

WARD: Southmead

SITE ADDRESS: 26 Cranham Road Bristol BS10 5EF

APPLICATION NO: 19/05160/H Full Planning (Householders)

DETERMINATION DEADLINE: 17 December 2019

Erection of single storey side and rear extension, and erection of small porch to front elevation.

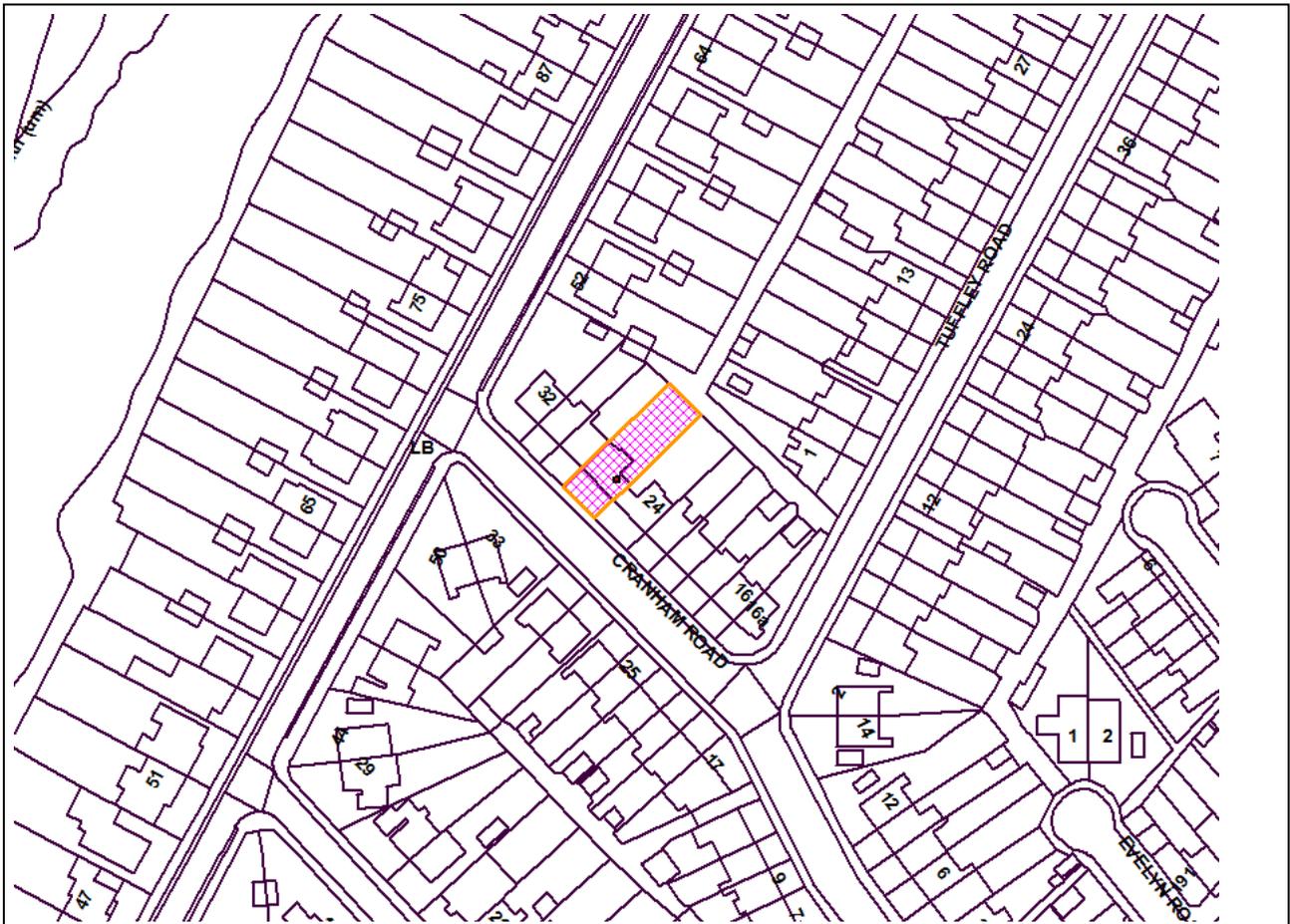
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Clifton Design (Bristol) Ltd
25 Lower Redland Road
Redland
Bristol
BS6 6TB

APPLICANT: Dr Jonathan Olds
Flat 6
27 Sion Court
Clifton
Bristol
Bristol
BS8 4AZ
United Kingdom

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

LOCATION PLAN:



Development Control Committee B – 18 December 2019
Application No. 19/05160/H : 26 Cranham Road Bristol BS10 5EF

SITE DESCRIPTION

This application relates to the dwelling known as 26 Cranham Road in Southmead, North Bristol.

The application site is situated upon the north eastern side of Cranham Road, approximately 30 metres south east of the junction connecting to Lake Road.

The application site comprises a two-storey end of terrace dwelling with an attached side garage structure. The dwelling exhibits a material palette comprising white render walls, interlocking roof tiles and white UPVC windows.

The site benefits from a paved off-street parking arrangement to the front of the property and modest rear curtilage.

The application site is not situated within a Conservation Area.

APPLICATION

This application seeks full planning permission for the erection of a single storey side and rear extension to the existing dwelling and construction of a front porch structure.

The application would comprise a front porch structure measuring 1.3 metres in depth from the front elevation and 2.3 metres in width, constituting an internal floor area of 2.99 metres squared. The front porch structure would measure 2.4 metres to the eaves and 3.5 metres to the ridge.

The proposed rear extension would measure 3.0 metres in depth from the rear extension. The proposed development would provide a contiguous rear and side extension, resulting in a width of 6.3 metres to the existing side elevation and 8.3 metres to the proposed side elevation of the extension. The proposed rear extension would measure 2.6 metres to the eaves and 3.6 metres to the ridge.

The proposed side extension would measure 2.1 metres in width and 4.8 metres in depth from the rear elevation of the existing garage structure. The proposed side extension would measure 2.6 metres and 3.7 metres to the eaves and ridge respectively, approximately 1 metre away from the existing boundary fence.

At the rear elevation, the proposed development would provide bi-folding doors and 1no. three-part window, as well as 3no. roof lights to the rear roof pitch. The proposed side elevation would exhibit 1no. obscure-glazed window to the proposed ground floor toilet and 1no. roof light to the existing garage roof.

The application seeks to use materials including render walls, interlocking roof tiles and UPVC windows and doors. The proposed front extension would use rendered blocks with timber detailing.

For further details, please see documentation appurtenant to the application.

RELEVANT HISTORY

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

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RESPONSE TO PUBLICITY AND CONSULTATION

In total, 1no. neutral comment was received by the Local Planning Authority. An objection was not raised in regard to the application providing works would be carried out in a respectful manner to the neighbour and their associated property.

WARD MEMBERS

There were no comments raised by Ward Members.

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.

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.

SPD2 'A Guide for Designing House Alterations and Extensions' states that front porch extensions should be modest in scale and should make a positive contribution to improving the character and appearance of the area.

The proposed development, as described in the application, would be of an appropriate scale, height and siting as to respect the overall design of the host dwelling. By virtue of the developments limited protrusion from the existing rear elevation, it is considered that the side and rear extension would not undermine the rear building line of dwellings fronting Cranham Road. It is acknowledged that rear extension would measure 3 metres in depth and therefore would be permissible under Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposed side extension would run flush to the proposed rear extension and is

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therefore considered to be in keeping and demonstrates high quality design. It is considered that the proposed development accords with policies BCS21, DM26, DM27, DM30 and SPD2 guidance and is acceptable.

The proposed front extension, as described in the application, would be of a limited scale (1.3 metres depth and 2.3 metres width) and constitutes a floor area of 2.99 square metres in area. The proposed development is considered to be modest addition to the host dwelling and is in keeping with other developments within the immediate context of the application site. It is considered that the precedent for front extensions is well-established within the area and is therefore acceptable. The proposed works would not undermine the built form or architecture of the host dwelling and is therefore in accordance with policies BCS21, DM26, DM27, DM30 and SPD2 guidance and is acceptable.

The majority of the proposed development (rear and side extensions) would be sited to the rear of the host dwelling and would not be visible from the public realm. As such, it is considered that the proposed development would have an inconsequential impact on the character and setting of Cranham Road or the aesthetic of the dwelling. The proposed development would remain visually subservient to the host dwelling and would not constitute a net additional floor space which would undermine the existing properties built form. The proposed development therefore accords with policies BCS21, DM26, DM27, DM30 and SPD2 guidance and is acceptable.

While the proposed front porch extension would be visible from the public realm, it is considered that the development would be modest in scale and would be in keeping with the built form of the host dwelling. The proposed dimensions (1.3 metres depth and 2.3 metres width) would equate to an additional floor area of 2.99 square metres, considered to be permissible under permitted development rights. As such, the proposed development accords with policies BCS21, DM26, DM27, DM30 and SPD2 guidance and is acceptable.

The proposed development seeks to use materials including: render walls, interlocking roof tiles and UPVC windows and doors. The proposed front extension would use rendered blocks with timber detailing. It is considered that the proposed materials are consistent with the existing dwelling and would not undermine the aesthetic or aesthetic of Cranham Road. As such, the proposed development is in accordance with policies BCS21, DM26, DM27 and DM30 and is therefore acceptable.

The proposed development is acceptable in terms of design.

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.

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The proposed development would not cross a 45° line drawn from the extension to the mid-point of the nearest adjacent habitable window perpendicular to the proposed development and would therefore not give rise to an unacceptable degree of overshadowing. As stated in the application, the proposed side extension would be sited 1 metre from the adjacent and would therefore not result in an unacceptable sense of overshadowing or overbearing upon the adjacent neighbours. It is considered that the proposed development is in accordance with policies BCS21, DM30 and SPD2 guidance and is acceptable.

The proposed development would be single storey in height and would not overlook any adjacent neighbours. A high elevation obscure-glazed window would be provided upon the side elevation of the development and would not result in an unacceptable degree of overlooking or loss of privacy to adjacent or future residential occupants. It is considered that the proposed development would not give rise to any unacceptable residential amenity impacts and is in accordance with policies BCS21, DM30 and SPD2 guidance.

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 development is acceptable in terms of design and residential amenity impacts. As such, this application is recommended for approval, subject to conditions.

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.

List of approved plans and drawings

2. 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:

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26/CR/WOT/00/P	Site location plan, received 22 October 2019
26/CR/WOT/10/P	Existing block plan, received 22 October 2019
26/CR/WOT/11/P	Proposed block plan, received 22 October 2019
26/CR/WOT/01/P	Existing ground floor plan, received 22 October 2019
26/CR/WOT/02/P	Proposed ground floor plan, received 22 October 2019
26/CR/WOT/03/P	Existing rear elevation, received 22 October 2019
26/CR/WOT/04/P	Proposed rear elevation, received 22 October 2019
26/CR/WOT/05/P	Existing side elevations on A, received 22 October 2019
26/CR/WOT/06/P	Proposed side elevations on A, received 22 October 2019
26/CR/WOT/07/P	Side elevations on B, received 22 October 2019
26/CR/WOT/08/P	Proposed front elevation, received 22 October 2019
26/CR/WOT/09/P	Proposed front elevation, received 22 October 2019

Reason: For the avoidance of doubt.

Supporting Documents

3. 26 Cranham Road

1. Location Plan
2. Existing Block Plan
3. Existing Ground Floor Plan
4. Existing Front Elevation
5. Existing Side Elevation
6. Existing Rear Elevation
7. Proposed Block Plan
8. Proposed Ground Floor Plan
9. Proposed Front Elevation
10. Proposed Side Elevation
11. Proposed Rear Elevation
12. Side Elevations on B
13. Supporting Statement

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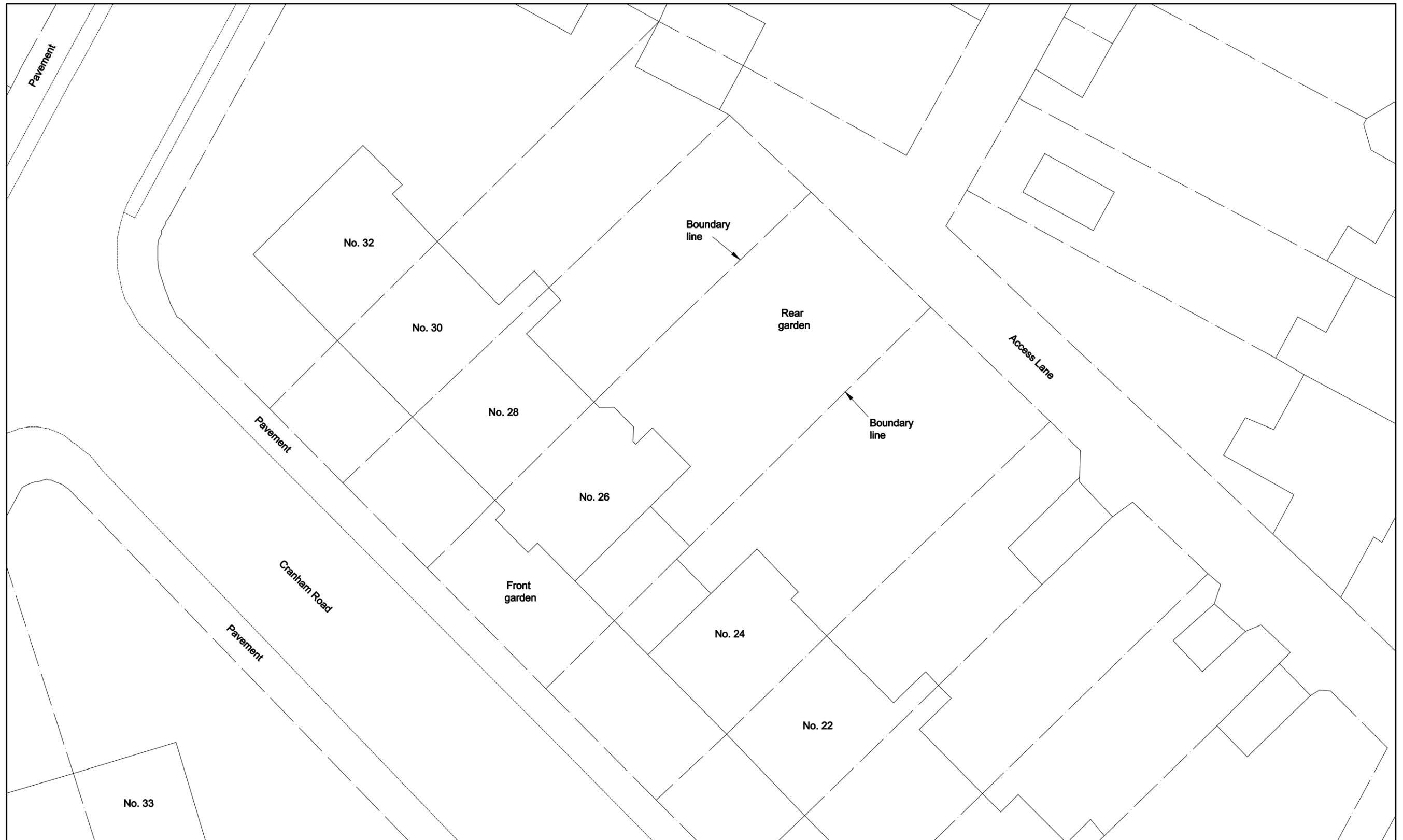
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Dr J Olds

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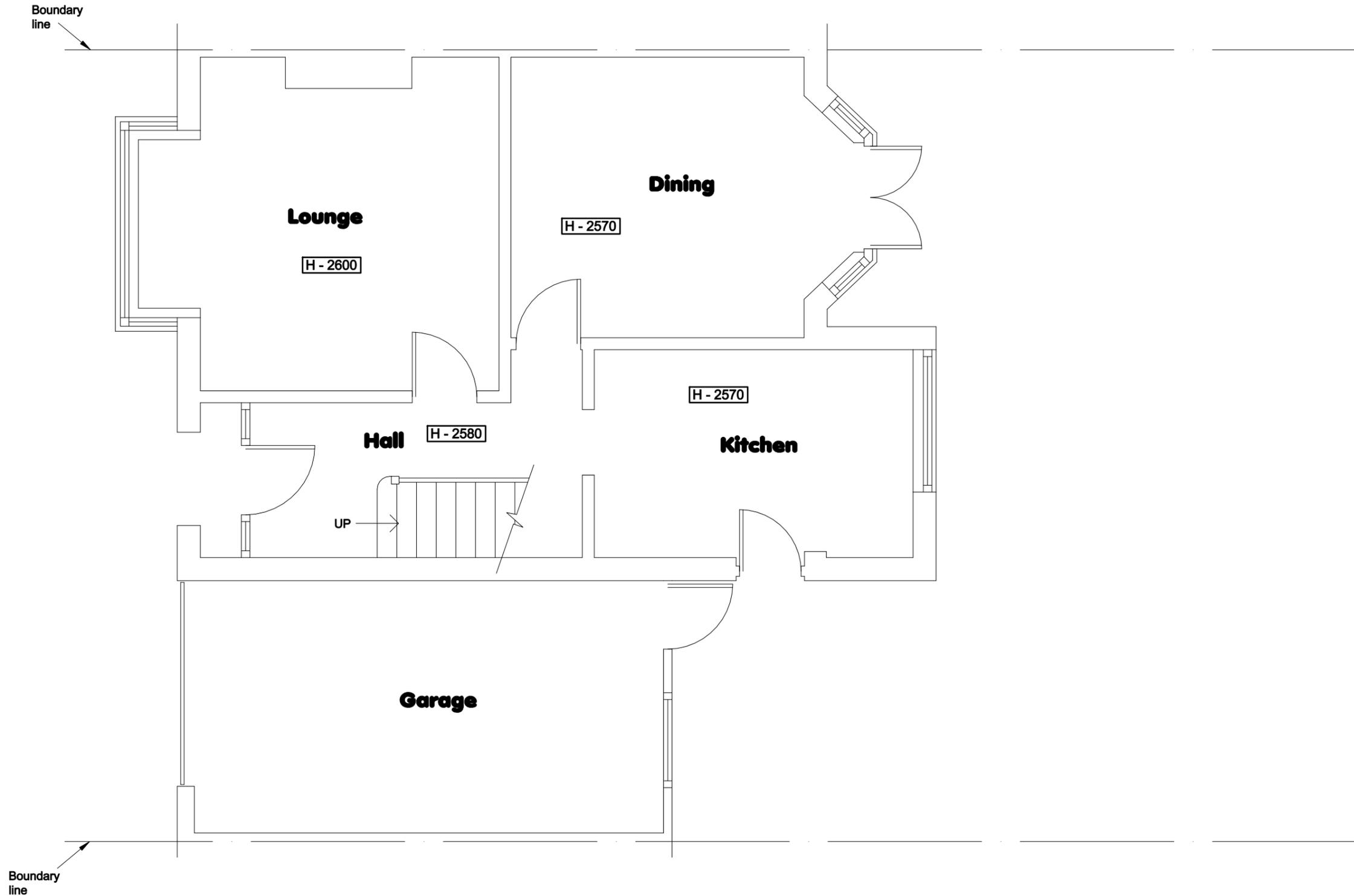
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Postcode:
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Date:
Oct 2019

Drawing Title:
Ground Floor Plan - Existing

Drawing No: **26/CR/WOT/01/P**

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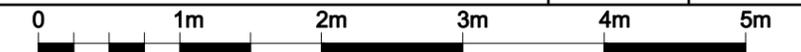
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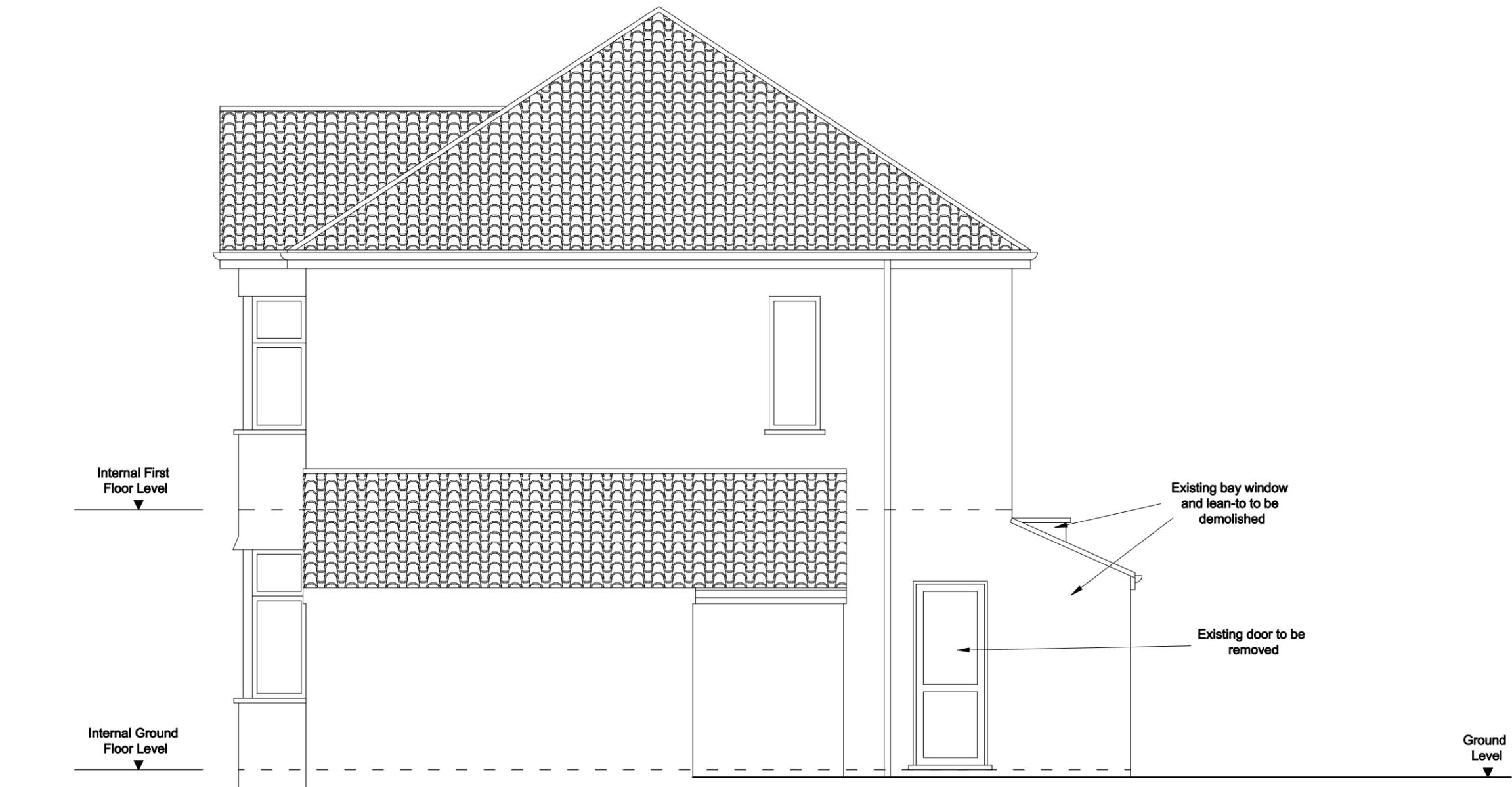
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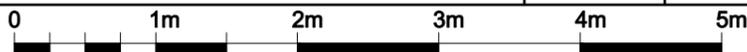
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26 Cranham Road, W.O.T

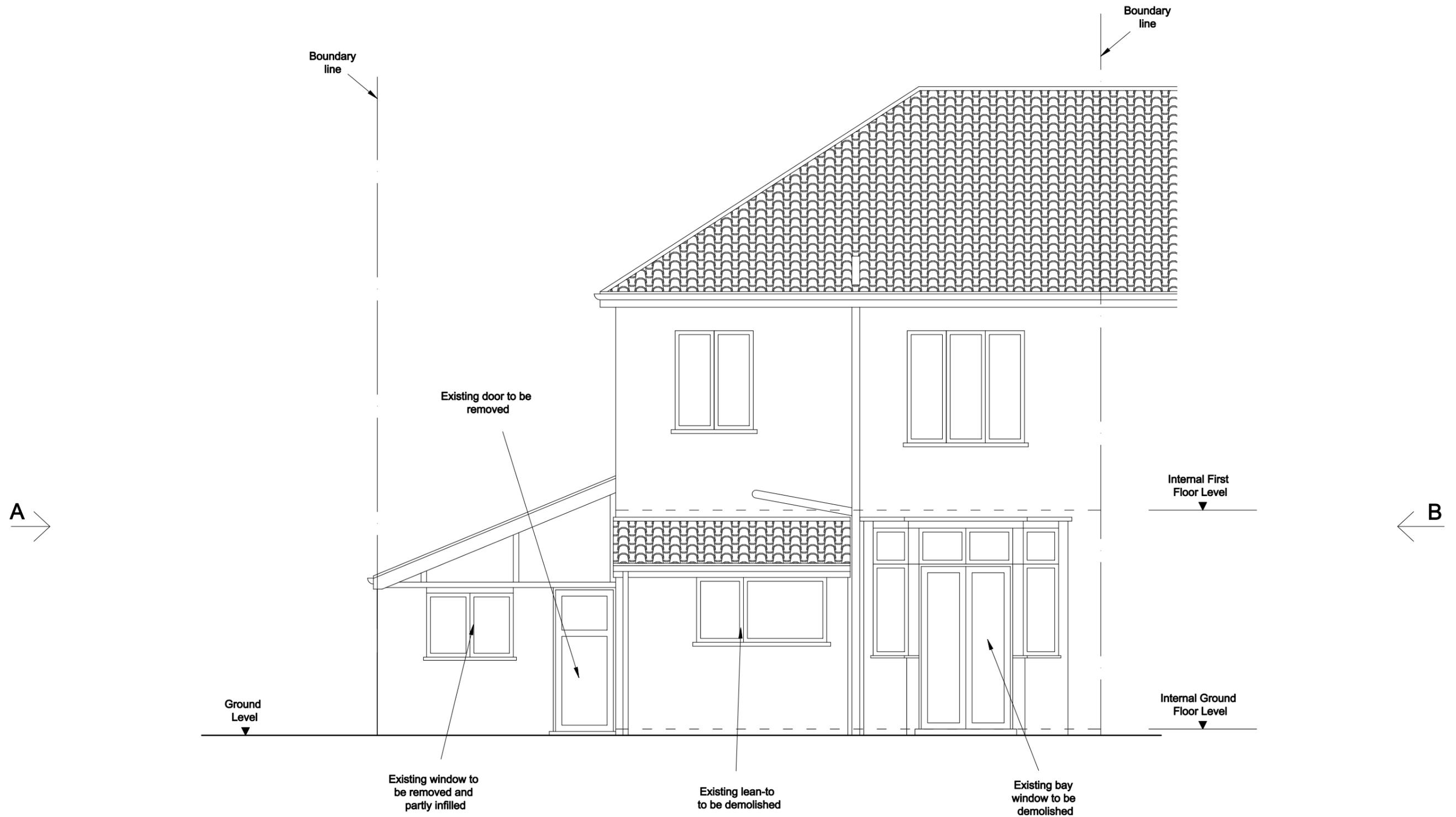
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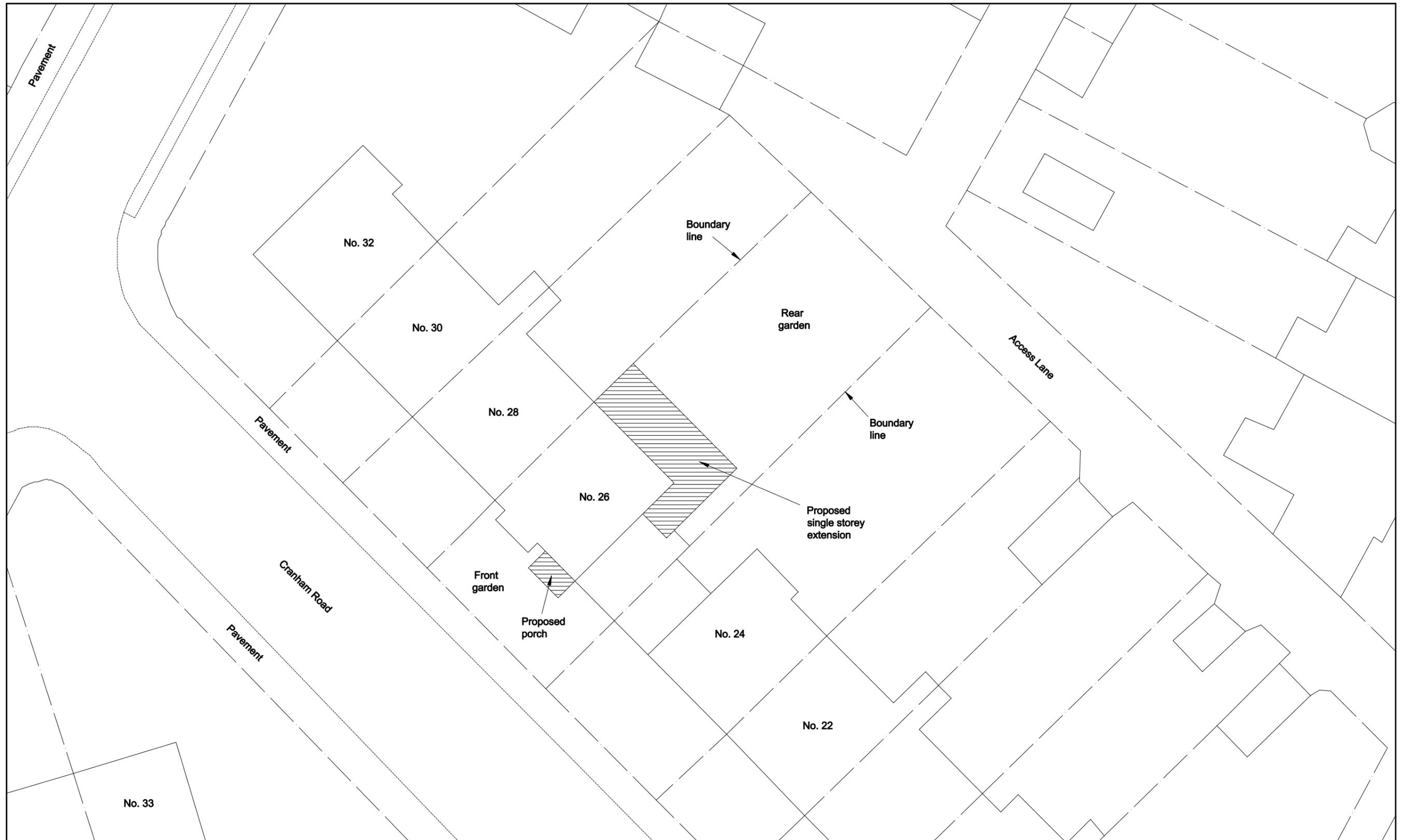
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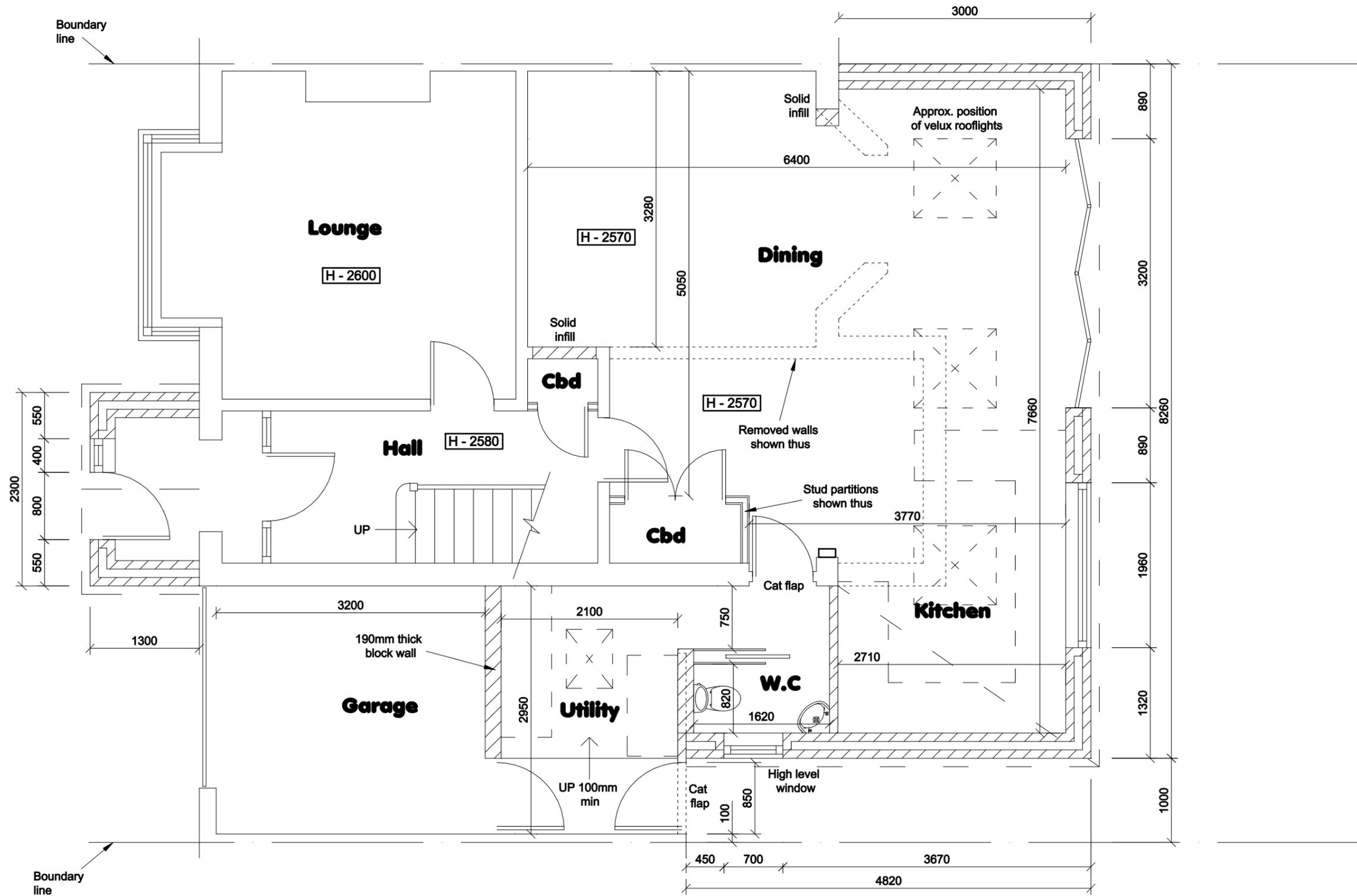
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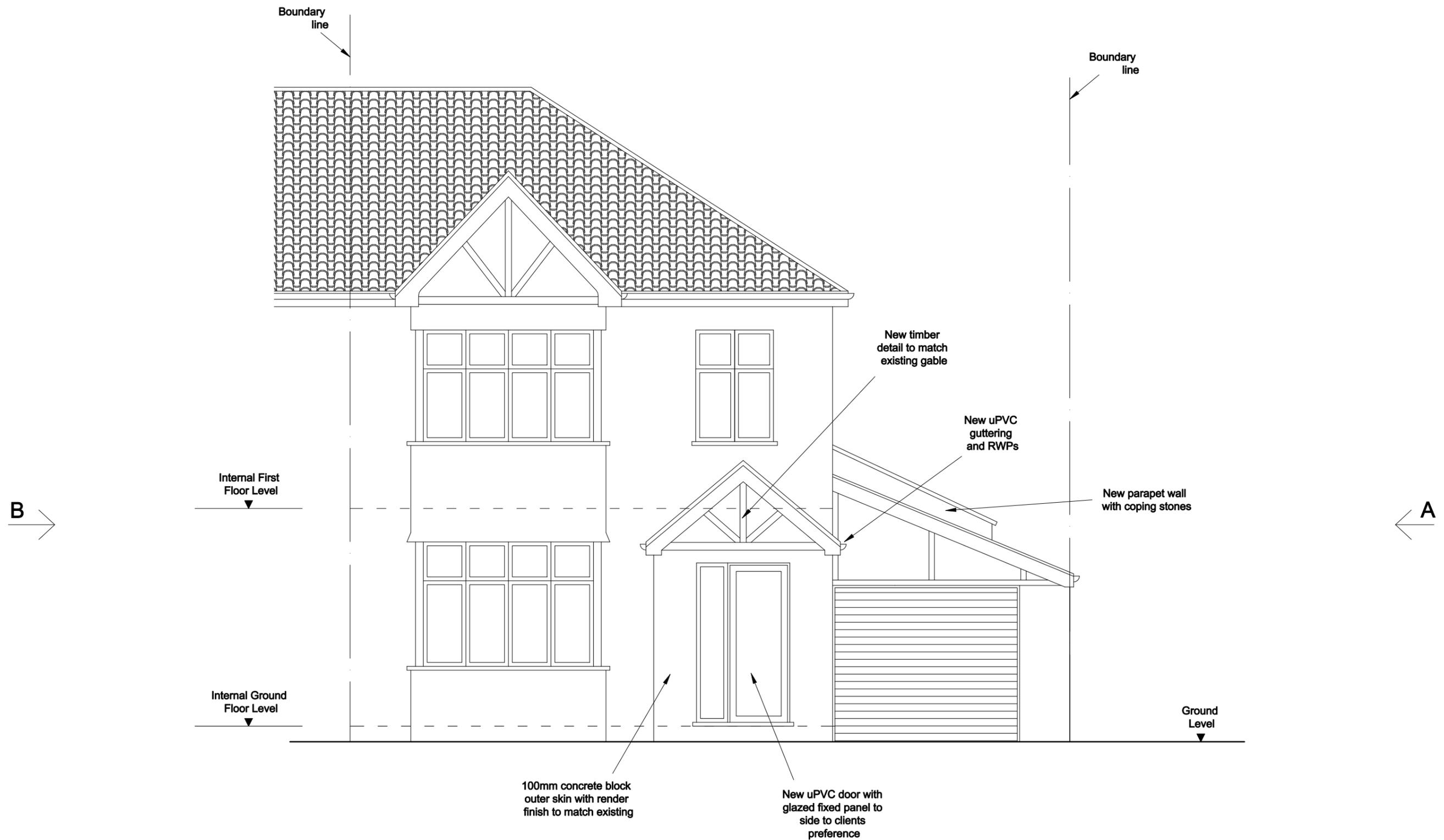
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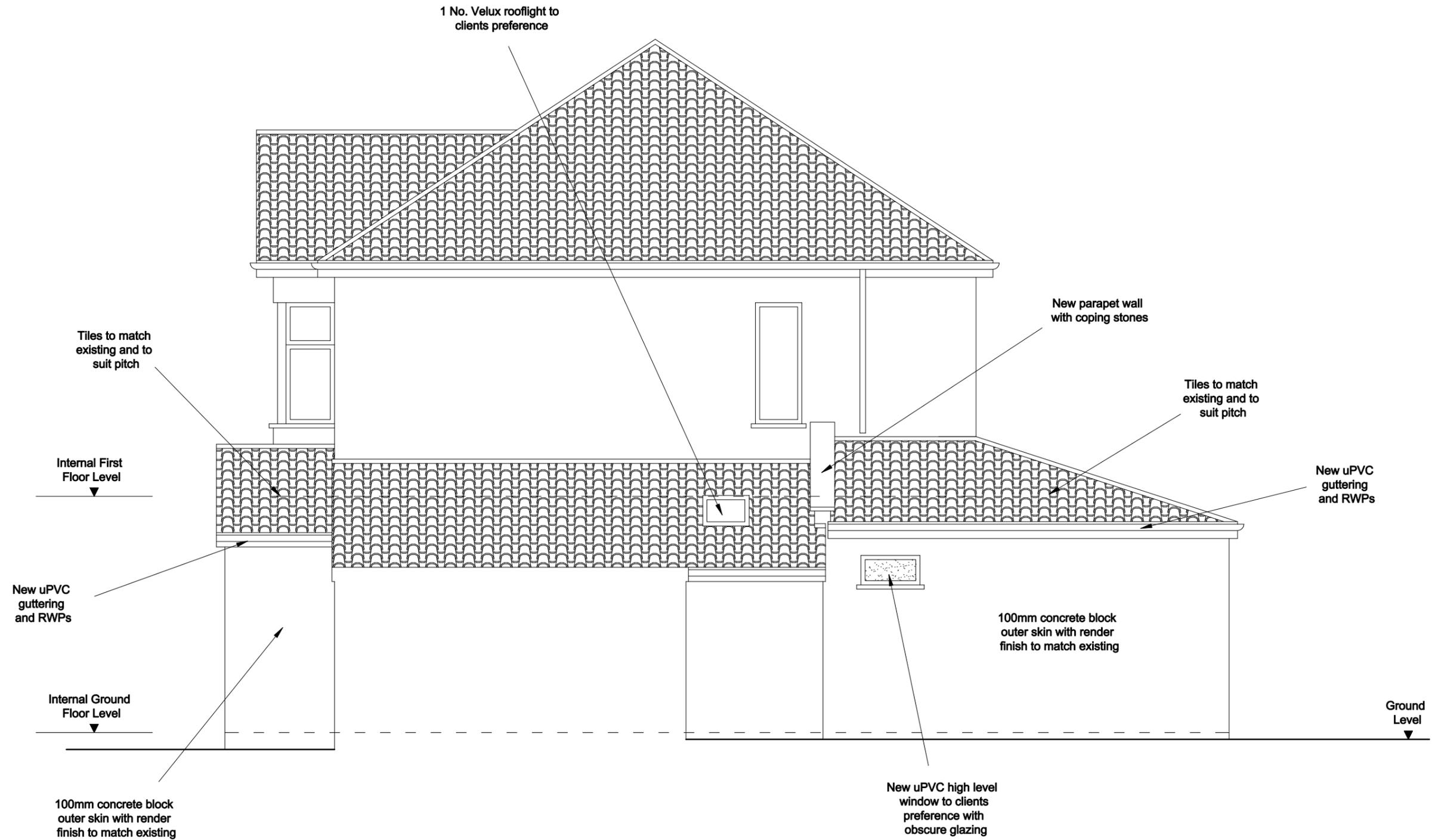
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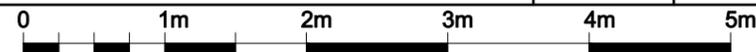
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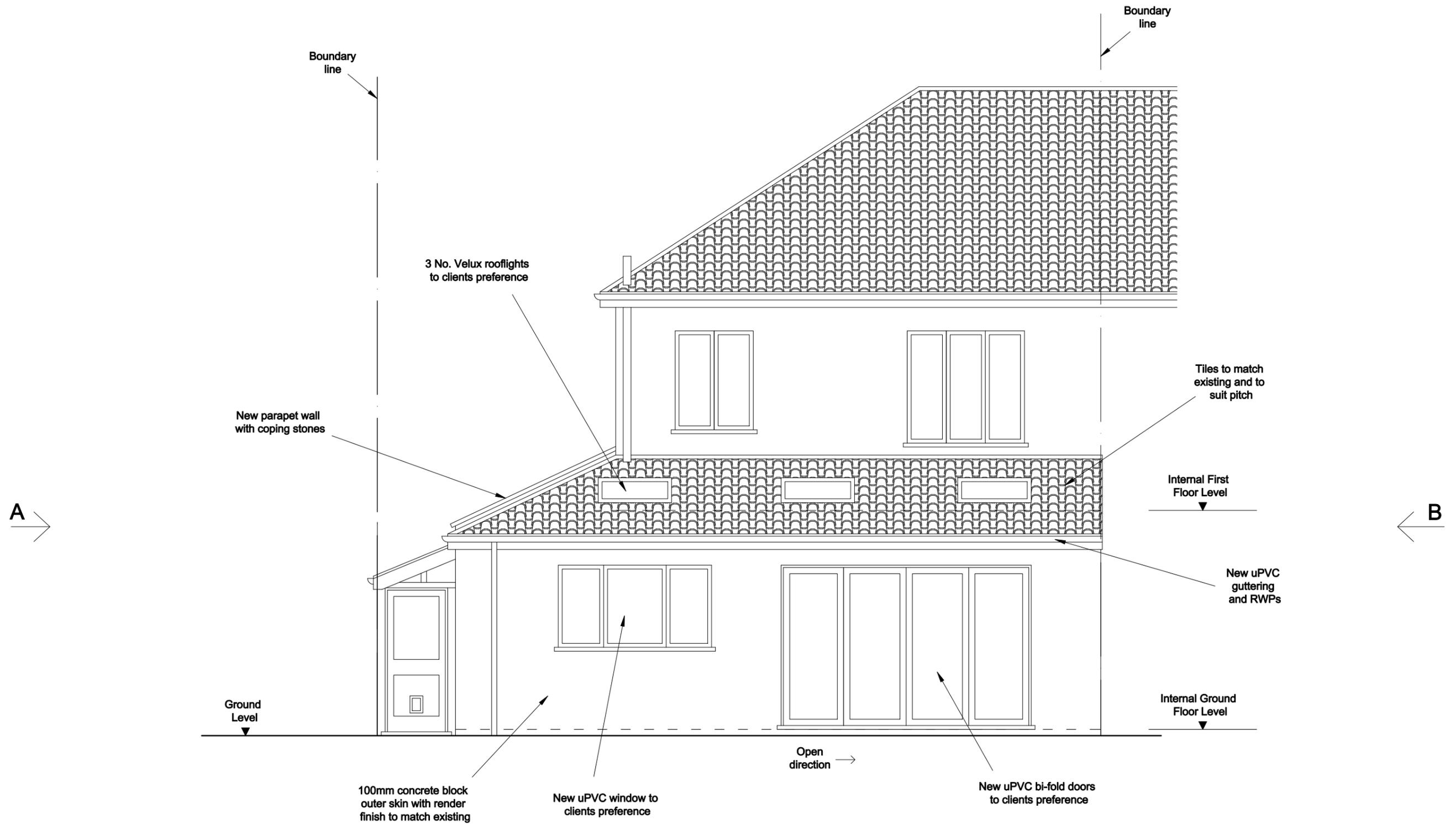
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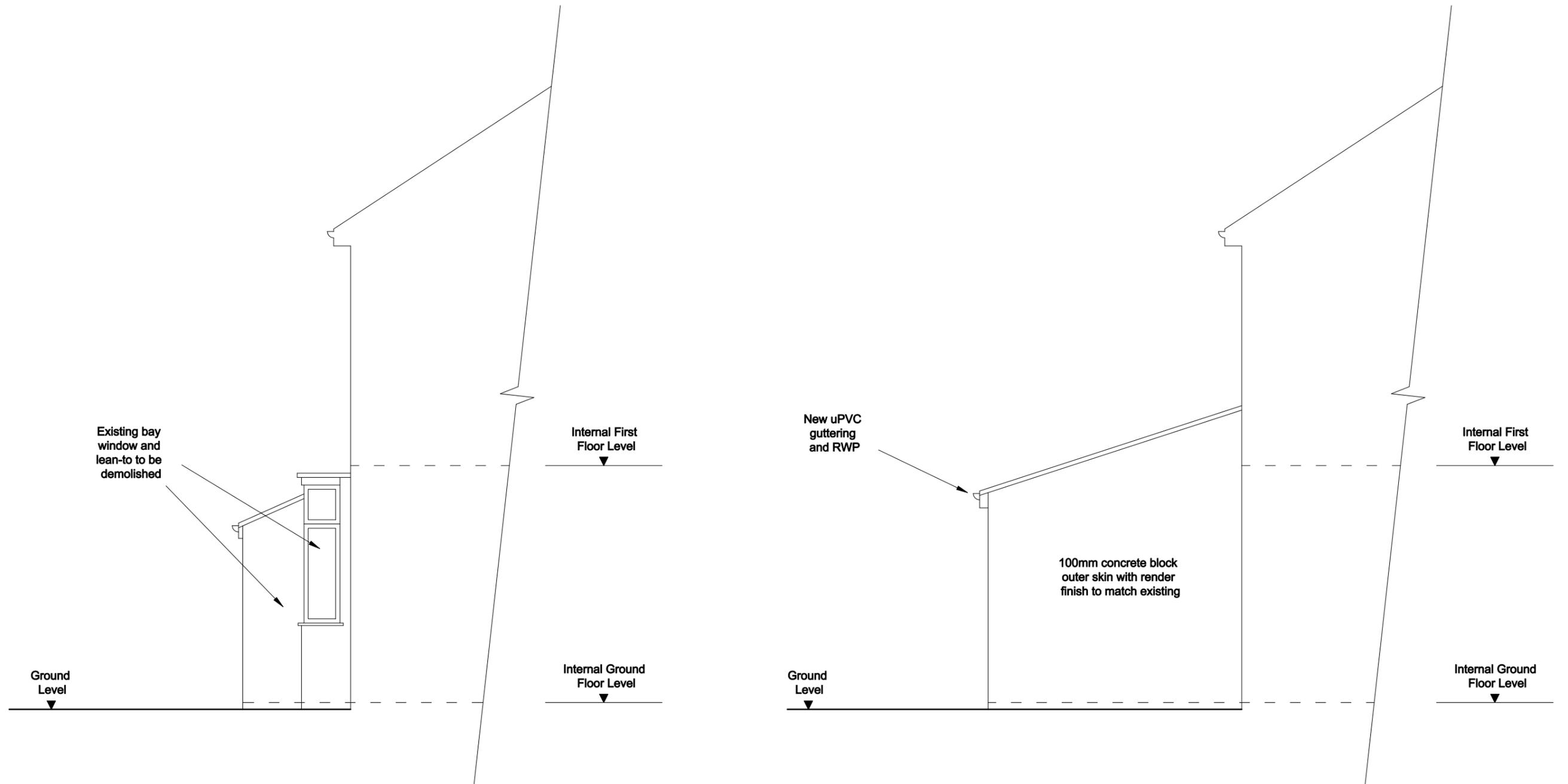
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Oct 2019

Drawing Title:
Side Elevations on B

Drawing No: **26/CR/WOT/07/P**

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Planning Statement for 26 Cranham Road, Bristol BS10 5EF



Proposal: Single storey side and rear extension and small porch to the front of the house.

1. INTRODUCTION



26 Cranham Road is a 1930s end of terrace property with an attached original single storey garage to the side. There is no planning history to the property since its construction.

2. CONTEXT

The property sits at the end of a four-house terrace. It has an original garage attached to the side of the house. The garage attaches to a mirrored garage and terrace further along the street.

There is a level change between the terraces, the neighbouring property at No. 24 Cranham Road has an internal floor level approximately 0.5 metres higher than the application site.

Gables with timber crow-foot detailing and half gables with timber beams are a distinctive feature within the immediate area. Please see section four for examples.



3. DESIGN PROPOSAL

The property is rough rendered and painted white with UPVC windows to the front and rear.

The proposal is for a side and rear ‘wraparound’ extension extending from the rear of the existing garage, wrapping around the rear of the property to a depth of 3 metres.

The proposed doors, windows and roof tiles will match the existing materials of the property.

3.1 SINGLE STOREY SIDE AND REAR EXTENSION

The maximum height of the extension and the height of the eaves meet the criteria for permitted development.

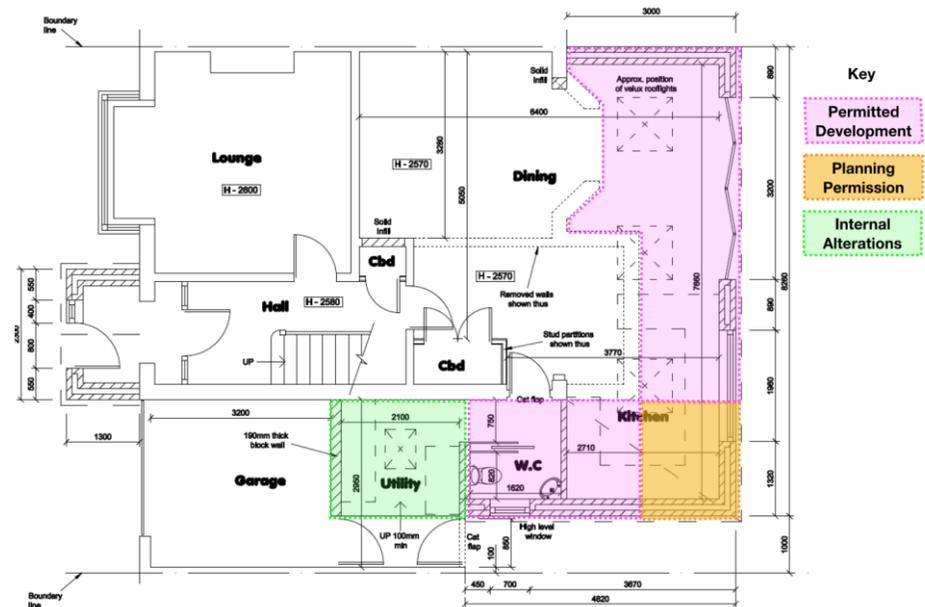
The proposed depth of the rear extension is 3 metres from the principal rear elevation of the host property and the existing original annex will be demolished.

The majority of the side element is also within permitted development rights.

Elements marked in pink would be permitted development.

The only element that would not be covered by permitted development is the connection between the side and rear elements (shown in yellow).

The extension would not cross the 45-degree vertical or horizontal lines from the centre of the French doors/ windows to the rear of No. 24 Cranham Road and would thus be compliant with SPD2.



3.2 PORCH

The proposed footprint of the porch is less than 3 square metres and is thus within the size of permitted development.

The design approach aims to mirror the small front gable of the host property and terrace style with the 'crow-foot' timber beams incorporated into the design.

In order to achieve this and meet building regulations for ceiling height, the height of the porch is 3.5 metres at the roof ridge falling to an eaves height of 2.4 metres.

There will be no harm to the amenity of the host or neighbouring properties. A flat roof or mono-pitched roof that meets the 3m height allowed under permitted development would result in a poor quality design that would harm the appearance of the host property and terrace in which it sits.

There are several porches of a similar design in the immediate vicinity, including along Cranham Road, Lake Road, Charis Avenue and Devlin Road.



4. LOCAL CONTEXT

Examples and locations of similar porches and timber-detailed gables in the immediate vicinity of the application site.

