

WARD: Westbury-on-Trym & Henleaze

SITE ADDRESS: 16 Berkeley Road Westbury Park Bristol BS6 7PJ

APPLICATION NO: 19/03847/H Full Planning (Householders)

DETERMINATION DEADLINE: 17 October 2019

Single storey ground floor/side infill extension.

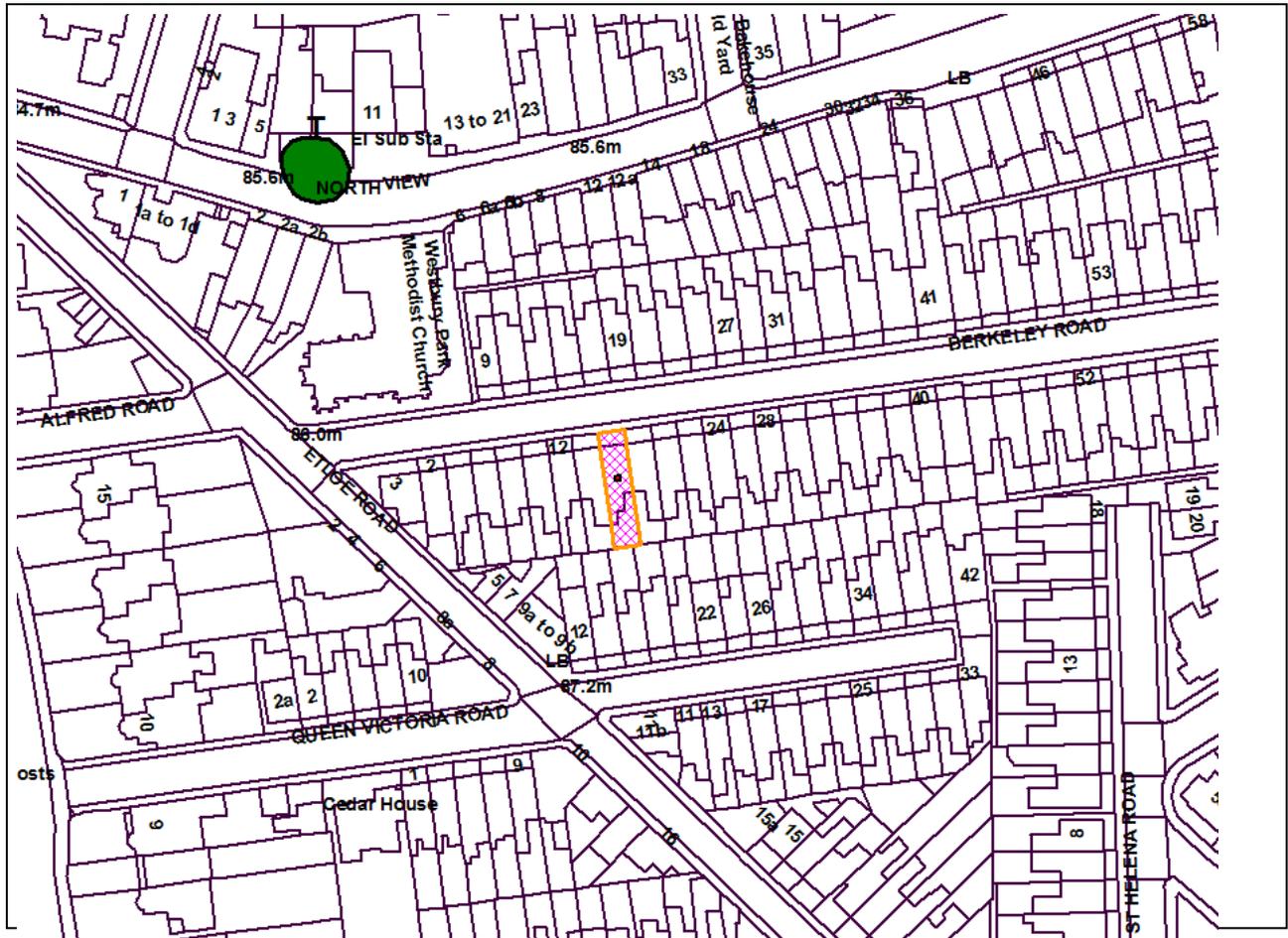
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Miss Eliana Stenning
25 Backfields Lane
Bristol
BS2 8QW

APPLICANT: Alasdair Davies
16 Berkeley Road
Westbury Park
Bristol
BS6 7PJ

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

LOCATION PLAN:



Development Control Committee B – 6 November 2019
Application No. 19/03847/H : 16 Berkeley Road Westbury Park Bristol BS6 7PJ

SITE DESCRIPTION

This application relates to the dwelling known as 16 Berkeley Road in Westbury Park, North Bristol.

The application site is situated upon the southern side of Berkeley Road, approximately 65 metres east of the junction connecting to Etloe Road.

The application site comprises a two-storey mid-terraced dwelling with a two-storey rear protrusion to the rear. The host dwelling also exhibits a single storey lean-to structure to the rear (store and outdoor toilet).

Access to the rear curtilage is gained through a double door to the principal rear elevation. There is a 1.9 metre tall boundary wall and fence between 16 and 18 Berkeley Road.

The application site demonstrates a topographical difference between itself and the adjacent neighbour of 10-15cm, calculated through the difference in boundary wall/fence heights from natural ground level.

The host dwelling exhibits a redbrick façade to the front elevation and rendered masonry to the rear with interlocking roof tiles and white wooden window frames.

It is noted from a site visit undertaken on 15 October 2019 that the adjacent neighbour exhibits a double door with adjoining lateral windows and an additional window above, situated upon the principal rear elevation.

The application site is not situated within a Conservation Area.

APPLICATION

This application seeks full planning permission for the construction of a single storey rear infill extension to the dwelling known as 16 Berkeley Road.

The proposed development would measure approximately 4.0 metres in depth from the principal rear elevation, extending approximately 0.8 metres beyond the rear elevation of the two-storey protrusion. The proposed rear infill extension would measure approximately 2.2 metres in width to the boundary line of the application site.

The proposed development would be 2.4 metres in height at its eaves on the shared boundary in the form of a parapet wall. The proposed lean-to roof would incline away from the boundary to a maximum ridge height of 3.3 metres.

The proposed development would necessitate the demolition of the existing rear single storey lean-to structure to provide access to the rear curtilage.

The proposed development would provide 1no. double door to the rear elevation of the existing protrusion and 1no. three-part window to the rear elevation of the proposed extension. In addition, the proposed infill extension would provide 2no. roof lights above the proposed dining area.

The application seeks to provide an open plan kitchen and dining area with suitable space for a home office, internal toilet, utility area and internal bike storage.

The application seeks to use materials including brick work walls, slate roof tiles and aluminium anthracite windows and doors.

Development Control Committee B – 6 November 2019
Application No. 19/03847/H : 16 Berkeley Road Westbury Park Bristol BS6 7PJ

For further details, please refer to the application documentation.

RELEVANT HISTORY

There is no relevant or recent planning history associated with the application site.

RESPONSE TO PUBLICITY AND CONSULTATION

In total, 11no. objections and 1no. neutral public comment was received in relation to the proposed development.

The main issues arising from the 11no. public objections included:

- Concerns that the proposed development would give rise to a sense of overbearing;
- Concerns that the proposed development would result in overshadowing;
- Concerns that the proposed development would be incongruous to the existing built form of Berkeley Road.; and,
- Concerns that the proposed development would set a precedent for infill extensions.

The main issues arising from the neutral public comment included:

- Concerns that the development would set a precedent for insensitive infill extensions; and,
- Concerns that the proposed development would undermine residential amenity of the adjacent occupant.

COUNCILLOR CALL-IN

The application was called into committee by Councillor Steve Smith on 27 September 2019 due to perceived residential amenity issues including overbearing and overlooking.

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) the Old Market Quarter Neighbourhood Development 2016 and Lawrence Weston Neighbourhood Development Plan 2017.

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

KEY ISSUES

A. IS THE DESIGN AND SCALE/CONTEXT ACCEPTABLE?

Policy BCS21 states that new development should be of a high quality and should contribute positively to an area's character and identity.

Policy DM26 sets out that development should respond 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 respecting, building upon or restoring the local pattern and grain of development.

Development Control Committee B – 6 November 2019
Application No. 19/03847/H : 16 Berkeley Road Westbury Park Bristol BS6 7PJ

Policy DM27 states that developments should respect the layout, form, pattern and arrangement of buildings, structures and spaces to contribute quality urban design.

Policy DM30 sets out that new development 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.

SPD2 'A Guide for Designing House Alterations and Extensions' states that proposed extensions should not protrude further than 3.5 metres and should maintain visual subservience to the existing dwelling.

The proposed development would provide a rear infill extension measuring 4.0 metres in depth from the principle rear elevation (0.8 metres further than the existing two-storey rear protrusion) and a width of 2.2 metres. The rear infill extension would measure 2.4 metres in height to the eaves and 3.3 metres to the ridge, with the inclusion of 2no. roof lights.

The proposed development would be of a siting, scale and height which respects the built form of the host dwelling and would not interrupt the rear building line of the terrace.

Whilst it is acknowledged that there are a large number of objections outlining the incongruous nature of rear infill extensions, there are a number of local precedents including 16 Queen Victoria Road (18/00892/H) sited directly opposite the rear elevation of the application site. It is considered that the proposed development is not incongruous and would not serve to set a precedent for infill extensions within the local area.

By virtue that the proposed development would constitute an infill extension and would exhibit an informed/sympathetic eaves height, it is considered that the proposed depth is acceptable and would not harm the character or setting of the host dwelling. As such, the proposed development would be in accordance with policies BCS21, DM26, DM27 and DM30 and is acceptable.

The rear infill extension would be sited to the rear of the host dwelling and would not interrupt the existing built form of the terrace, thus resulting in an inconsequential impact on the street scene, aesthetic and character of the local area. It is considered that the proposed development would remain visually subservient to the host dwelling and is in accordance with policies BCS21, DM26, DM27, DM30 and SPD2 guidance and is acceptable.

The proposed development seeks to use materials including; brick work walls, slate roof tiles and aluminium anthracite windows and doors. As stated in the site description, the front façade exhibits a red brick façade, whereas the rear elevation is painted render. While the proposed materials are considered to be broadly consistent with the aesthetic of the local area, issues regarding a brick works rear extension have been expressed to the applicant. Whilst these have not been addressed through revised plans, it has been agreed that painted render walls will be provided through the use of conditions affixed to this report and decision. Based upon the information provided to the Local Planning Authority and use of conditions, it is considered that the proposed development would not undermine the existing aesthetic or character of the dwelling or terrace and is acceptable.

The proposed development is considered to be acceptable in terms of design.

Development Control Committee B – 6 November 2019
Application No. 19/03847/H : 16 Berkeley Road Westbury Park Bristol BS6 7PJ

B. WOULD THE PROPOSED DEVELOPMENT CAUSE ANY UNACCEPTABLE HARM TO RESIDENTIAL AMENITY OF FUTURE OR ADJACENT OCCUPIERS?

Policy BCS21 states that new development should safeguard the amenity of existing development.

Policy DM30 states that proposals should not prejudice the existing and future development potential of adjoining sites.

SPD2 'A Guide for Designing House Alterations and Extensions' states that rear extensions should not cross a 45° line drawn from the extension to the mid-point of the nearest adjacent habitable window perpendicular to the proposed development as to not cause overlooking, overbearing or overshadowing on adjacent occupiers.

Whilst it is acknowledged that the proposed development would cross a 45° line drawn from the extension to the mid-point of the nearest adjacent habitable window perpendicular to the proposed development when measure in planform, the proposed development would not cross a 45° line drawn from the extension to the mid-point of the nearest adjacent habitable window when assessed against elevation plans. As such, it is considered that there would not be any issue with overshadowing.

Further to this, upon a site visit undertaken upon 15 October 2019, it was noted that the neighbouring dwelling (18 Berkeley Road) exhibits a large glazed double door, lateral windows and 1no. window above. The scale of the scale and size of the rear doors would ensure that there would not be an unacceptable degree of overshadowing/loss of light to the living room of 18 Berkeley Road.

Notwithstanding the above assessment, the proposed development would demonstrate a sympathetic eaves height (2.4 metres) in line with SPD2 guidance best practice. As such, it is considered that the proposed development would not result in an unacceptable degree of overshadowing or loss of light upon the adjacent neighbour (18 Berkeley Road) and is in accordance with policies BCS21, DM30 and SPD2 guidance and is acceptable.

By virtue of the existing boundary wall, the proposed development would constitute a 0.5 metre increase in height upon the boundary which is considered to be in accordance with policies BCS21, DM30 and SPD2 guidance and is acceptable.

The proposed development would be single storey in height and would provide 1no. double door and 1no. three-part window to the rear elevation. The application site is bounded by tall boundary treatments and would provide an outlook at a limited elevation, reducing the likelihood of overlooking upon adjacent or opposite residential dwellings. As such, the proposed development is considered to be in accordance with policies BCS21, DM30 and SPD2 guidance and is acceptable.

The proposed development is acceptable in terms of residential amenity.

CONCLUSION

Based upon the information provided to the Local Planning Authority, it is considered that the proposed rear infill extension is well informed by its setting and would demonstrate an appropriate depth and eaves height as to respect the built form and residential amenity of the adjacent neighbour.

The proposed development is not considered to be incongruous and would not reinforce a precedent for insensitive development due to the acceptability of well-designed rear infill extensions. Consequently, the proposed works would not give rise to unacceptable levels of overshadowing and overbearing and is therefore acceptable in terms residential amenity impacts.

The proposed development is acceptable in terms of design and residential amenity and it is recommended that approval be granted, subject to conditions.

Development Control Committee B – 6 November 2019
Application No. 19/03847/H : 16 Berkeley Road Westbury Park Bristol BS6 7PJ

COMMUNITY INFRASTRUCTURE LEVY

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

Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.

RECOMMENDED GRANT Subject to condition(s)

Time limit for commencement of development

1. Full Planning Permission

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

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

Post occupation management

2. External Works to Match

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

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

List of approved plans

3. List of Approved Plans and Drawings

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

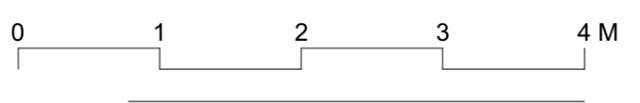
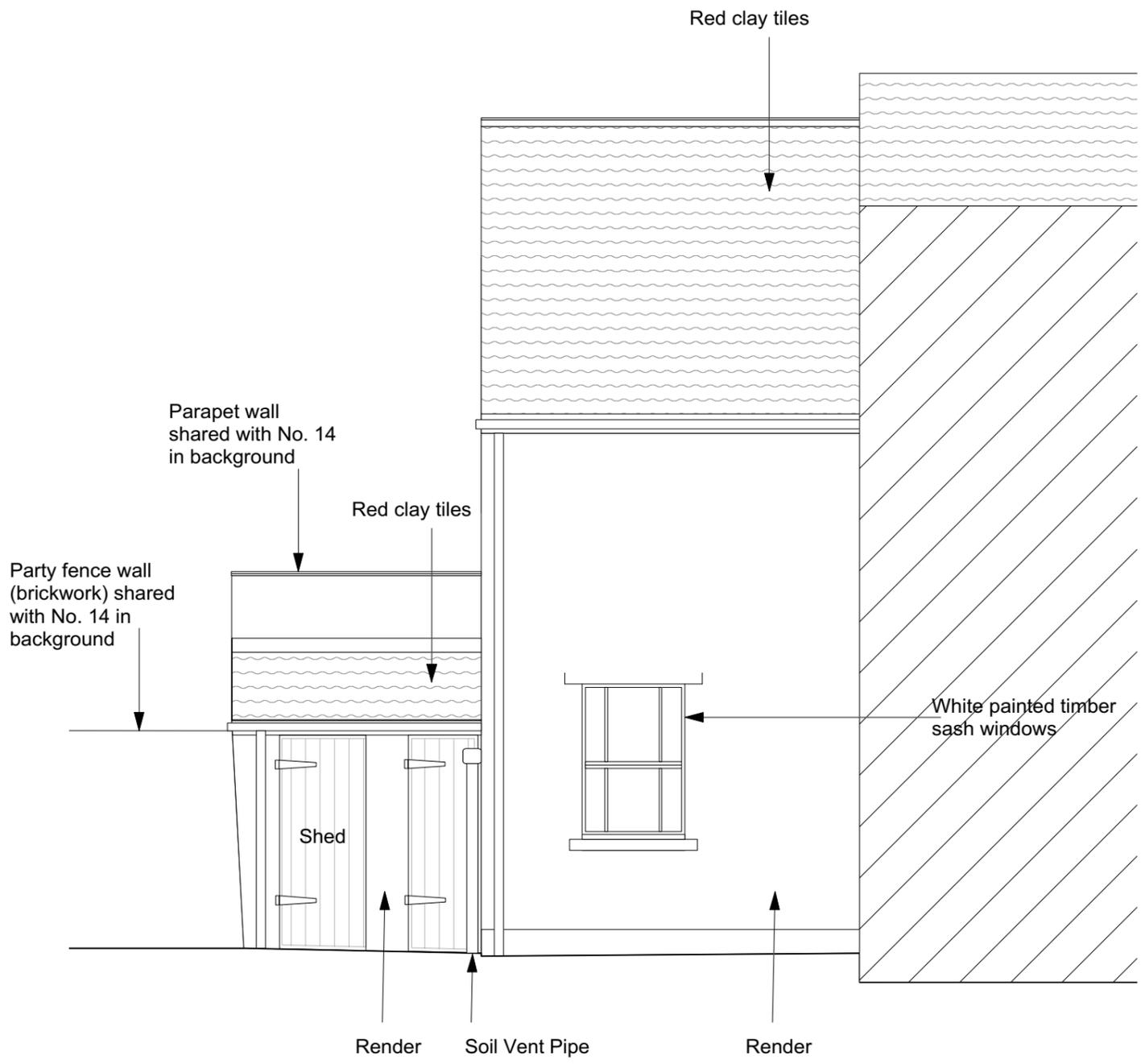
BR/PA/099 Site location plan, received 22 August 2019
 BR/PA/104 Existing east elevation, received 22 August 2019
 BR/PA/101 Existing ground floor plan, received 22 August 2019
 BR/PA/103 Existing rear elevation, received 22 August 2019
 BR/PA/100 Existing roof plan, received 22 August 2019
 BR/PA/106 Existing section AA, received 22 August 2019
 BR/PA/105 Existing West elevation, received 22 August 2019
 BR/PA/504 Proposed East elevation, received 22 August 2019
 BR/PA/501 Proposed ground floor plan, received 22 August 2019
 BR/PA/502 Proposed rear elevation, received 22 August 2019
 BR/PA/500 Proposed roof plan, received 22 August 2019
 BR/PA/506 Proposed section AA, received 22 August 2019
 BR/PA/505 Proposed West elevation, received 22 August 2019

Reason: For the avoidance of doubt.

Supporting Documents

5. 16 Berkeley Road

1. Existing East Elevation 2184241 (Received 22 August 2019);
2. Existing Ground Floor Plan 2184517 (Received 22 August 2019);
3. Existing Rear Elevation 2184581 (Received 22 August 2019);
4. Proposed East Elevation 2184430 (Received 22 August 2019);
5. Proposed Ground Floor Plan 2184488 (Received 22 August 2019);
and,
6. Proposed Rear Elevation 2184457 (Received 22 August 2019)

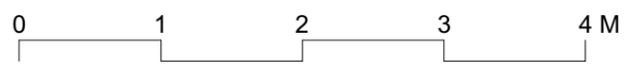
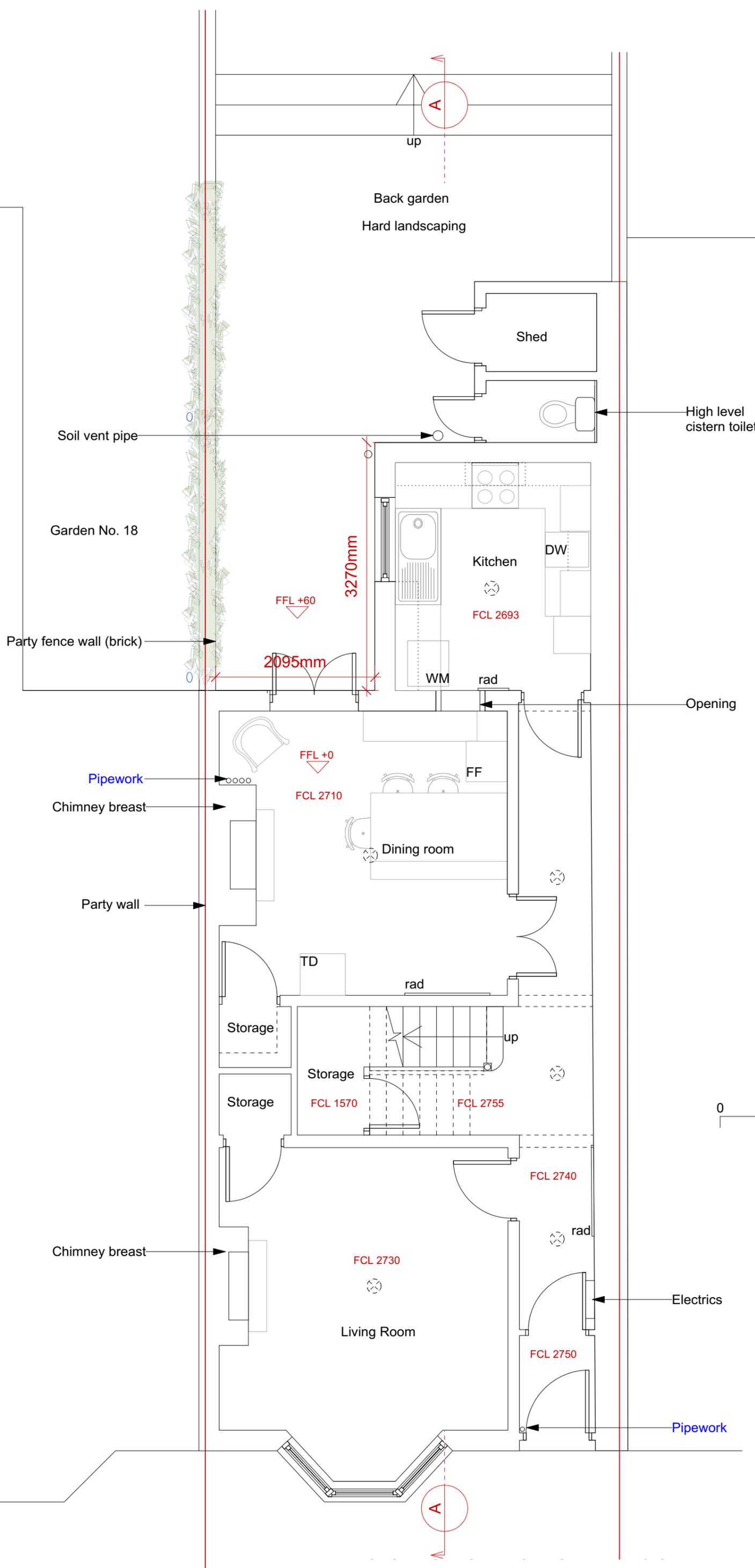


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project title Berkeley Road	scale 1:50@A3	date 190805
drawing title East Elevation_ Existing	drawing number BR/PA/104	

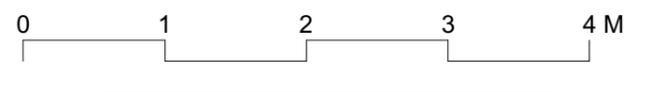
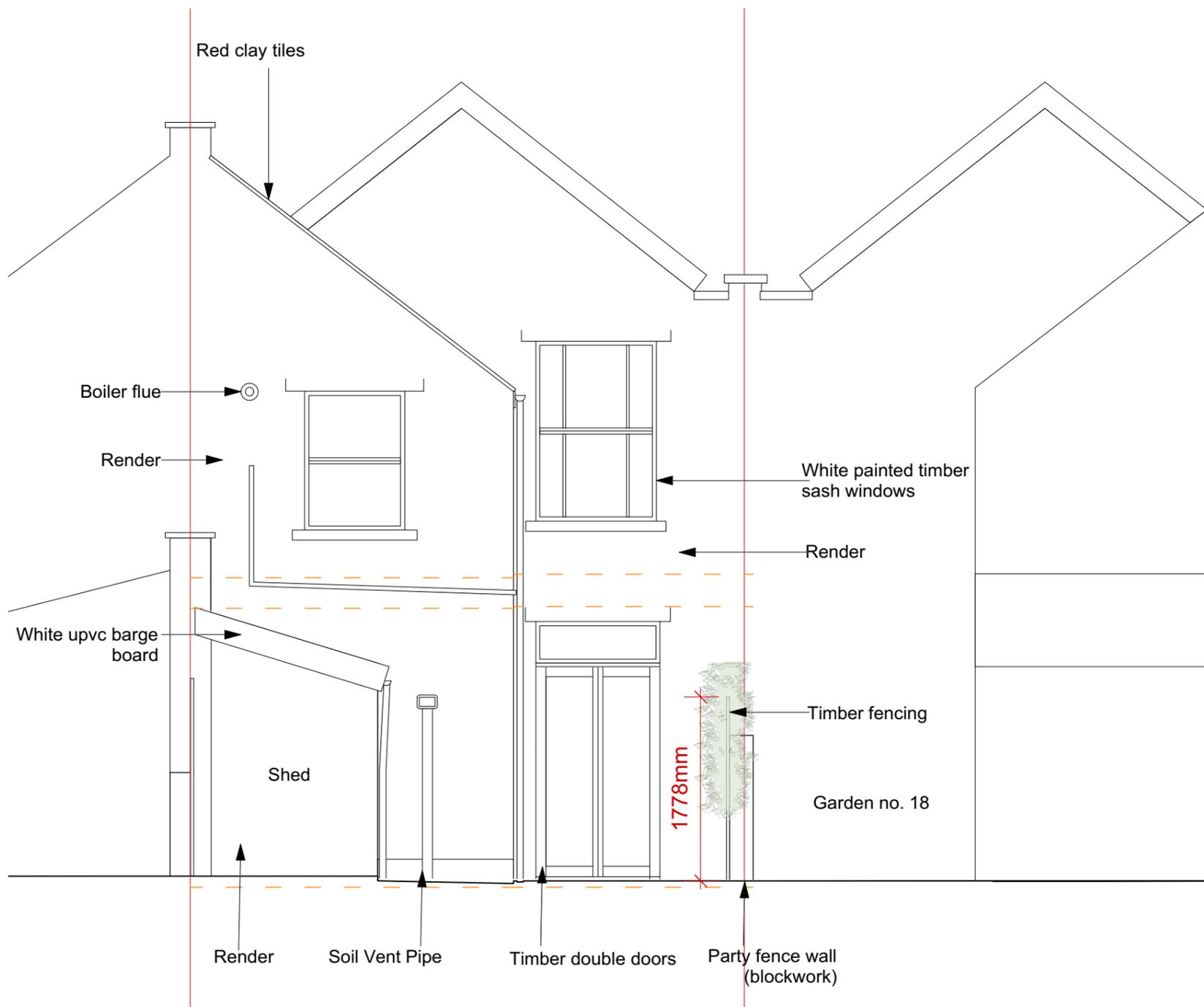


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project title Berkeley Road	scale 1:50@A3	date 190718	
drawing title Ground Floor Plan_Existing	drawing number BR/PA/101	Revision	

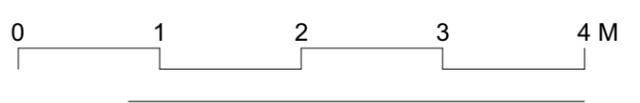
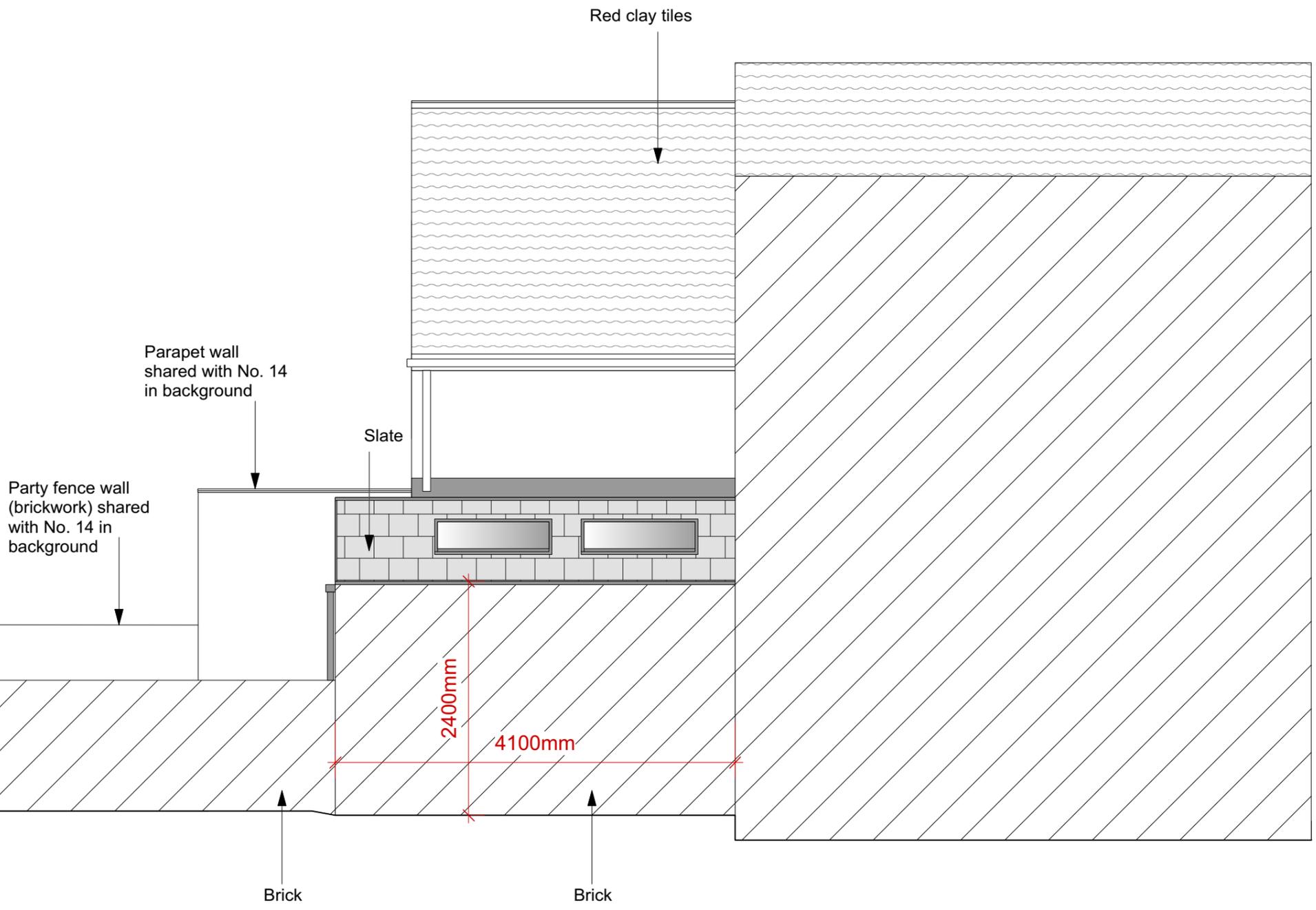


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drawing title Rear Elevation _Existing	drawing number BR/PA/103	Revision



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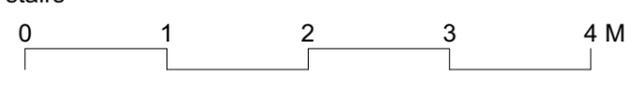
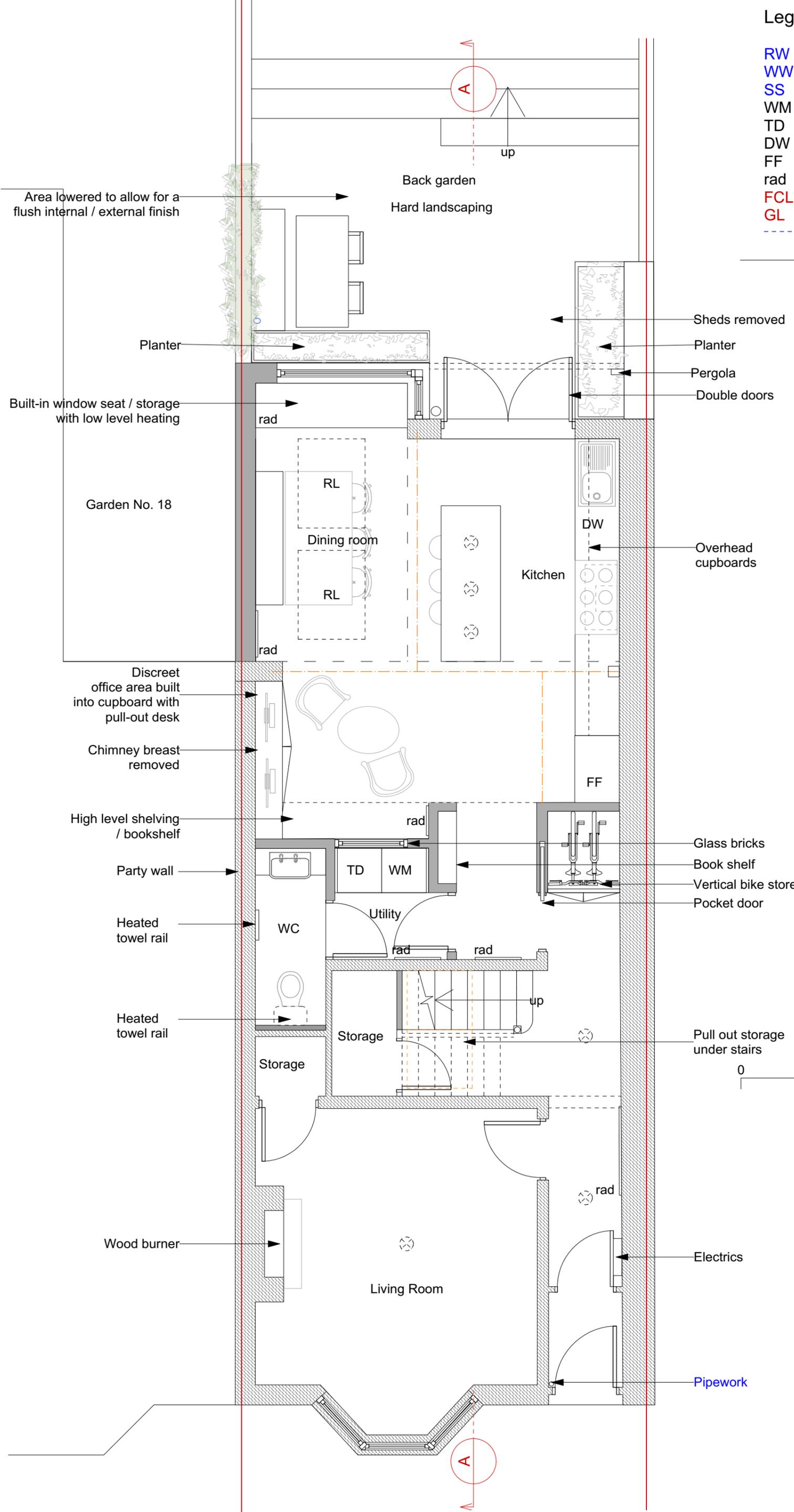
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Legend

- RW - Rain water pipe
- WW - Waste water pipe
- SS - Soil Stack
- WM - Washing Machine
- TD - Tumble Dryer
- DW - Dishwasher
- FF - Double height fridge/freezer
- rad - Radiator
- FCL - Floor to ceiling height
- GL - Ground Level
- - - - - Surface water drainage



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