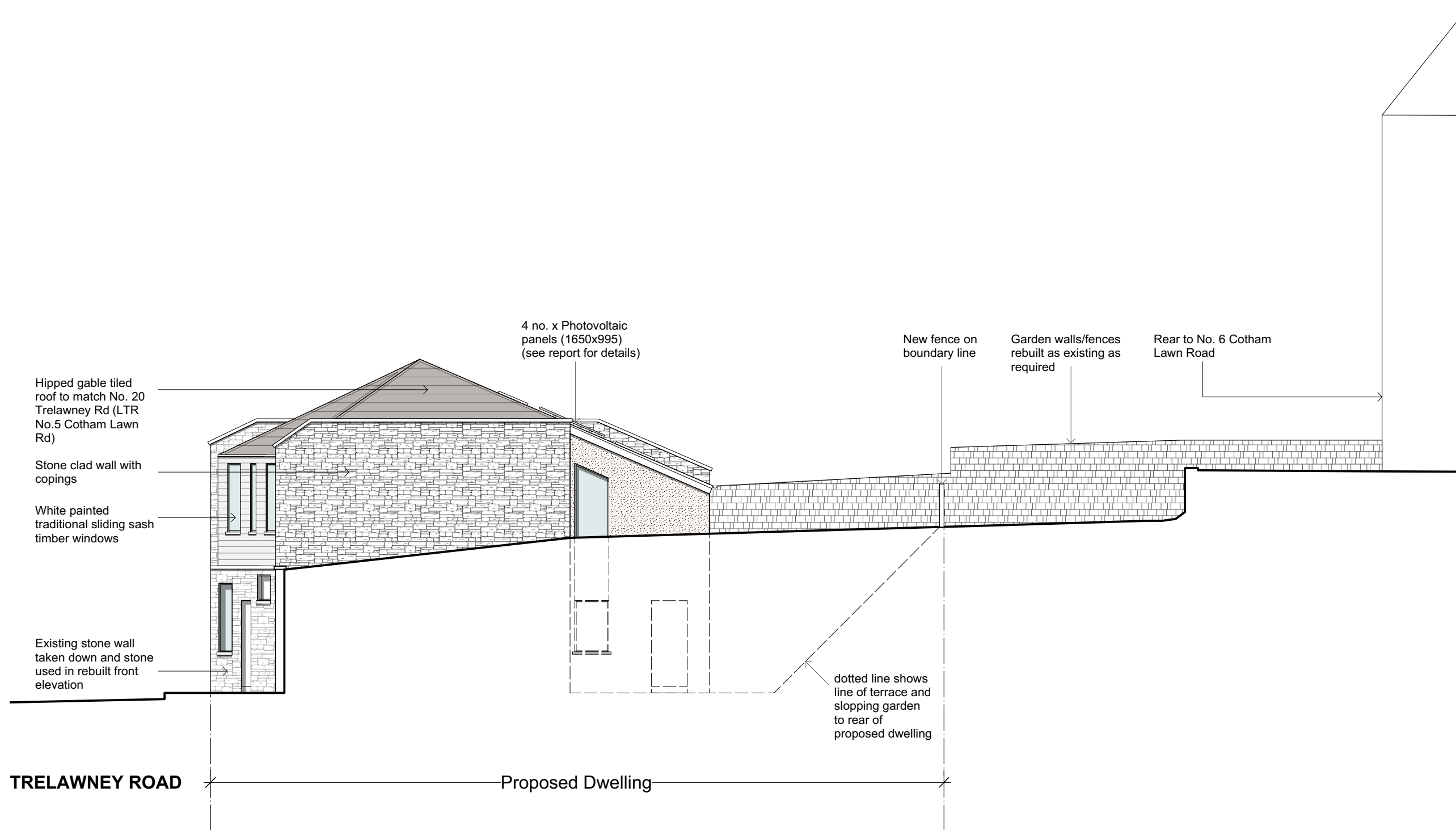
Status
Planning Application

Dwg No. **16 / 10 / 328 /** Revision **01**

ProjectWorks

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We are aware of the sensitive nature of this site, both in terms of the local vernacular and the Cotham and Redland conservation area, but also because of the historic and heritage aspects of some of the walls bounding the site. Should a consent be granted then full discussions with immediate neighbours under the terms of the Party Wall Act (etc) 1996 would take place, and no development will begin without an agreement in place



00	Revision	21.11.2017
01	Revision	01.06.2018
Gable walls lowered to same height		

Title
Proposed - Side Elevation (Existing House)

Project
LTR No. 6, Cotham Lawn Road, BS6 6DU

Scale
1:100

Status
Planning Application

Dwg No. **16 / 10 / 329 /** Revision **01**

ProjectWorks

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Arboricultural Assessment

for

**Rear of 6 Cotham Lawn Road
Cotham
Bristol**

Prepared by

Tim Pursey

MICFor, M.Arbor.A., Dip.Arb.(RFS), Tech.Cert.(Arbor.A.)

Arboricultural Consultant

Tel. 0117 951 1375

1 Stanley Park, Lower Easton

Bristol BS5 6DT

Email arb@timpursey.co.uk

www.timpursey.co.uk

1.0 Date of survey

1.1 March and July 2018

2.0 Surveyor

2.1 Tim Pursey

3.0 Instructions

3.1 As a result of a planning application, I am instructed to undertake an arboricultural assessment and to prepare a report assessing the impact that the proposed development will have on two trees growing on Trelawney Road as well as trees growing in rear gardens of Cotham Lawn Road.

3.2 The report includes:

- An indication of the constraints placed on the design by the trees on site
- Site plan detailing the existing trees on site – drawing TP 2373/1803/TCP Rev A appended
- A schedule indicating the tree survey results

4.0 Report limitations

4.1 All inspections were made from ground level, using binoculars where necessary. Should a more detailed inspection, by climbing or by elevated platform, be required then this will be highlighted within the survey recommendations.

4.2 I have not contacted the local planning authority to determine the legal status of the trees on site. If any trees are the subject of an order, or the land forms part of a Conservation Area then it will be necessary to properly notify, or to obtain prior permission from, the local authority before carrying out any works on the trees.

4.3 Trees are living, dynamic organisms. Their health and overall condition changes as the trees grow and can be affected by external conditions. For this reason the condition survey and any recommendations given are valid for a period not exceeding one calendar year from the date of issue of this report.

4.4 The method statement in this document is provisional and subject to confirmation.

5.0 Proposals

- 5.1 It is proposed to construct a new dwelling to the rear of 6 Cotham Lawn Road which will front Trelawney Road.
- 5.2 No trees are proposed to be removed to facilitate works.

6.0 Tree survey

- 6.1 See schedule of tree survey results.

7.0 Assessment of Impact

- 7.1 Trees T1 and T2 grow in the public pavement on Trelawney Road. Both are managed as pollards and both are in a normal condition.
- 7.2 It is proposed to construct a new dwelling in the rear of 6 Cotham Lawn Road fronting Trelawney Road.
- 7.3 Ground level difference between street level and subject site level is currently around 3.5m. It is very unlikely that significant root growth from the two trees will be found within the subject site.
- 7.4 The existing rear garden is retained by a large stone wall with unknown foundation depth.
- 7.5 Given the proximity of the wall to the two trees, it may be prudent to remove the lower sections and foundation of the wall with great care to ensure no significant roots are damaged.
- 7.6 The canopies of both trees are relatively high and although they oversail the subject site to a limited extent, there is sufficient vertical clearance beneath to accommodate the new two storey dwelling.
- 7.7 There may be some issues with honeydew dropping from the Lime tree and leaving residue to the front of the new dwelling and its windows. This is easily remedied with regular cleaning of windows and occasional cleaning of the house frontage with a powerful hose or power washer.
- 7.8 Both trees are deciduous so both will drop their leaves during autumn. The roof and gutters of the new dwelling should be designed to prevent gutters being blocked by leaf fall.
- 7.9 Windows from the new dwelling face onto Trelawney Road. The living space will be upstairs and looks out beneath the lower level of the canopies of both trees. The open-plan living space will inevitably experience some lowering of light levels but has three windows so overall light loss is likely to be lessened.

- 7.10 New services will be installed from Trelawney Road. They will inevitably pass through the root protection areas for both trees. Excavation to install services will, therefore, need to be undertaken with great care to avoid unnecessary root damage.
- 7.11 Provided the project is completed with sufficient care and in accordance with this document, there is no reason why the two trees cannot be retained without damage.
- 7.12 Small ornamental trees grow in adjacent gardens. Trees T3 and T4 grow sufficiently far from the boundary wall so root protection areas (RPAs) do not extend beyond the boundary wall.
- 7.13 Tree T5 grows some 2m from the boundary wall and its theoretical RPA, if drawn as a circle centred on the tree, extends into the subject site. Careful excavation undertaken by hand revealed no roots from Cherry T5 growing beneath the boundary wall and into the subject site. Excavation was taken to around 600mm in depth and the base of the boundary wall was not located.
- 7.14 Given that no roots from the tree grow into the subject site, proposed works will not have a detrimental effect upon the tree. Some minor crown pruning may be necessary but this will not affect the tree significantly.

8.0 Provisional Method Statement to Mitigate Impact

8.1 Tree Works

The crown of Cherry T5 will be crown lifted to 3m to provide greater working space beneath. Works will be undertaken by persons both experienced and qualified to do so and in accordance with BS3998:2010.

8.2 Protective Fencing

Protective fencing is not necessary or appropriate in this instance.

8.3 Tree Trunk Protection

The trunks of both trees T1 and t2 will be wrapped in a double layer of chestnut paled fencing (or other timber) to a height of 3m to ensure no stem/bark damage occurs as a result of plant working in the area (see overleaf).

- 8.4 Tree trunk protection will be installed prior to commencement of any works on site and will be retained until completion of the project.



Example of tree trunk protection, in this case not to 3m high

8.5 Removal of Existing Stone Boundary Wall

The lowest sections and foundation of the existing boundary wall will be removed with care and under the direct supervision of the project arboriculturist in order to ensure no unnecessary root damage occurs.

8.6 In the unlikely event that roots are encountered from either tree, the project arboriculturist will advise on the most appropriate course of action.

8.7 Service Installation

New services will need to be installed from Trelawney Road so a service trench is required. This will be excavated as close to mid-way between trees T1 and T2 as possible and will be excavated with care to avoid root damage.

8.8 Excavation will be completed by hand and in any case will be completed under the supervision of the project arboriculturist, again, to ensure no unnecessary root damage is caused. Roots less than 25mm in diameter may be severed if necessary using a sharp saw to ensure a clean cut.

8.9 Should larger roots be encountered then it may be necessary to locate services at greater or shallower depth. The project arboriculturist will be supervising excavation and will be able to advise as necessary. No roots larger than 25mm diameter will be severed without permission from the project arboriculturist.

- 8.10 Major roots will be retained and new services routed beneath or between roots where possible.
- 8.11 **General**
No storage or mixing of cement/concrete will be permitted anywhere within 10 metres of any retained tree. Account will be taken of any slopes in order to avoid the possibility of cement washings running into the rooting areas of retained trees.
- 8.12 Oil, bitumen or other material likely to be injurious to a tree should not be stacked or discharged within 10 metres of the trunk. Materials generally should not be stacked or discharged within 5 metres of the trunks.
- 8.13 **Arboricultural Supervision**
A pre-commencement meeting will be held between the project arboriculturist and site manager. The purpose of such a meeting will be to finalise protective measures and to ensure that tree trunk protection is adequate. It is also to ensure contractors are fully aware of the need to comply with the contents of this document.
- 8.14 It is particularly important that this meeting take place prior to works commencing on site.
- 8.15 Removal of the base of the existing wall and excavation for new services from Trelawney Road will be directly overseen by the project arboriculturist.

30 July 2018
Tim Pursey
Chartered Arboriculturist

Tree Survey

Key:

- Height: Estimated in metres.
- Stem diameter: Measured at 1.5m above ground level.
- Branch spread: Estimated in metres at four cardinal points.
- Height of crown
Clearance: Height in metres (estimated) above adjacent ground level to inform on ground clearance, crown stem ratio and shading.
- Age class: Young tree in first third of its life expectancy
Middle age tree
Mature trees
Over Mature
Veteran
- Category grading: **A/B/C/U** – In accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.
- Category A – High Quality
Category B – moderate quality
Category C- low quality
Category U – trees for removal
- All surveys and inspections made from ground level unless otherwise stated.

Rear of 6 Cotham Lawn Road, Cotham, Bristol

Tree No.	Species	Height (m)	Stem Dia.(mm)	Crown Radius (m)				Crown Ht. (m)	Age Class	Remaining Contribution	Structural and Physiological Condition	Preliminary Management Recommendations	Retention Category
				N	E	S	W						
T1	London Plane	17	750	4	4	4	4	5	Mat	20-40	Tree growing in pavement. Regularly pollarded to manage crown size. Stem forked at 4m. Normal	None	B2
T2	Common Lime	17	760	3	3.5	3	3	5	Mat	20-40	Tree growing in pavement. Regularly pollarded to manage crown size. Previously pollarded to 5m, now managed at greater height. Disruption to adjacent pavement and kerbing. Normal	None	B2
T3	Cypress	6	Est 125	1	1	1	1	1	Mid	20-40	Normal	None	C1
T4	Purple Leaf plum	7	Est 300	4.5	4.5	4.5	4.5	2	Mat	20-40	Normal	None	C1
T5	Ornamental Cherry	8	Est 400	5		5	5	2.5	Mat	10-20	Normal. Thinning slightly	None	C1

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6 Cotham Lawn Road

Roots from T5 do not extend beneath boundary wall and into the site. Demonstrated by trial excavation

Proposed new dwelling

More likely shape of RPA. Does not extend into subject site

12x stem diameter
BS5837:2012

T5

T2

Likely location of services from street

T4

T3

T1

Trelawney Road

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TITLE
Tree Constraints Plan
Rear of 6 Cotham Lawn Rd

SIZE	CAGE CODE	DWG NO	REV
A4		TP 2373/1803/TCP	A
SCALE	1:200	26 Jul 2018	SHEET

LTR 6 Cotham Lawn Road

Application Ref 18/00447/F

**Photographic report to be read in conjunction with
Arborcultural Assessment (Rev A 26 July 2018) by Tim Pursey**

The excavation trench was dug to explore the (unlikely) possibility of tree roots from the Ornamental Cherry (See report plan and tree ref T5) penetrating through or under the stone wall, that exists between the properties.

These photographs relate to excavation works undertaken week/comm 23July2018 on applicants side of the stone wall between 6 and 5 Cotham Lawn Road.

The excavation trench was dug to a depth of 600mm from ground level, and as far as possible to a width of 2m either side of the Ornamental Cherry tree approx 1.5-2m into the rear garden of No 5 - the rear garden of 20 Trelawney Road appears to end at the old wall which it is assumed was the boundary of the (garage?) properties that were there prior to No 20 being constructed.

The existing stone wall is battered (sloping) on both sides and is a substantial stone wall on what must be considered substantial foundations. The trench was dug as close to the wall as possible, but there was a lot of root infestation in the ground which clearly relates solely to 2 small shrubs on the applicants side of the wall these roots made excavation difficult, but it was clear from the depth of excavation, and the fact that the stone wall continued down below the 600mm depth excavated, that there is no root penetration into the applicants side of the wall from the Ornamental Cheery tree of concern.

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Photographed and compiled by

ProjectWorks
07899 665066 or joel@baillie-lane.com

(Agents for applicant)



Overview of the Ornamental Cherry tree from Garden of No. 6 Cotham Lawn Road



Land prior to clearance



Land after clearance



Excavation trench dug in rear garden of No.6 Cotham Lawn Road



Distance shot of tradesman and excavation on completion



Confirmation that the trench was dug to 600mm depth



Excavation trench full length showing the roots are coming from the 2 small shrubs on the applicants side of the wall



Excavation trench showing roots of 2 small shrubs on the applicants side of the wall



Historic wall between 20 Trelawney Road and Garden 5 Cotham Lawn Road (wall constructed prior to building of No. 20). T5 tree approx. 1m to LHS this wall as seen from No. 6 Cotham Lawn Road



Ornamental Cherry tree in rear garden of No. 5 Cotham Lawn Road