

**WARD:** Avonmouth & Lawrence  
Weston **CONTACT OFFICER:** Natalie Queffurus

**SITE ADDRESS:** 3 Arbutus Drive Bristol BS9 2PH

**APPLICATION NO:** 19/03144/F Full Planning

**DETERMINATION DEADLINE:** 27 September 2019  
*Erection of an attached dwelling and erection of a single storey rear extension.*

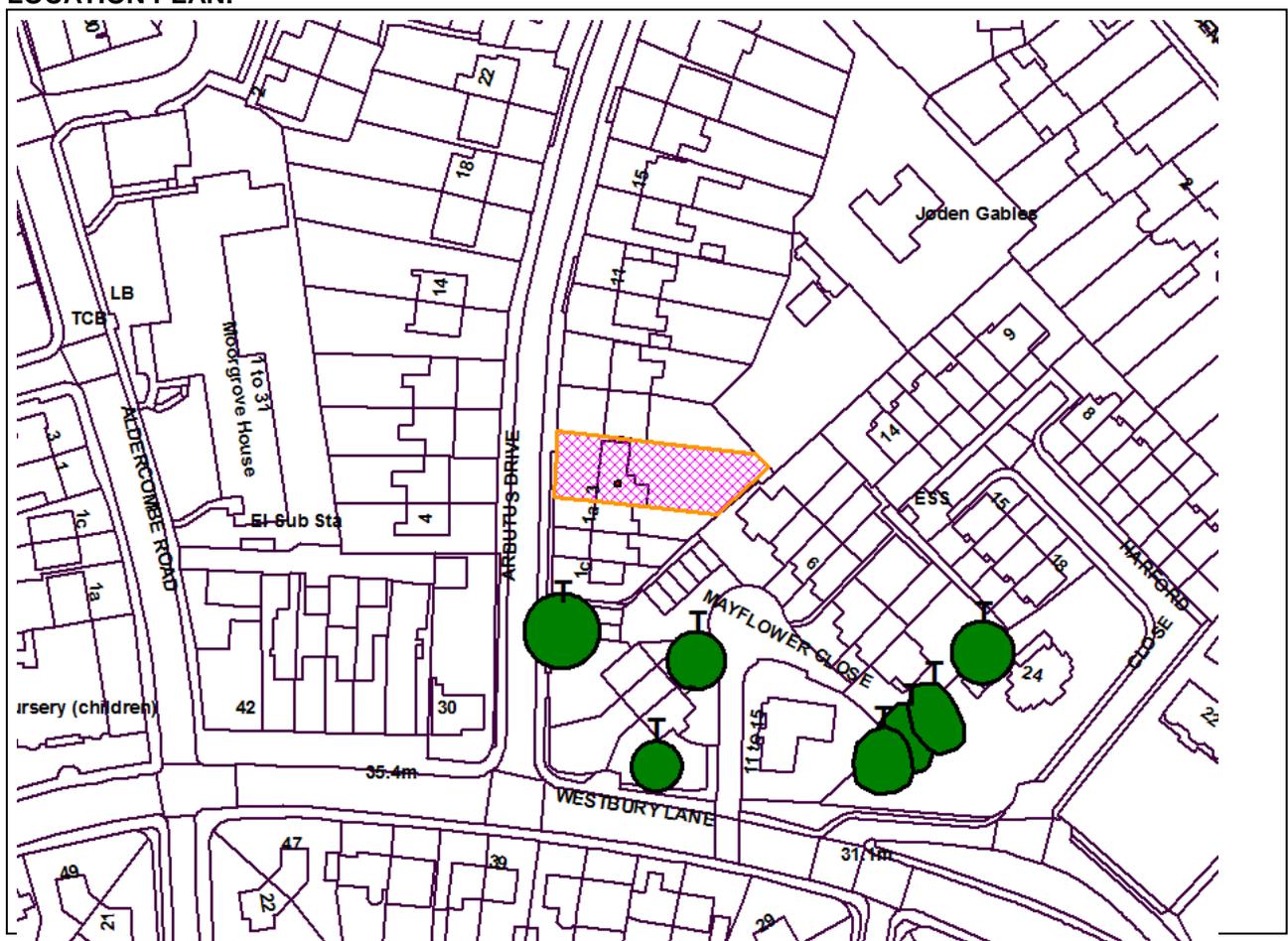
**RECOMMENDATION:** Grant subject to Condition(s)

**AGENT:** LPC (Trull) Ltd  
Trull  
Tetbury  
Gloucestershire  
GL8 8SQ

**APPLICANT:** Mrs Gurchanjit Kaur  
123 Chesterfield Road  
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BS6 5DU

*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 an existing three-bedroom property known as 3 Arbutus Drive and land within its curtilage, including its associated side garage. The site is situated in Coombe Dingle, north Bristol.

Numbers 1 and 3 Arbutus Drive were originally a pair of semi-detached properties, however permission was granted under application Ref. No. 06/04629/F for an additional dwelling which developed the semi-detached properties into a terrace. In 2008 permission was granted for a two-storey side extension to the additional dwelling, which was subsequently granted permission to be used as a separate dwelling (08/05127/F); hence, the terrace currently consists of four properties.

The property at 3 Arbutus Drive is currently occupied for residential use.

The application seeks full planning permission for the erection of an attached two-storey dwelling and erection of a single storey rear extension at 3 Arbutus Drive.

To accommodate the proposed two-bedroom attached dwelling, the existing side garage to 3 Arbutus Drive would be demolished and the dwelling would adjoin the side wall of 3 Arbutus Drive. The proposed dwelling would be setback from the existing built line which is considered congruent with the overall architectural form as it reflects the setback to the other side of 1C Arbutus Drive. The conservatory attached to 3 Arbutus Drive would be demolished to provide space for the single storey rear extension, which would be built to align with the extent of the new dwelling build line.

The application proposes two car parking spaces for the new attached dwelling and one parking space for the occupants of 3 Arbutus Drive. The development proposes provision for covered cycle storage and a secured bin store at the front of the new attached dwelling.

Existing landscape features including the existing mature tree and hedge at the front of 3 Arbutus Drive would be retained as part of the proposed landscape scheme.

4 objections were received from members of the public relating to the proposed development, including a Statement of objection from residents of Arbutus Drive and Harford Close that includes those that submitted separate consultation responses to the application; alongside four unique respondents. 6 objections were submitted in response to revised plans received on 28 August 2019. Responses to the application concerned impact on character of the local area, parking and impact on residential amenity.

No objections have been received from internal or external consultees.

Key issues for the Committee Report concern the principle of development; impact on amenity of existing and future residents; transport and access; and sustainability.

Due to the nature of previous historic planning applications and two Councillor requests that the application be called in for Development Control Committee, it is considered appropriate for this application to come before Committee.

In relation to the principle of development, it is considered that the proposed development to provide an attached dwelling and erection of a single storey rear extension on the site is considered acceptable in terms of highway safety, the impact upon the character of the area, and the impact upon the living conditions of neighbouring occupants.

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By proposing residential development, in a sustainable location on a previously developed site, it is considered that the proposed development would accord with Policy BCS20. The application site is located within an existing residential area and the principle of residential development in this location has been established through the previous planning applications for the site.

In terms of design, impact of the design and front elevation of the proposed property on the host property and the gap between the proposed dwelling and 5 Arbutus Drive upon the wider street scape and urban form were issues by the City Design Group (CDG). Following receipt of the CDG comments, revised plans were submitted which amended the front elevation of the property to mimic that of the host dwelling and increase the separation distance from the proposed house to 5 Arbutus Drive. The CDG raised no objection to the final design and revised plans.

From a transport and movement perspective, the TDM Officer did not raise any objection to the parking and transport arrangements proposed. The Officer commented that given the waiting restrictions at the junction with Westbury Road and the bus stops along both Westbury Road and Arbutus Drive the level of proposed parking is acceptable.

Having carefully considered the technical information submitted in support of the application and the policy context, specifically against the Core Strategy and Site Allocations and Development Management Policies as the development plan, the application is recommended for approval subject to the conditions attached to this report.

### **SITE DESCRIPTION**

The application site is situated at 3 Arbutus Drive in Coombe Dingle, Bristol. The property to which the application is located on the east side of Arbutus Drive and located near the junction with Westbury Lane.

The property was formerly a pair of semi-detached houses, which have since been extended into a terrace following approval of planning permission for additional properties; this row of terraced properties now comprises four dwellings.

The surrounding area is predominately residential. Apart from the row of terraced properties, the houses located on Arbutus Drive comprise semi-detached properties, a number of which have been extended with side and roof extensions.

The site is not allocated for any particular land use nor within a flood risk area and is located just outside the boundary of the Sea Mills Conservation Area (the Conservation Area boundary is located just south of the boundary of 1C Arbutus Drive).

### **RELEVANT HISTORY**

Two historic planning applications have been made in relation to the property.

Application No. 09/01134/F Erection of two storey side extension and conversion of dwelling to form 5no self-contained flats with associated parking, bin and cycle storage. This was refused on 29 May 2009 for the following reasons:

1. The design, scale and mass of the proposed two-storey extension and the erection of the side roof extension would harm the architectural integrity of the property and unbalance the row of terraced properties. As such the proposal was contrary to Policies B1, B2 and B9 of the Adopted Bristol Local Plan (December 1997) and SPD2 'A Guide for Designing House Alterations and Extensions' (February 2005).

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2. The development by virtue of the number of units would result in a significant number of refuse and recycling bins being stored in the front garden and would be visually unattractive and detrimental to the street scene. As such the proposal was contrary to Policies B1, B2, B8 and H7 of the Adopted Bristol Local Plan (December 1997).
3. The development represented an over intensive use of the site by virtue of the fact that the proposal would provide an unsatisfactory living environment for the top floor flat. The proposal would therefore cause harm to the amenities of the immediate locality and conflicts with Policies B8 of the Bristol Local Plan 1997 and PPS 3: Housing.

Application No. 09/02461/F – Erection of two-storey side extension and conversion to 4 no. self-contained flats with associated bin and cycle storage. This was recommended for approval by the Planning Officer on the basis that the proposal would create a mix of residential accommodation; not harm the appearance of the host property, character of the area or residential amenity; and provide acceptable parking provision.

The proposal was refused at Development Control Committee on 6 November 2009. The proposal was subsequently dismissed at Appeal for the following reasons:

1. Overdevelopment and intensification of the site through development of four one-bedroom flats, as the site would not satisfactorily assimilate the number of households proposed to an acceptable standard;
2. Design of the proposed two-storey side extension would not integrate with the existing street scene;
3. The development of four car parking spaces would be at the expense of the existing front garden and detriment of the character of the area;
4. Proposed ground floor flats would have their bedrooms at the front of the building, which would remove the active frontage during the day and result in reduced residential amenity (noise and headlight disturbance) via proximity to car parking;
5. Residential amenity of first floor flat occupiers who would not have access to an outdoor amenity space, being instead split between the two ground floor occupiers.

## **APPLICATION**

The application seeks full planning permission for two elements of development:

1. The creation of an attached dwellinghouse adjacent to 3 Arbutus Drive;
2. A single storey extension to the rear of the existing dwelling (3 Arbutus Drive).

Each element of development is described in more detail below:

### **1. New Dwelling**

The development of the new attached dwelling would comprise two bedrooms, amounting to a total of three bedspaces.

The development proposes to match the materials and frontage of the existing dwelling at 3 Arbutus Drive, it is proposed to utilise cream silicone render and Double Roman roof tiling/ The dwelling has been designed to reflect the dwelling at the other end of terrace (1c Arbutus Drive) and includes a side entrance and a set back of 0.5m from the front elevation of the existing dwelling. Retention of trees and part of the existing boundary treatments including the wall at the front of the existing dwelling is proposed as part of development. Boarded timber fencing is proposed at the front of 3 Arbutus Drive and at the rear to separate the existing dwelling from the new attached dwelling. Existing boundary treatments at the rear of the property between the rear garden and 5 Arbutus Drive would be retained.

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The new dwelling would benefit from 1 No. 180 litre refuse bin along with a recycling box and waste food caddy and covered cycle storage which would be stored within the site curtilage.

## **2. Single Storey Rear Extension**

The proposed single storey rear extension would be built to run flush with the rear elevation of the proposed attached dwelling. It would create a single room with two skylight windows within the roof structure.

During the determination period on this application, revised plans were submitted to the Planning Officer on 22 August 2019 following the receipt of comments from the City Design Group and a request by the Tree Officer to retain the existing mature tree in situ at the front elevation of the existing dwelling.

Revised plans also include a reduction in car parking spaces from four to three (two associated with the new attached dwelling and one with existing property at 3 Arbutus Drive); retention of the existing boundary brick wall and vegetation planting, including the mature tree and hedge to the front of the property; amendment to the location of the PV solar panels from the west to the north elevation; and increased separation distance between 5 Arbutus Drive and the proposed new dwelling, which reduced the overall gross internal area (GIA) and number of bedrooms proposed from three to two.

## **RESPONSE TO PUBLICITY AND CONSULTATION**

### **GENERAL RESPONSE FROM THE PUBLIC**

The application was submitted in June 2019 and validated in July 2019. 20 neighbours were notified by letter during the first consultation period; 4 no. representations were received, all in objection to the scheme.

During the second consultation (following submission of revised plans on 28 August 2019) a further 6 no. representations were submitted reiterating the following points.

### **RESPONSE FROM INTEREST GROUPS AND ORGANISATIONS**

There were no responses received from interest groups and organisations in relation to the application.

The public consultation responses received have been summarised below by key issue:

#### **Principle of development (Key issue A)**

Arbutus Drive does not need further development.

There is no need to develop two properties from one dwelling; and as with the precedent at 1, 1A & 1B, this would further detriment the area.

The intensity of development is considered to be too high, given the incremental increase of 1 Arbutus Drive.

#### **Impact on character of the area (Key issue B)**

Disturbance to the trees and removal of grass that are adjacent to the property and alteration of the semi-tranquil environment of the area.

Removal of the attractive front garden of No.3 for proposed parking would further impact the appearance of the area via development of an uninterrupted concrete street scene.

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The proposed development would cause detrimental impact to the existing character of the area; and counter the integrity of Sea Mills' original design, being semi-detached dwellings with windows providing access to light from three directions and front gardens with space for off-street parking.

The proposed two storey extension is out of keeping with the spacing between that of surrounding dwellings and therefore create imbalance.

The proposed development would not provide high quality, well designed housing or be integrated into the area's street scene.

**Impact on residential amenity (Key issue C)**

Additional housing would create more noise pollution due to the increase in property occupancy.

The space provided for refuse is inadequate alongside existing issues with refuse disposal.

The proposal would further harm the privacy of residents of 4 Mayflower Close, Westbury Lane.

Overbearing and overshadowing impacts upon 5 Arbutus Drive due to proximity to this existing dwelling.

**Highway safety and traffic issues (Key issue D)**

The area is heavily urbanised and residents already park cars on both sides of Westbury Lane and Arbutus Drive; and the proposed development would pose further highways safety issues for drivers, cyclists and pedestrians.

The proposal would introduce further vehicle movements for deliveries.

Reduced on-site parking would cause subsequent problems for on-street parking adjacent to the proposed development.

**Sustainable design and construction (Key issue E)**

Proposed solar panels on the north elevation may not be effective in terms of solar gain.

Additional comments were made in relation to the dimensions of the proposed stairs as shown on proposed plans; specifically, whether these are to regulation for maximum height of risers to minimum depth of tread.

**COMMENTS FROM COUNCILLORS**

Councillor Don Alexander – Objection

The following comments were provided by Councillor Don Alexander in relation to the proposed scheme:

*“This road is a fine example of suburban semi-detached houses beautifully curving up a hillside which has already been somewhat spoilt by the 'terrace' created by the amalgamation of numbers 1 and 3. It seems to me that this extension to 3 makes this worse. It may seem to add a degree of symmetry to 1/3 as an individual building but it exacerbates the detrimental effect to the character of the whole street by extending the 'terrace' which is already so very out of place. The provision of the parking places is yet another thing which would be out of keeping with the character of the area. These were issues cited by the Inspector during the*

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*refusal of a previous application (APP/Z0116/A/102119760). Thanks.”*

Key issues raised include:

- Objection to the extension of existing terraced houses due to the detrimental impact on the character of the area (suburban semi-detached houses).
- Concern that the provision of car parking spaces is out of keeping with the character of the area; and
- General concern about the impact of the proposal on residential amenity

Councillor Jo Sergeant – Objection

The following comments were provided by Councillor Jo Sergeant in relation to the proposed scheme:

*“Urban design, intensification and residential amenity”*

Key issues raised include:

- General objection made on urban design grounds;
- Concern that the proposal constitutes intensification; and
- General concern about the impact of the proposal on residential amenity.

**COMMENTS FROM INTERNAL CONSULTEES**

**City Design Group** – No objection

The application was taken to the Council’s internal City Design Group (CDG) Surgery. The Design Officer initially raised concerns about the design and front elevation of the proposed property outlining that front elevation should be redesigned to be more in-keeping with the host dwelling. The CDG also requested a greater gap between the proposed dwelling and 5 Arbutus Drive to better reflect the wider street scape and urban form.

Following receipt of the CDG comments, revised plans were submitted which amended the front elevation of the property to mimic that of the host dwelling and increase the separation distance from the proposed house to 5 Arbutus Drive.

**Transport Development Management** – No objection

The application was taken to the Council’s internal Transport Development Management (TDM) Surgery. The TDM Officer did not raise any objection to the parking and transport arrangements proposed. The Officer commented that given the waiting restrictions at the junction with Westbury Road and the bus stops along both Westbury Road and Arbutus Drive the level of proposed parking is acceptable.

**Tree Officer** – No objection

The application was taken to the Council’s internal Tree Surgery, following confirmation from the Agent that the mature tree in the front garden would not be removed as a result of the proposed development. The Tree Officer raised no objections to the proposals.

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**RELEVANT POLICIES**

National Planning Policy Framework – February 2019.

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).

Supplementary Planning Document (SPD) Number 2: A Guide for Designing House Alterations and Extensions (October 2005).

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?**

The National Planning Policy Framework (NPPF) upholds the importance of achieving sustainable development, of which is underpinned by social, economic and environmental objectives. Paragraph 11 of the NPPF 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'. This presumption is carried through the local level, where it is upheld within Policy DM1 of the Site Allocations and Development Management Policies.

With regards to housing development, Chapter 5 of the NPPF (Delivering a sufficient supply of homes) states 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'.

Policy BCS5 aims to deliver new homes within the built-up area to contribute towards accommodating a growing number of people and households in the city, where the minimum target within Core Strategy is 26,400 homes to be delivered in the 20-year period up to 2026.

Policy BCS20 states that development should maximise opportunities to re-use previously developed land.

This application seeks to develop a new attached two-bedroom dwelling and single storey rear extension at 3 Arbutus Drive. The application site is within an existing urban area and does not have any specific Development Plan designation.

By proposing residential development, in a sustainable location on a previously developed site, it is considered that the proposed development would accord with Policy BCS20. The application site is located within an existing residential area and the principle of residential development in this location has been established through the previous planning applications for the site. The proposed development would contribute 1 no. new dwelling to Bristol City Council housing targets contained within policy BCS5.

Policy BCS18 emphasises 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.

While the proposal would not introduce mixed residential development to the area, given the adjacent housing typologies - being predominantly family housing - the proposed development would serve to maintain and contribute to the existing community within Arbutus Drive.

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The revised NPPF promotes the effective use of land within the Chapter 11 of the Framework. Policy BCS20 (Effective and Efficient Use of the Land) within the Core Strategy similarly supports the efficient use of land, while acknowledging the need to attain high quality and well-designed environments, as promoted throughout the Core Strategy (namely, policies BCS21 Quality Urban Design and BCS15 Sustainable Design and Construction). The issue of urban design with respect to the proposed development is further discussed as part of Key Issue B, below.

In summary, the proposal is considered by Officers to be in accordance with the NPPF and policies BCS5, BCS18 and BCS20 of the Core Strategy.

**(B) IS THE DESIGN OF THE PROPOSED DEVELOPMENT ACCEPTABLE?**

The importance of high-quality design is emphasised within Chapter 12 of the NPPF: 'Achieving well-designed places'. Quality design is carried through to the local policy level, specifically within policies BCS21, DM26, DM27 and DM29.

Policy BCS21 outlines that all new development in Bristol should deliver high quality urban design and be expected to contribute positively to the character and identity of the area; reinforce local distinctiveness; and deliver coherent structure through integrated built form and clearly defined public and private space.

Policies DM26 and DM27 are principally concerned with the design of development in relation to local character and the layout and form of buildings where both policies acknowledge that successful accordance is inseparable from the policy requirements of BCS21.

Policy DM29 relates to the design of new buildings and 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 relation to the public realm.'

Policy DM30 outlines that extensions and alterations to existing buildings will be expected to respect the 'siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene; retain and/or reinstate traditional or distinctive architectural features and fabric; safeguard the amenity of the host premises and neighbouring occupiers; and leave sufficient usable external private space for the occupiers of the building'.

The City Design Group (CDG) has been consulted on this application and has raised no objection to the proposed development.

The proposed height, scale and massing of the proposed dwelling is considered to be compatible with the immediate context and character of the local area, including the adjacent conservation area, where properties are a maximum build height of two storeys. Officers consider that both the massing and scale of the proposed new dwelling would not harm the host property and would provide symmetry to the existing terrace at 3 Arbutus Drive. There are a number of properties within Arbutus Drive that have side extensions of varying sizes and as such it is considered that the proposed dwelling would not harm the built form of the area.

Following comments received from City Design Group, the front elevation of the proposed dwelling was altered through revised plans to be more in-keeping with the host dwelling. The final design of the new dwelling is considered to subservient to the host dwelling by being setback from the front elevation by 0.5 metres. Additionally, design cues have been taken from the existing windows, doors and elevational treatment of the front elevation of 3 Arbutus Drive to ensure that the proposed dwelling would respond positively to the existing street scene. Revised plans also increased the gap between the proposed dwelling and 5 Arbutus Drive (to 2.34m) and it has been noted by the CDG that this better reflects the wider street scape and urban layout.

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The proposed development includes also materials and landscape treatments that reflect those predominantly used within the local area. The revised landscaping plan (received 28 August 2019) indicates that permeable PCC paving would be included around the new attached dwelling and permeable block paving utilised at the front of the proposed new dwelling and 3 Arbutus Drive.

In terms of visual appearance, the incorporation of paving materials within the landscaping of the proposed development is preferred over tarmac. The use of such materials would also minimise water run-off at the site due to their permeable properties. A SuDS condition would be attached to any consent to ensure that sustainable drainage methods would be utilised.

It is noted that the revised landscape plan supersedes that produced on 24 June 2019 which proposed the planting of a cherry tree to the front of the proposed new dwelling. This is considered to be acceptable on the basis that the revised plan proposes the retention of the existing tree at the front of 3 Arbutus Drive. Similarly, the hedging and wall under would be retained in situ as part of proposed development; which improves the visual appearance through reducing the impact of proposed paving at the front of the scheme.

It is acknowledged that the loss of the front garden and its replacement with two new car parking spaces is visually less attractive than a green landscaped garden and detracts from the original designed character of the street. However, it is noted that several properties within the site vicinity have paved their front gardens, and consequently, the use of a front garden for car parking is not unacceptable in principle in this location.

While inclusion of an area of grass at the front of the proposed property would generate amenity gains for future occupants, it is considered on balance the retention of existing flora within the site maintains compatibility of the proposed development within its context. It is recommended that this landscaping is conditioned to ensure congruency with the surrounding streetscape and minimise impact upon the established green infrastructure.

Overall, the proposed new attached dwelling would comply with policies BCS21, DM26, DM27 and DM29.

The proposed ground floor rear extension is considered to be suitably in keeping with the host dwelling and Officers are satisfied that this would be acceptable in terms of design in line with policies BCS21, DM27 and SPD2 guidance.

**(C) WOULD THE PROPOSAL UNACCEPTABLY AFFECT THE RESIDENTIAL AMENITY OF THE AREA?**

Policy BCS21 states that development is expected to safeguard the amenity of existing development and create a high-quality environment for future occupiers. Policy DM29 outlines that development proposals are expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight. Policy DM30 states that extensions and alterations to existing buildings should safeguard the amenity of host premises and neighbouring occupiers.

Officers consider that the proposed development including both the proposed attached dwelling and ground floor rear extension to the host dwelling, have been designed to minimise impact on neighbouring properties.

The proposed dwelling would be two storeys in overall height and would include a two-storey outrigger to the rear.

The two-storey outrigger on the proposed dwelling would not cross a 45-degree line on plan or elevation when projected from the nearest habitable room window at 3 Arbutus Drive. On this basis it

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is considered that the proposed dwelling would not have an overbearing or overshadowing impact on the existing dwelling. It is proposed to erect a 1.8 metre timber board fence between the host dwelling (3 Arbutus Drive) and the proposed dwelling which would enhance privacy.

The separation distance between the new attached dwelling and the neighbouring occupier at 5 Arbutus Drive is proposed to increase by 2.34m through the demolition of the existing garage. On this basis, Officers are satisfied that despite an increase in scale at the side elevation of 5 Arbutus Drive, the proposed development would not have a significant detrimental overbearing or overshadowing impact to this neighbouring dwelling. The fenestration at the side elevation of the proposed dwelling is considered to be adequate to prevent overlooking.

The Nationally Described Space Standard<sup>1</sup> requires that two-bedroom, two-storey dwellings suitable for three persons provide a minimum GIA of 70m<sup>2</sup>. The proposed dwelling would have a GIA of 79.15m<sup>2</sup> and is therefore in accordance with national standards. This is sufficient to satisfy Officers that the proposed development would create an acceptable standard of amenity for future occupiers.

The proposed ground floor rear extension at 3 Arbutus Drive would cross a 45-degree line (on plan) when projected from the nearest ground floor (habitable room) window at 1A Arbutus Drive. On the basis that there is already a conservatory in situ at 3 Arbutus Drive which breaches the '45-degree line' it is considered that the proposed extension would not serve to significantly alter existing site conditions. On balance, this was therefore not considered to warrant refusal of the application and Officers are satisfied that the impact of the rear extension on the adjacent occupiers at 1A Arbutus Drive would be acceptable.

Some residents have expressed concerns in relation to the potential noise and/or disturbance from the additional dwelling proposed. As set out within the previous Development Control Committee report (Ref No. 09/02461/F), which assessed a similar proposal at the site, the issue of noise and disturbance is contingent on the behaviour of future occupants and is therefore not a justified reason for refusal in itself.

On the basis of the above assessment, the proposed development is considered to comply with policies BCS21, DM29 and DM30 as well as SPD2 (Supplementary Planning Guidance).

**(D) WOULD THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS TRANSPORT AND MOVEMENT ISSUES?**

Transport, accessibility and movement are key considerations for all new development proposals. Policy BCS10 states that developments should be designed and located to ensure the provision of safe and reduce as far as possible the negative impacts of vehicles; and Policy BCS21 states that development is expected to promote accessibility by creating well-connected places through ease of movement.

Policy DM23 sets out that development proposals are expected to provide an appropriate level of safe, secure and accessible and usable parking provision having regard to the parking standards, the parking management regime and the level of accessibility by walking, cycling and public transport.

The proposed development includes provision of two new car parking spaces to the front of the new attached dwelling, west of 3 Arbutus Drive; these parking spaces would utilise an existing vehicular crossover to enable access onto Arbutus Drive.

A new vehicular crossover is proposed south of 3 Arbutus Drive for use by the single car parking space associated with this property. It is noted that the revised block plan produced on 24 June 2019 has reduced the total number of car parking spaces associated with 3 Arbutus Drive from the two originally proposed.

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<sup>1</sup> Published by the [Ministry of Housing, Communities & Local Government](#)

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Local residents have noted Arbutus Drive already experiences high level of on-street parking, and that the proposal would add to congestion and cause potential highway safety issues proximate to the junction with Westbury Lane. It is noted that there is limited on-street parking along a significant proportion of Arbutus Drive, likely due to the fact that the majority of the properties include off-street parking spaces. It is acknowledged that there is some on-street parking proximate to the application site.

TDM has assessed the application and has raised no objection. TDM officers consider both the quantum of proposed car parking and its arrangement to be acceptable and accord with local planning policy.

In addition, provision of covered, secure, separate cycle storage and refuse storage has been proposed for both the new attached dwelling and the existing dwelling 3 Arbutus Drive. It is considered that the siting of such facilities would ensure adequate vehicular and pedestrian movement, while not unduly impacting residential amenity in line with TDM guidance.

In conclusion, Officers consider that the proposed development would be in accordance with policies BCS10, BCS21 and DM23.

**(E) DOES THE PROPOSED DEVELOPMENT ADOPT AN APPROPRIATE APPROACH TO SUSTAINABLE DESIGN AND CONSTRUCTION?**

Policies BCS13, BCS14 and BCS15 of the Core Strategy give guidance on sustainability standards to be achieved in any development, and what measures should be included to ensure that development meets the climate change goals of the development plan. The policies require development in Bristol to include measures that reduce carbon emissions from residual energy use by at least 20%. Sustainable design and construction should be integral to new development.

Policy DM32 states that all new residential development should provide sufficient space for the storage of individual recycling and refuse containers to reflect the current collection regime.

The Sustainability Statement submitted in support of the application outlines that the proposed development would achieve a 20.48% saving on regulated CO<sup>2</sup> emissions. This calculation is therefore in accordance with the reduction targets for carbon dioxide emissions within residual energy as required by Policy BCS14.

It is noted that while there is not precedent in the immediate vicinity, the inclusion of three PV-panels on the side elevation (north) of the new attached dwelling is considered a suitable means for provision of on-site renewable energy for future occupants (total renewable capacity 0.75 kW), the principle of which is supported by Policy BCS14. In addition, the inclusion of PV-panels is not considered to adversely harm the design and overall appearance of the building.

The Sustainability Statement outlines that the heating and hot water for the proposed development would be provided by a natural gas condensing boiler with integral flue gas recovery unit, having a minimum SEDBUK efficiency of 89.40%. Primary water and space heating will be through use of a gas condensing combination boiler and radiators. In addition, the proposed development includes an improved thermal element resulting in reduced energy demand and emissions.

1 No. 180 litre refuse bin along with recycling box and waste food caddy would be stored within the site curtilage as shown on revised block plans in line with policy DM32.

Additional fit-out details in relation to water efficiency, internal and external lighting are provided within the Sustainability Statement submitted in support of the application.

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The site is not within a flood risk area and as such mitigation related to flood risk is not proposed as part of the development. Surface water run-off management is limited to provision of water butt(s) would be provided if this is deemed practicable. Associated detailed design, management and maintenance plan of surface water drainage for the site using Sustainable Urban Drainage System (SuDS) methods have been recommended as pre-commencement conditions if consent is granted.

In summary, the proposals are considered to be acceptable in accordance with policies BCS13-15 (inclusive).

**CONCLUSION**

The proposed development would create an attached dwelling and a single storey rear extension. The proposed dwelling would contribute to provision of residential accommodation in the local area in line with policy BCS5.

It is considered that the proposed dwelling and the rear extension would be acceptable in terms of design and would not detrimentally impact the amenity of neighbouring occupiers in accordance with policies BCS21, DM26, DM27, DM29 and DM30. Officers have also concluded that the proposed development would be acceptable in terms of its impact on the highway and the level of parking provision proposed, in line with policies BCS10 and DM23.

In summary, the proposed development is considered by Officers to be in accordance with the principles of the NPPF and the policies of the Bristol Local Plan (Bristol Core Strategy and the Site Allocations and Development Management Policies).

For the reasons outlined in this report, Officers are therefore recommending approval of the application subject to the conditions attached to this Report.

**CIL**

How much Community Infrastructure Levy (CIL) will this development be required to pay?  
The CIL payable is £0.00

**REASON FOR APPROVAL**

The decision to grant planning permission for the development proposal has taken account of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposals accord with the policies of the Development Plan listed in this report.

Specifically, it has been concluded:

- i) The proposal would create an attached dwelling and a single storey rear extension, where the attached dwelling would contribute to provision of residential accommodation in the local area (Policy BCS5).
- ii) The proposed dwelling would not harm the appearance of the existing property and would provide a level of symmetry to the existing terrace; it would therefore not undermine the character of the area (Policies BCS21, DM26, DM27, DM29, DM30).
- iii) The proposed dwelling and rear extension would be located in a position that would not have a detrimental impact on neighbouring properties (Policies BCS21, DM29 and DM30).
- iv) Parking provision and impact on the highway would be acceptable (Policies BCS10 and DM23).

Full regard has been paid to all other material planning considerations including representations made in respect of the application.

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**RECOMMENDED GRANT subject to condition(s)**

**Time limit for the commencement of development**

1. Full Planning Permission

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

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

**Pre-commencement conditions**

2. 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.

**Pre-occupation conditions**

3. Completion of Pedestrians/Cyclists Access - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

4. Installation of vehicle crossover – Shown on approved plans

No building or use hereby permitted shall be occupied or use commenced until drop kerbs has been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site in accordance with the approved plans and retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility.

5. Completion and Maintenance of Car/Vehicle Parking – Shown on approved plans

No building or use hereby permitted shall be occupied or use commenced until the car/vehicle parking area (and turning space) shown on the approved plans has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

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Reason: To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

6. Restriction of Parking Level

Parking within the development site is to be restricted to the areas allocated on the approved plans and shall not encroach onto areas allocated on the plans for other uses.

Reason: To control the level of parking on the site and to safeguard the uses of other areas.

7. Completion of Pedestrian and Cyclists Access - Shown on approved plans

No building hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

8. Completion and Maintenance of Cycle Provision – Shown on approved plans

No building hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

9. Implementation/Installation of Refuse Storage and Recycling Facilities – Shown on approved plans

No building or use hereby permitted shall be occupied or 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 adopted highway (including the footway), except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises; protect the general environment; prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

10. Implementation of Hard Landscape Works – Shown on Approved Plans

No building or use hereby permitted shall be occupied until the landscaping proposals hereby approved have been carried out in accordance with the approved plans, unless a revised programme is agreed in writing with the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory

11. Renewable Energy Generation Measures

The development hereby approved shall not be occupied until the respective solar photovoltaic panels shown on the approved plans have been installed and are operational. Thereafter the solar panels

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shall be maintained as fully operational in perpetuity at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure sufficient renewable energy generation to satisfy Core Strategy Policy BCS14.

12. External Works to Match

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

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

13. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application. This application has been approved on the basis of the following plans and documents:

- PL07 Location Plan, received 27 June 2019
- PL03F Proposed Elevations, received 6 August 2019
- PL04E Proposed Plans, received 6 August 2019
- PL06E Proposed Block Plan, received 28 August 2019
- PL08C Proposed Landscaping Plan, received 28 August 2019
- PL09 Permeable Block Paviours, received 27 June 2019
- PL0 10 Permeable PCC Paving, received 27 June 2019
- Vehicular Crossover Details (PL11) received 27 June 2019
- Bin Storage Details, received 27 June 2019
- Cycle Storage Details, received 27 June 2019
- Fascia Soffit and Gutter Details, received 27 June 2019
- Render Details, received 27 June 2019
- Roof Tile Details, received 27 June 2019
- Closed Board Fence Details, received 27 June 2019
- Window and Door Details, received 27 June 2019

Reason: For the avoidance of doubt.

## **Supporting Documents**

### **3. 3 Arbutus Drive**

1. Proposed block plan
2. Proposed elevations

# PROPOSED BLOCK PLAN



NOTES:  
 THIS DRAWING IS COPYRIGHT.  
 THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED 'FOR CONSTRUCTION'  
 THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AND THE CORRECT SETTING OUT ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE USED. IF IN DOUBT ASK.  
 ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.



Rev	Date	Description
E	22.08.19	Existing tree added One parking space removed from front of No. 3
D	06.08.19	Proposed dwelling set back 500mm from existing front elevation and moved 50mm towards No. 5 to maintain space standards
C	02.08.19	Proposed footprint modified Dimension added
B	20.06.19	Location Plan moved to own drawing Scale modified
A	19.06.19	Conservatory replaced with single storey rear extension

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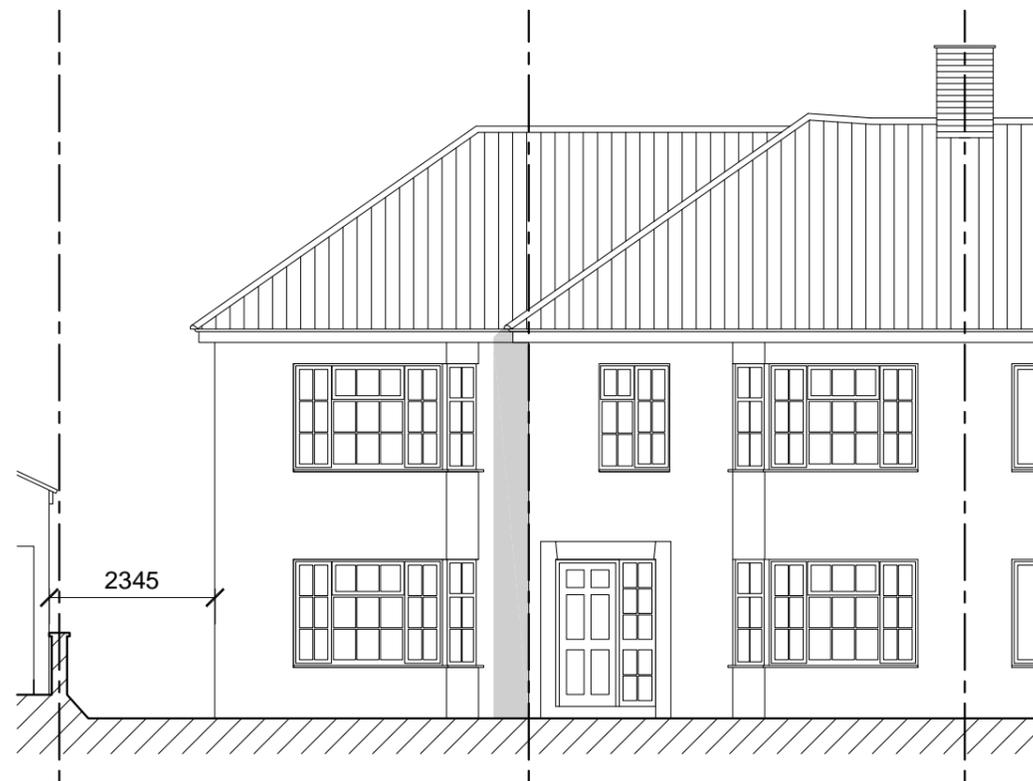


Project  
**3 ARBUTUS DRIVE  
 COOMBE DINGLE  
 BRISTOL  
 BS9 2PH**

Drawing Title  
**NEW ATTACHED DWELLING  
 PROPOSED BLOCK PLAN**

Scale 1:200@A3	Job Number .
Date 18 June 2019	Drawing Number
Drawn PB	Checked PJO
<b>PL06E</b>	

# PROPOSED ELEVATIONS



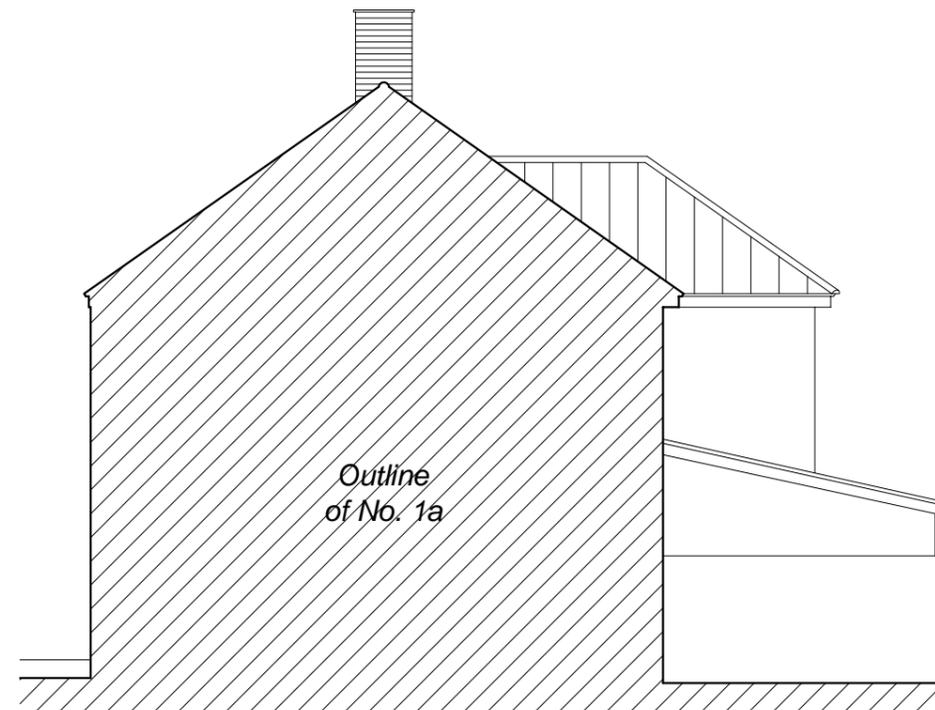
WEST (FRONT) ELEVATION



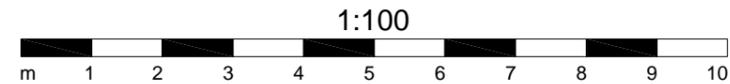
NORTH (SIDE) ELEVATION



EAST (REAR) ELEVATION



SOUTH (SIDE) ELEVATION



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 ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

**MATERIALS (TO MATCH EXISTING)**

- Roof : Double Roman concrete interlocking tiles
- Walls : Render
- Windows : White UPVC
- Doors : White UPVC
- Eaves : White UPVC
- RW Goods : White UPVC

Rev	Date	Description
F	06.08.19	Proposed dwelling set back 500mm from existing front elevation and moved 50m towards No. 5 to maintain space standards
E	02.08.19	Neighbouring garage and dimension to proposed dwelling added
D	02.08.19	Redrawn
C	26.06.19	PV Panels added
B	21.06.19	Proposed new dwelling set back 500mm
A	19.06.19	Conservatory replaced with single store rear extension

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Project

**3 ARBUTUS DRIVE  
 COOMBE DINGLE  
 BRISTOL  
 BS9 2PH**

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Drawing Title

**NEW ATTACHED DWELLING  
 PROPOSED ELEVATIONS**

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Scale 1:100@A3	Job Number .
Date 18 June 2019	Drawing Number PL03F
Drawn PB	Checked PJO