

WARD: Hillfields CONTACT OFFICER: Natalie Queffurus
SITE ADDRESS: 225 Forest Road Bristol BS16 3QX

APPLICATION NO: 18/04579/F Full Planning

DETERMINATION DEADLINE: 20 December 2018

Proposed construction of a new 1no. bedroom, two-storey residential dwelling in the rear garden of the existing house at 225 Forest Road and the associated external works and boundary treatments.

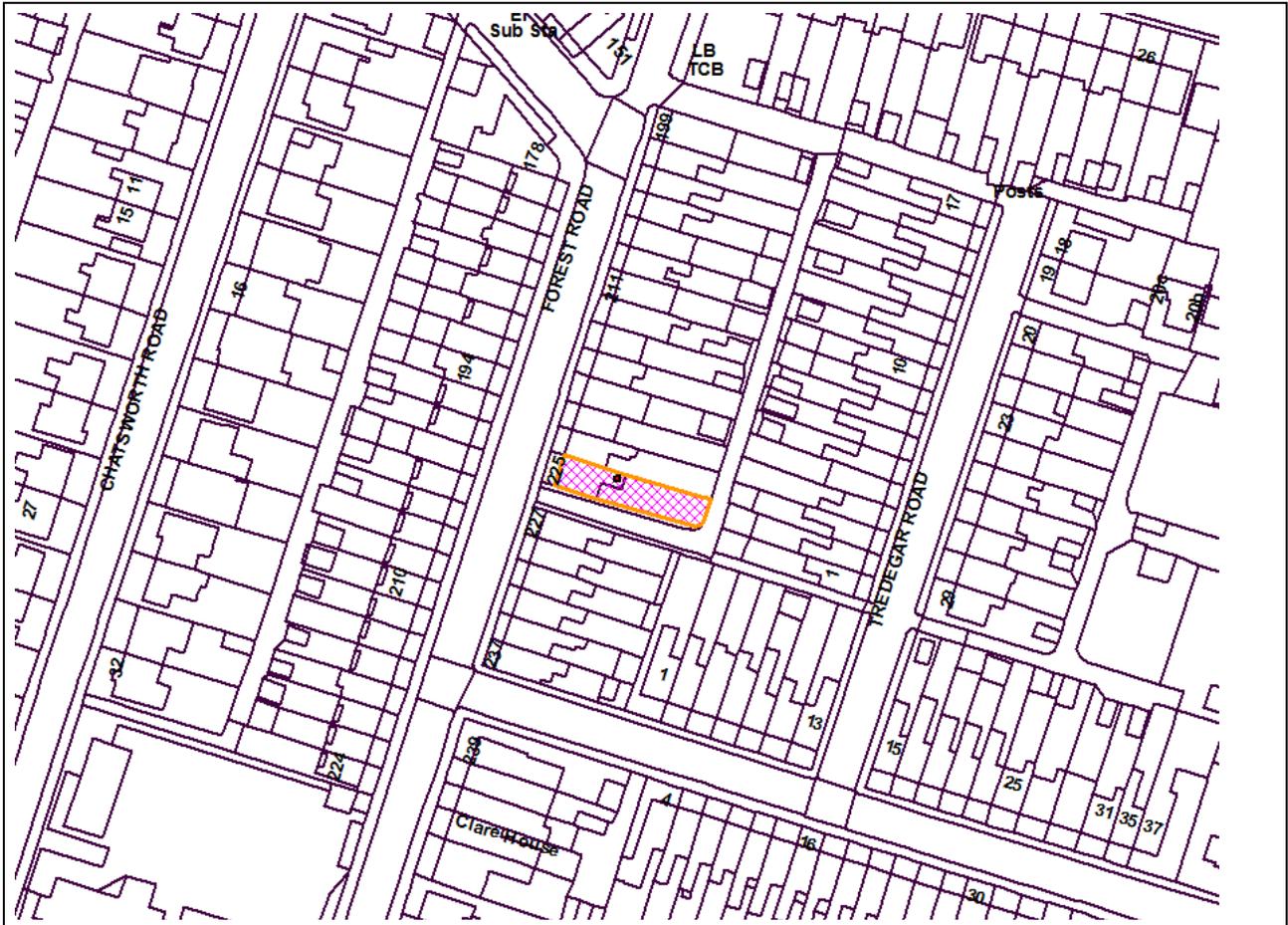
RECOMMENDATION: Refuse

AGENT: Ecomotive
Unit 2 Wild Goose Space
228 Mina Road
St. Werburghs
Bristol
BS2 9YP

APPLICANT: Mr Dutton
Unit 2 Wild Goose Space

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 site relates to the rear garden of a property known as 225 Forest Road, located on the east side of Forest Road in Hillfields, north east Bristol.

225 Forest Road is an end of terrace, two storey, Victorian dwelling, with a modest sized rear garden at approximately 104sqm. The surrounding area is residential, comprising two storey terraced houses of a varied appearance, many of which include single storey ancillary buildings / garages in their rear gardens.

The application seeks full planning permission for the proposed construction of a new 1no. bedroom, two storey residential dwelling (also known as a 'SNUG home') in the rear garden of the existing house known as 225 Forest Road and associated external works and boundary treatments.

The proposed dwelling would be located at the rear of the existing garden of 225 Forest Road. The dwelling itself is proposed to be a two storey, 1 bedroom, 1 bed space dwelling with an overall gross internal floor area of approximately 41sqm, divided over its two storeys. The dwelling would be 6.25m in height and adopt a modern box / SNUG home design with a flat roof.

Amenity space would be provided through a small patio area (approximately 8sqm) to the rear of the proposed dwelling and an area of grass (approximately 21sqm) achieved through the subdivision of the existing garden at 225 Forest Road.

The application has received no objections from members of the public, however has received an objection from the Council's City Design Group. The application is also recommended for refusal for the reasons outlined below and therefore is being presented to committee in accordance with Councillor Cheney's referral.

Key issues in the report concern the principle of development, amenity for future occupiers, harm to the character and appearance of the area, neighbouring amenity, transport, coal mining risk and sustainable design and construction.

The ambition of the Applicant, their innovative approach to potential housing solutions, the principle of residential development at the site, and its sustainability credentials are acknowledged.

However, the application proposes a new dwelling that would only meet the technical space standards set out in The UK Government's Technical housing standards – nationally described space standard (March 2015) ('housing space standards'), for a 1 bed space dwelling over its two storeys.

The 1 bed space dwelling would also not meet the flexibility and adaptability requirements of Policies BCS15, BCS18 and BCS21. This application could not sufficiently accommodate space for a partner, a child, temporary carer or visiting friends or relatives and the adaptability requirements of the Core Strategy.

The proposed dwelling would also be located within the rear garden of 225 Forest Road and therefore with the addition of the SNUG home, plus the subdivision of the garden to retain some amenity space for the existing 225 Forest Road, the proposed amenity space for the proposed dwelling would be limited and of a poor quality.

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The proposed development would constitute overdevelopment of a small back land plot and its two storey form would be out of character within its rear garden location which is defined by single storey outbuildings/garages.

The proposed development would create an unacceptable standard of amenity for future occupiers and would not respond appropriately to the local character or grain of development. The application is recommended for refusal for the reason(s) detailed in this Report.

SITE DESCRIPTION

The application site relates to the rear garden of a property known as 225 Forest Road, located on the east side of Forest Road in Hillfields, north east Bristol.

225 Forest Road is an end of terrace, two storey, Victorian dwelling, with a modest sized rear garden at approximately 104sqm. The existing garden is subdivided into three distinct sections including an area of paving, area of grass and an area of hardstanding for parking. The perimeter of the site is characterised by a half-height red brick wall with a timber lattice providing privacy screens. There is an opening in the perimeter wall at the rear of the garden which allows for a gate providing vehicular access to the garden and the parking area.

The site's boundaries are defined by an informal service lane to its south and east providing access to the rear gardens and garages of properties fronting onto Forest Road, Tredegar Road and Chewton, to the west by the existing 225 Forest Road and to the north by the rear garden of 223 Forest Road and the rear gardens of other properties fronting onto Forest Road.

The surrounding area is residential, comprising two storey terraced houses of a varied appearance, many of which include single storey ancillary buildings / garages in their rear gardens.

The site is considered to be in a sustainable location, within walking distance of a number of community amenities including Lodge Causeway district centre and protected open space.

The site is not located within a Conservation Area, although is located within a High Risk Coal Mining Area. It is subject to no other allocations or designations in the Local Plan.

RELEVANT HISTORY

17/05914/PREAPP - Conversion of 3-bedroom end-of-terrace house into two apartments and the development of the plot with the additional of a 1-bedroom, SNUG Home. Advice provided, 12 December 2017.

18/01731/F – 1x bedroom, two-storey dwelling in the rear garden of the existing house, and the associated external works and boundary treatments. Withdrawn following Officers concerns, 20 August 2018.

18/01710/F – Conversion of an existing 2-storey 3-bedroom house into two 1-bedroom flats. Withdrawn following Officers concerns, 20 August 2018.

18/04580/F - Conversion of an existing 2-storey 3-bedroom house into two 1-bedroom flats. Pending Consideration.

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THE APPLICATION

The application seeks full planning permission for the proposed construction of a new 1 no. bedroom, two storey residential dwelling (also known as a 'SNUG home') in the rear garden of the existing house known as 225 Forest Road and associated external works and boundary treatments.

The proposed dwelling would be located at the rear of the existing garden of 225 Forest Road. The dwelling would be set back approximately 2m from the garden's rear wall and approximately 0.7m from the boundary wall with 223 Forest Road. The dwelling would also be located approximately 10m from the nearest habitable room of the existing 225 Forest Road and its side elevation would front directly onto the service lane at the site's southern boundary.

The dwelling itself is proposed to be a two storey, single person (1 bed space) dwelling with an overall gross internal floor area of approximately 41sqm, divided over two storeys. The dwelling would be 6.25m in height and adopt a modern box / SNUG home design with a flat roof. The front elevation, fronting onto 225 Forest Road, would include the front door, a vertical strip stairwell window from ground to first floor and a horizontal strip obscured glass window at first floor level. The rear elevation would include bifold doors at ground floor level and large floor to ceiling height windows at first floor level. The northern elevation overlooking the rear garden of 223 Forest Road would have no windows or doors and the southern elevation facing the informal access lane and the rear garden of 227 Forest Road would have one vertical strip stairwell window from ground to first floor level.

The dwelling would be a prefabricated and brought to site. The proposed materials are all natural to provide a breathable, low-energy building. Horizontal timber cladding is proposed as the main external finish, with dark grey recessed windows and a mixture of solid grey recessed panels on the east, west and south elevations. The proposed flat roof would contain a small array of roof mounted solar panels.

The proposals would also retain the majority of the existing half-height red brick wall however the existing timber lattice would be replaced with horizontal timber to match the main façade of the proposed dwelling.

Amenity space would be provided through a small patio area (approximately 8sqm) to the rear of the proposed dwelling at the end of the garden and an area of grass (approximately 21sqm) achieved through the subdivision of the existing garden at 225 Forest Road.

No vehicular access is proposed to the site. Pedestrian access would be achieved via the existing service lane to the south of the site via two proposed access gates, one enabling access to the front of the proposed dwelling and the second to the patio/bin store to the rear. The dwelling would have separate, secure and covered bin and bike stores. As part of the development, the Applicant also proposes to improve the surface of the existing access lane to the side of 225 Forest Road.

PRE-APPLICATION COMMUNITY INVOLVEMENT

The Applicant has carried out pre-application neighbour consultation as detailed in the Design and Access Statement submitted with the planning application.

An information leaflet and door knocking exercise was undertaken to inform neighbours of the proposed development and invite them to contact the Applicant and Local Councillors if they had any suggestions or concerns that might improve the local impact of the proposed development.

The thoughts received and issues raised are detailed in Section 9 of the Design and Access Statement submitted in support of the application.

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RESPONSE TO PUBLICITY AND CONSULTATION

GENERAL RESPONSE FROM PUBLIC

Letters were sent to neighbouring properties, no responses were received from members of the public.

COMMENTS FROM COUNCILLORS

Councillor Craig Cheney – Neutral

The application has been referred to committee by Councillor Craig Cheney, who wished the application to be determined by committee if the officer recommendation was for refusal. Councillor Cheney's reason is as follows:

“The current space standards for a one person one bedroom home is based on a single floor. There is no information for a two story building. Therefore, although the SNUG home is greater than the minimum space standards, the planner has to reject it. I believe we need a committee discussion on this.”

COMMENTS FROM INTERNAL CONSULTEES

City Design Group – Objection

The application was taken to Design Surgery and the following comments received:

The two storey development is not in keeping or subservient in this back land setting.

There are a number of large single storey garages in this location and therefore a single storey studio apartment with a larger floor space if necessary would be considered more acceptable.

Separate and designated amenity space should be provided for the dwelling. The shared space cannot be controlled and is likely to be underused not serving, further limiting the amount of amenity space.

The dwelling should be set back from the lane boundary and amenity space should be provided between the lane and dwelling. Open non-closed board fencing could be used to prevent a feeling of enclosure.

The dwelling should be more in keeping with surrounding properties in terms of finish and materials.

The dwelling should be re-orientated to face the lane to improve the outlook and relationship with its setting.

Note: The original proposals for the dwelling included shared grass amenity space between the proposed SNUG home and 225 Forest Road. However, following feedback from the Council revised plans were submitted to subdivide the amenity space between the proposed dwelling and 225 Forest Road creating separate private amenity space for the two properties.

Transport Development Management – No objection

With regard to the proposed dwelling it is located at the end of a private access drive, which currently serves a number of rear accesses for the existing dwellings on Forest Road and also Tredegar Road.

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From the details provided on drawing AR-04 the proposal is located to the rear of the property and does not appear to provide any vehicle parking facilities. Having carried out a desktop study of the local area it is apparent that the nearest bus stop is over 900m from the site. However there does appear to be on-street parking in the location. As such one car associated with the single dwelling is unlikely to result in a severe impact.

It is noted that a bike store has been shown, the applicant would need to make sure that this is secure and accessible. The applicant has also proposed a bin store in the corner of the site. Although there is no objection in principle to its internal location the applicant would need to make sure that the bin store is within 35m of the kerbside so it is accessible for Bristol Waste to collect. In terms of the actual bin requirements this would have been set out by Bristol Waste.

In terms of the upgrade to the private access lane, as it is private we don't have any real issues with these works. However they would require a licence if it is to tie into the back of the existing highway. Plus it would be good to understand what they mean by improve.

Flood Risk – No objection

Referred to standing advice.

COMMENTS FROM EXTERNAL CONSULTEE

The Coal Authority – No objection

The Coal Mining Risk Assessment has been informed by an appropriate range of desk based sources of information; including a Coal Authority Mining Report, Coal Authority mining records; borehole records and geological mapping. Based on this review of the existing geological and mining information the Report is able to conclude that neither shallow coal mine workings nor mine gases pose a risk to the proposed development. Accordingly, no specific remedial/mitigation measures are considered necessary.

The Coal Authority considers that the content and conclusions of the Coal Mining Risk Assessment are sufficient for the purposes of the planning system and meets the requirements of NPPF in demonstrating that the application site is safe and stable for the proposed development. The Coal Authority therefore has no objection to the proposed development.

RELEVANT POLICIES

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).

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

KEY ISSUES

A) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN PRINCIPLE?

Policy BCS5 sets out that the Core Strategy aims to deliver new homes within Bristol's existing built up areas. Between 2006 and 2026, 30,600 new homes will be provided in Bristol.

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The site is not allocated for any particular land use in the Local Plan. The site lies within an existing residential area, it is considered to be a sustainable location with access to public transport and within walking distance of a district centre at Lodge Causeway.

The proposed development would contribute to the delivery of new homes as outlined in Policy BCS5 and would add to the mix of accommodation in this area. Therefore it is considered that the principle of residential development in this location is acceptable in accordance with Policy BCS5.

B) WOULD THE PROPOSED DEVELOPMENT CREATE AN ACCEPTABLE STANDARD OF AMENITY FOR FUTURE OCCUPIERS?

The adopted Bristol Core Strategy Policy BCS15 outlines that sustainable design and construction will be integral to new development in Bristol. In delivering sustainable design and construction, development should ensure flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting.

Policy BCS18 makes specific reference to residential developments providing sufficient space for everyday activities and space which should be flexible and adaptable, by meeting appropriate space standards. The Core Strategy states that building to suitable space standards will ensure new homes provide sufficient space for everyday activities.

Policy BCS21 further outlines that development in Bristol is expected to safeguard the amenity of existing development and create a high-quality environment for future occupiers.

The Core Strategy is supported by the Bristol City Council Space Standards Practice Note which outlines that the Council has established the principle of applying The UK Government's Technical housing standards – nationally described space standard (March 2015) ('housing space standards') to new residential development through the Bristol Development Framework.

The Note outlines that the provision of sufficient living space within new homes is an important element of good housing design and a pre-requisite for basic living. Potential residents of new homes should be provided with sufficient space for basic daily activities and needs.

The Note further acknowledges that whilst the Nationally Described Space Standards include standards for 1 bed space units, it states that it is expected that new dwellings will provide at least 2 bed spaces. This is the smallest unit size that could meet the flexibility and adaptability requirements of Policies BCS15, BCS18 and BCS21 i.e. accommodate sufficient space for a partner, a child, temporary carer or visiting friends or relatives.

With reference to the Core Strategy, Space Standards Practice Note and in accordance with the UK Government's Nationally Described Space Standards the technical standards outline that a 1 bedroom, 1 bed space dwelling over a single storey, should have a gross internal floor area of 39sqm or 37sqm (where the dwelling has a shower room instead of a bathroom). Whilst the proposed dwelling would meet this 1 bedroom, 1 bed space requirement at approximately 41sqm, it is important to note that it would not meet this over a single storey (each storey is approximately 20.5sqm), meaning that future occupiers would have to move between the two storeys to experience the required level of floor space. The dwelling also does not meet the technical requirement for a 1 bed space, single bedroom which should have a gross internal floor area of 16.125sqm, the dwelling's proposed bedroom has an overall gross internal floor area of approximately 8sqm.

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It also worth noting that the Nationally Described Space Standards does not provide a technical standard for a 1 bedroom, 1 bed space dwelling over two storeys, the nearest technical standard for a two storey dwelling is 58sqm which is for a 1 bedroom, 2 bed space dwelling over two storeys.

In light of the above and with specific reference to the Bristol Core Strategy and Space Standards Practice Note, it is considered that the proposed dwelling would not meet the flexibility and adaptability requirements of Policies BCS15, BCS18 and BCS21. The dwelling not only proposes a 1 bed space dwelling which would only achieve the minimum technical standard via the occupants travelling between the two floors but it is also proposes a significantly undersized single bedroom.

Furthermore, as outlined in the Space Standards Practice Note, Bristol City Council expects that all new dwellings provide at least 2 bed spaces. It is considered that a 1 bed space dwelling such as the one proposed through this application could not sufficiently accommodate space for a partner, a child, temporary carer or visiting friends or relatives and the adaptability requirements of the Core Strategy.

In addition to the concerns raised with regards to the minimum internal space standards, it is further considered that the development would not satisfactorily safeguard the amenity of existing development and create a high quality environment for future occupiers.

The proposed dwelling would be located within the rear garden of 225 Forest Road and therefore with the addition of the SNUG home, plus the subdivision of the garden to retain some amenity space for the existing 225 Forest Road, the proposed amenity space for the proposed dwelling would be limited and of a poor quality.

Whilst the dwelling would have its own private amenity space, this would be separated between the front and rear. The rear patio space would also be located in close proximity (2m) from the rear boundary wall, creating a sense of enclosure through the brick wall and closed board fence.

It is therefore further considered that the proposed development would not meet the objectives of Policy BCS21 by a creating a high quality environment for future occupiers.

C) IS THE PROPOSED DESIGN ACCEPTABLE AND WOULD THE PROPOSED DEVELOPMENT HARM THE CHARACTER OR APPEARANCE OF THIS AREA?

Policy BCS21 of the Bristol Core Strategy sets out a priority for a high standard of urban design. It outlines that development should contribute positively to an area's character and identity, creating and reinforcing local distinctiveness.

Policy DM21 of the Site Allocations and Development Management Policies (SADMP) outlines that in all cases, development of garden land should not result in harm to the character and appearance of an area.

Policies DM26, DM27 and DM29 of the SADMP further contain guidelines on design, stating that development should make a contribution to the character of an area through its layout, form, public realm and building design.

The surrounding area is characterised by two storey terraced dwellings of a variety of styles, with many plots containing single storey outbuildings/garages in their rear gardens. The proposals would result in the development of a two storey dwelling in the rear garden of 225 Forest Road.

Whilst it is considered that the modern box design of the dwelling would contrast with the surrounding properties in terms of finishes and materials, the design is high quality, unique and therefore these

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modern finishes are considered acceptable. Furthermore, the dwelling's height and shape would ensure that the proposed development is subservient to the existing 225 Forest Road property.

However, whilst it is acknowledged that the surrounding dwellings on Forest Road and Tredegar Road are two storey, the proposed dwelling would not have a direct relationship with these surrounding terraces, instead the dwelling would be located in a rear garden location where its immediate context is defined by single storey outbuildings/garages.

It is therefore considered that the introduction of a two storey dwelling in this location would not respond appropriately to the local character or grain of development in this back land location contrary to Policies BCS21, DM21, DM26, DM27 and DM29.

D) WOULD THE PROPOSED DEVELOPMENT BE ACCEPTABLE ON NEIGHBOURING AMENITY?

Policy BCS21 of the Core Strategy requires new development to safeguard the amenity of existing development.

Policy DM29 states that new buildings should be designed to a high standard of quality, responding appropriately to their importance and reflecting their function and role in the public realm.

The dwelling would be positioned at a great enough distance from adjoining occupiers and be of a smaller scale so as to not cause overbearing to surrounding properties.

The dwelling's location would also prevent overshadowing to the existing habitable rooms of surrounding dwellings, however it is likely to cause overshadowing to the rear gardens of surrounding properties.

In terms of overlooking, whilst the proposed dwelling would have all habitable rooms facing the rears of 1 and 2 Tredegar Road there would be an acceptable separation distance of 24m from the proposed dwelling and the second floor habitable rooms. 2 Tredegar Road does also have a rear single storey extension located approximately 20m from the proposed dwelling, however intervening development including boundary walls and single storey garages would mean that there would be no direct overlooking from the dwelling.

The nearest dwelling to the proposed development, 225 Forest Road, would be located approximately 10m from the proposed dwelling at its closet point. However, there would be no habitable rooms facing the existing dwelling, with only a high level obscured bathroom window and a vertical strip stairwell window facing the existing property.

No windows are proposed on the northern elevation of the dwelling facing onto the rear garden of 223 Forest Road and only one vertical strip stairwell window is proposed on the southern elevation facing the rear garden of 227 Forest Road.

It is therefore considered that the proposed development would not cause unacceptable harm to neighbouring amenity in accordance with Policies BCS21 and DM29.

E) WOULD THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS TRANSPORT AND MOVEMENT ISSUES?

Policy BCS10 requires that development should be designed and located to ensure that provision of safe streets. It outlines that development should create places and streets where traffic and other activities are integrated.

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Policy DM23 states that development should not give rise to unacceptable traffic condition and proposals for parking, servicing and loading should make effective and efficient use of land.

The proposed development is situated within an established residential area within walking distance to public transport and local amenities.

The proposed development does not propose any on-site parking. Consultation with Transport Development Management confirmed that the lack of onsite vehicular parking provision in this location was acceptable.

The proposed development includes secure, covered cycle parking for 2no. bikes. The amount of cycle parking spaces is acceptable in accordance with Appendix 2 of the Bristol Local Plan Site Allocations and Development Management Policies.

Policy DM32 states that all new residential development will be expected to provide sufficient space for the storage of individual (and if appropriate communal) recycling and refuse containers. A bin store and recycling area is proposed to the rear of the dwelling which meets the Council's requirements. Although there is no objection in principle to its location TDM have commented that the Applicant would need to make sure that the bin store is within 35m of the kerbside so it is accessible for Bristol Waste to collect.

The proposed development is therefore considered to accord with Policies BCS10, DM23 and DM32.

F) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN TERMS OF COAL MINING RISK?

Policy DM37 outlines that on sites where there is reason to suspect unstable land and the risk of instability has the potential to materially affect either the proposed development or neighbouring uses/occupiers, development will only be permitted where a desk-based study of available records has been carried out to assess the previous uses of the site and their potential for instability in relation to the proposed development.

The application site is located within a high risk coal mining area and therefore the Applicant submitted a Coal Mining Risk Assessment in support of the application.

The Coal Mining Risk Assessment has been reviewed by The Coal Authority who has confirmed that the assessment has been informed by an appropriate range of desk based sources of information; including a Coal Authority Mining Report, Coal Authority mining records; borehole records and geological mapping. Based on this review of the existing geological and mining information the Report is able to conclude that neither shallow coal mine workings nor mine gases pose a risk to the proposed development. Accordingly, no specific remedial/mitigation measures are considered necessary and The Coal Authority has no objection to the application.

The application is therefore considered to be acceptable in the context of Policy DM37.

G) DOES THE PROPOSAL DEMONSTRATE A SUSTAINABLE DESIGN AND CONSTRUCTION?

Policy BCS13 sets out that development should include measures to mitigate and adapt to climate change and to meet targets to reduce carbon dioxide emissions.

Policy BCS14 sets out that development in Bristol should include measures to reduce carbon dioxide emissions by minimising energy requirements and incorporating renewable and low carbon energy sources. Development will be expected to provide sufficient renewable energy to reduce carbon dioxide emissions by a minimum of 20%.

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Policy BCS15 outlines that sustainable design and construction should be integral to new development in Bristol. Consideration of energy efficiency, recycling, food adaption, material consumption and biodiversity should be included as part of a sustainability or energy statement.

A Sustainability Statement was submitted alongside the application. The statement outlines that through a combination of solar photovoltaics and energy efficiency measures, an overall 43% reduction in CO2 emissions could be achieved. This would accord and exceed the provision set by Policy BCS14.

CONCLUSION

The ambition of the Applicant, their innovative approach to potential housing solutions, the principle of residential development at the site, and its sustainability credentials are acknowledged. However, it is considered that the application for the SNUG home as presented could not be approved at this site. The proposed development would create an unacceptable standard of amenity for future occupiers and is not suitable in the context of this back land location and these factors would not be outweighed by the modest benefits of one additional dwelling.

The proposed development would provide a very small, single person dwelling which would not meet the flexibility and adaptability requirements of Policies BCS15, BCS18 and BCS21. The external amenity space would also be limited and cramped and not create a high quality environment for future occupiers.

The proposed development would constitute overdevelopment of a small back land plot and its two storey form would be out of character within its rear garden location which is defined by single storey outbuildings/garages.

Given the nature of the proposed development, the application has been assessed under a broad range of headings within this Report, however having carefully considered the policy context and technical standards, the application is recommended for refusal for the reasons detailed below.

CIL

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

The CIL payable for this development is £2,966.07.

RECOMMENDATION REFUSE

The following reason(s) for refusal are associated with this decision.

Reason(s)

1. By virtue of the proposed development's scale, location and gross internal floor space, future occupiers would experience an unacceptable standard of amenity. The proposed 1 bed space dwelling would not achieve the flexibility and adaptability requirements for new dwellings in Bristol and the proposed external amenity space would be limited and of a poor quality. The proposals are therefore contrary to Policies BCS15, BCS18 and BCS21 of the Bristol Core Strategy (2011).
2. By virtue of the proposed development's location, scale and siting, the proposals would not respond appropriately to the local character or grain of development. The two storey elevation

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would not be in keeping in this back land location. The proposals are therefore contrary to Policies BSC21 of the Bristol Core Strategy (2011) and Policies DM21, DM26, DM27 and DM29 of the Bristol Site Allocations and Development Management Plan (2014).

OTHER MATTERS

As indicated in the relevant history section of this Report, Members should be aware that there is currently another live planning application (ref. 18/04580/F) for this site, for the proposed conversion of the existing two storey, three bedroom 225 Forest Road into two one bedroom flats.

This other application, like this one before members presented within this Report has also been recommended for refusal on the following ground.

1. By virtue of proposed flats' scale and gross internal floor area, future occupiers would experience an unacceptable standard of amenity. The proposed ground floor flat would not meet the technical standard for a 1 bedroom, 2 bed space dwelling over a single storey and the proposed first floor flat would not meet the technical standard for a 1 bedroom, 1 bed space dwelling with a bathroom over a single storey. The proposals are therefore contrary to Policies BCS15, BCS18 and BCS21 of the Bristol Core Strategy (2011).

As is required, each application has been assessed on its own merits and therefore the recommended reason(s) for refusal for each application relate specifically to the proposals contained within each application.

However, given that both applications are live and to be considered by Members at the same committee, Officers felt it pertinent to outline the Council's further concerns about the potential cumulative impact at the site if both applications were to be approved contrary to Officer recommendation.

Primarily these concerns relate to the overdevelopment of the application site. Officers are concerned that if both applications are approved the developments in combination would result in disturbance to existing residents and the overdevelopment of the plot. The two permissions would result in the provision of 3 dwellings within a plot that currently serves 1 dwelling. Taking into consideration the context of the surrounding area, where the majority of dwellings remain in single dwelling occupancy, it is considered that this would result in over intensification and overdevelopment of the plot that would be inappropriate in this location and could cause harm to the amenity of neighbouring dwellings and the character of the area.

Officers considered it important context to outline these wider concerns for the application site.

Advice(s)

1. Refused Applications Deposited Plans/Documents

The plans that were formally considered as part of the above application are as follows –

Site Location Plan

AR-01 Site Boundary Plan

AR-04 Site Plan – Proposed Ground Floor Plan

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AR-06 Site Plan – Proposed Coloured/Roof Plan

AR-08 Proposed Ground and First Floor Plans

AR-09 Proposed Elevations

AR-10 Proposed Perspective Views

Design and Access Statement

Coal Mining Risk Assessment

Sustainability Statement

Supporting Documents

3. 225 Forest Road

1. Site Boundary plan
2. Proposed floor plans
3. Proposed elevations
4. Proposed perspective views



— Site Boundary



Planning

Project
225 Forest Road, Bristol



Drawing Title
Site Boundary Plan

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27007	AR-01		

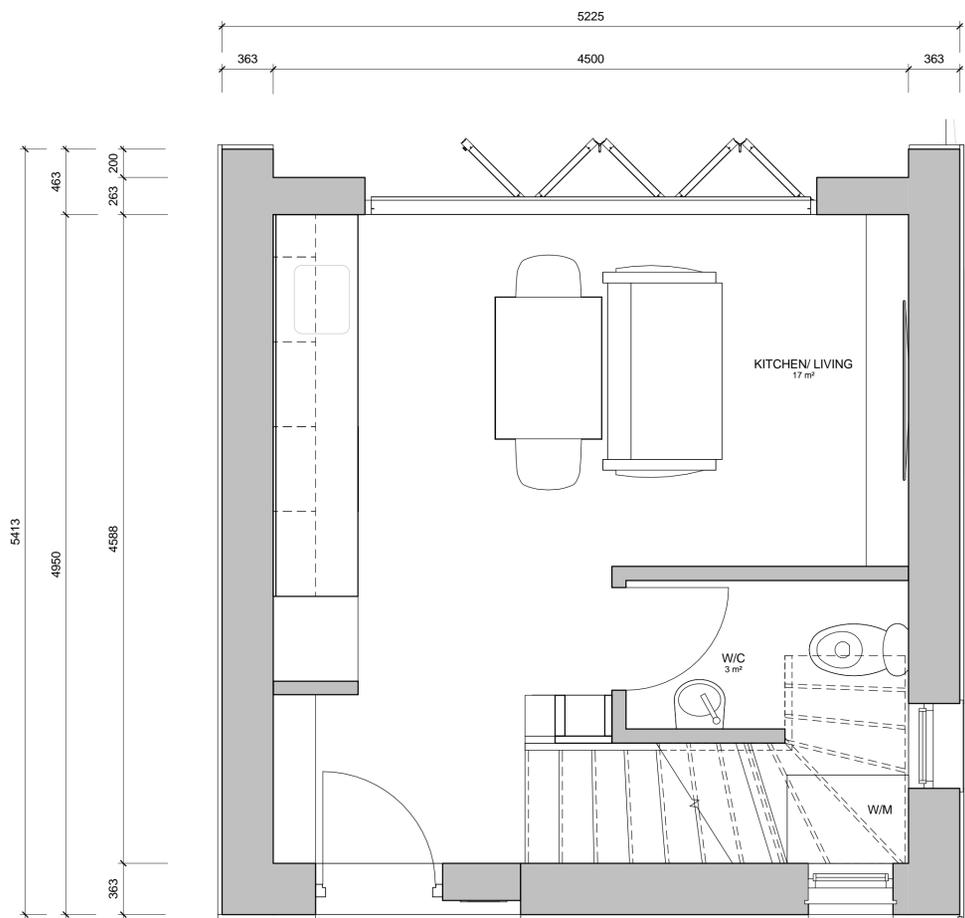
**BARTON
WILLMORE**

Planning • Master Planning & Urban Design •
Architecture • Landscape Planning & Design • Environmental
Planning • Graphics Communication • Public Engagement • Research

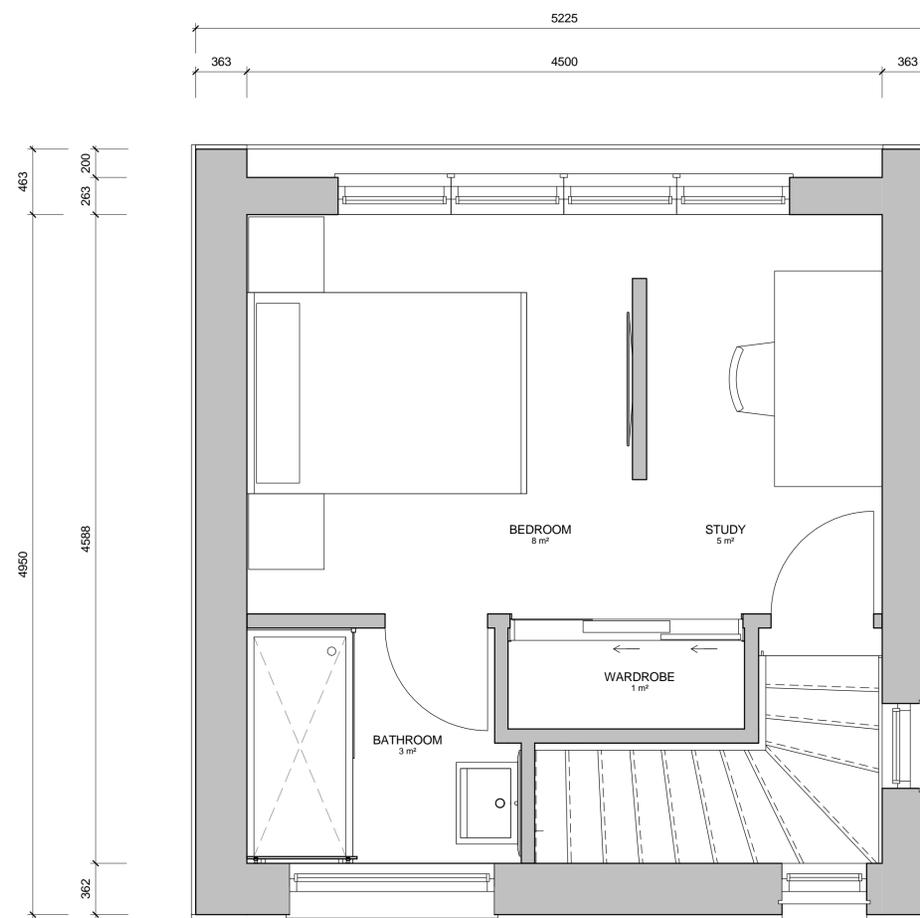
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Offices at Bristol Cambridge Cardiff Edinburgh Edinburgh Leeds London
Manchester Newcastle Reading Birmingham Southampton



Ground Floor Plan
 1 : 25



First Floor Plan
 1 : 25



Planning

Project
 225 Forest Road, Bristol

Drawing Title
 SNUG Floor Plans

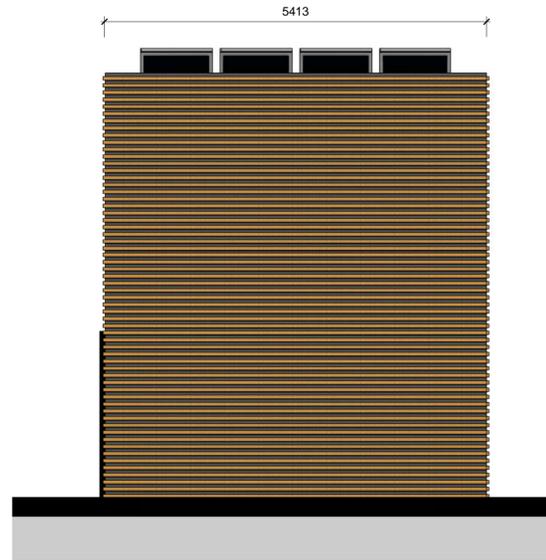
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Project No	Drawing No	Revision	
27007	AR-08		

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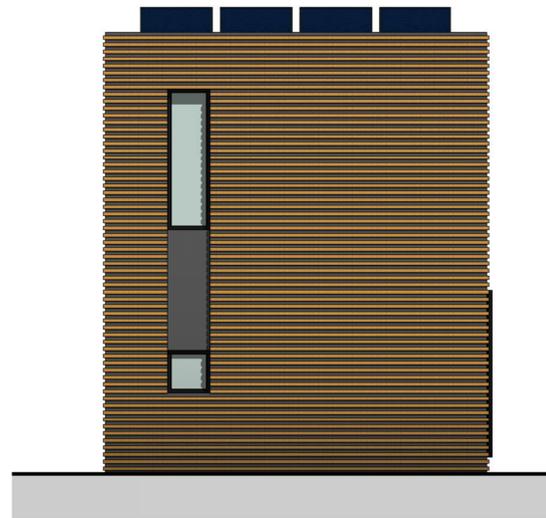
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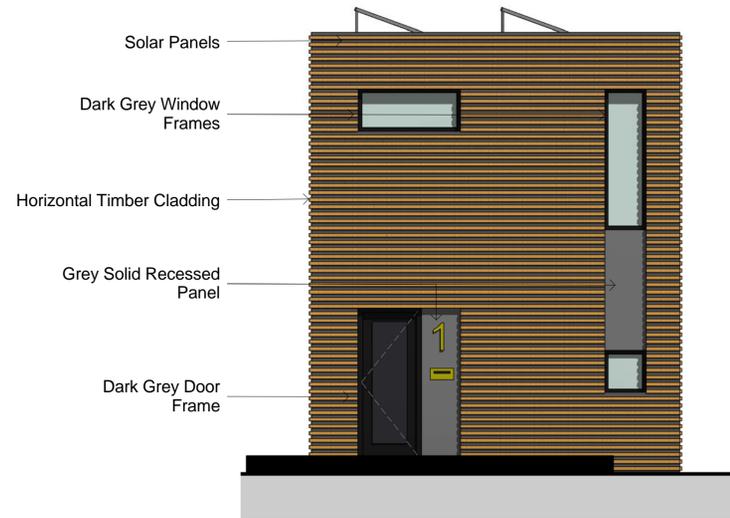
North Elevation
1 : 50



East Elevation
1 : 50



South Elevation
1 : 50



West Elevation
1 : 50



Planning

Project
225 Forest Road, Bristol

Drawing Title
SNUG Elevations

Date	Scale	Drawn by	Check by
09/14/17	1 : 50 @ A1 1 : 100 @ A3	EH	AD
Project No 27007	Drawing No AR-09		Revision

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View from Forest Road



View Looking South Along Rear Lane

Planning

Project
 225 Forest Road, Bristol

Drawing Title
 Perspectives

Date	Scale	Drawn by	Check by
09/14/17	@ A1	NB	AD
Project No	Drawing No	Revision	
27007	AR-10		

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