

WARD: Westbury-on-Trym & Henleaze

SITE ADDRESS: 51 - 53 Westbury Hill Bristol BS9 3AD

APPLICATION NO: 19/05300/F Full Planning

DETERMINATION DEADLINE: 24 July 2020

Provision of a first and second floor extension to no. 51 Westbury Hill and the change of use of the upper floors of no. 53 Westbury Hill to provide two apartments.

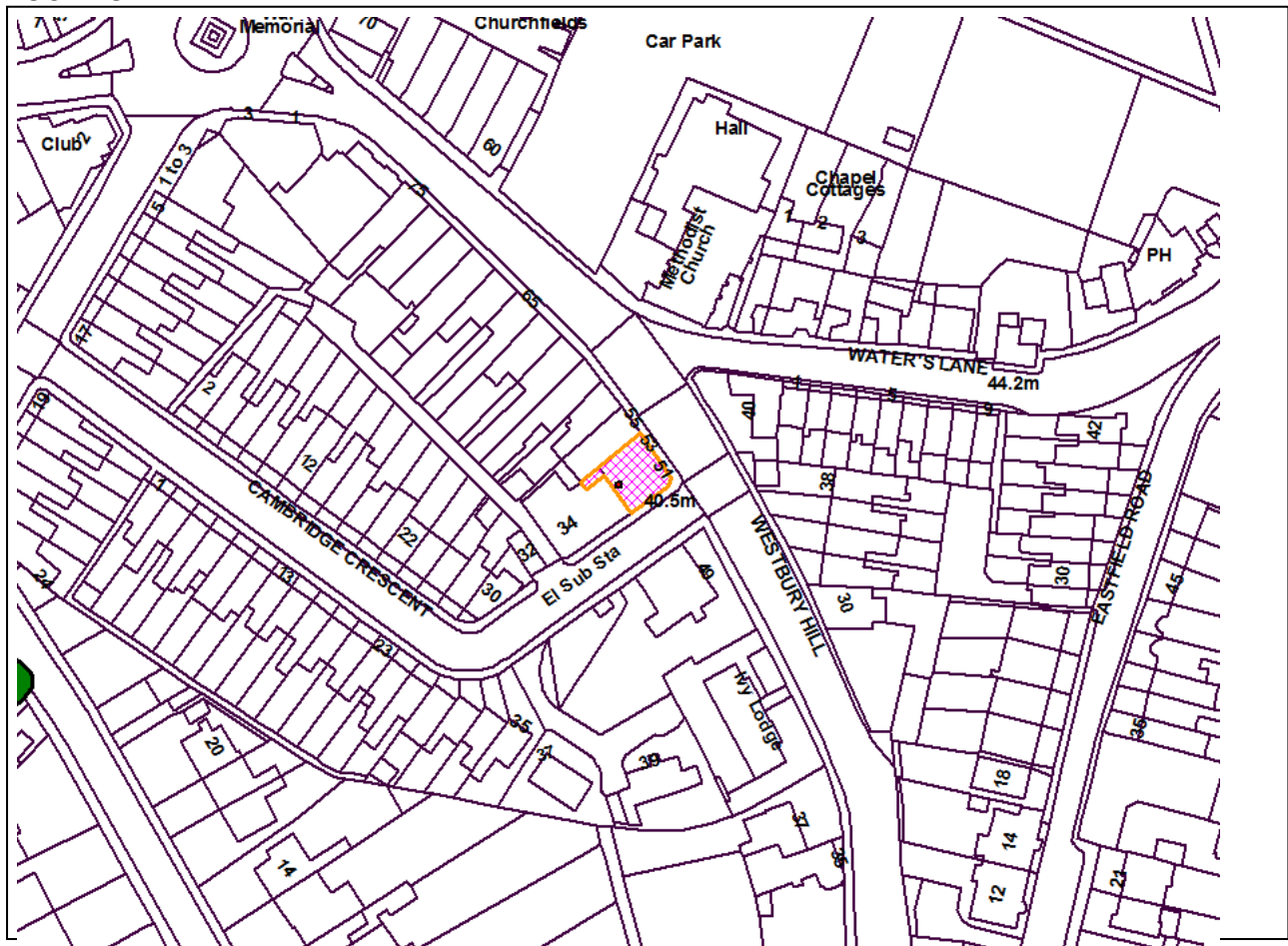
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Sennitt Planning
The Newport
Newport Lane
Braishfield
Romsey
SO51 0PL

APPLICANT: Brightbeech Westbury Limited
12 Latimer Walk
Romsey
BS9 8LA

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 51-53 Westbury Hill, Westbury-on-Trym north Bristol. The site is currently occupied by a part single storey building at 51 Westbury Hill and part three storey building at 53 Westbury Hill.

The ground floor of both 51 and 53 Westbury Hill is currently operating as a shop (Use Class A1) and the first and second floors of 53 Westbury Hill are currently operating as an office (Use Class B1). However in 2019, 53 Westbury Hill was given Prior Approval under application 19/03572/COU for the change of use of the first and second floor from office to residential.

The site is located within the Westbury-on-Trym Town Centre, the Westbury-on-Trym Primary Shopping Area and the Westbury-on-Trym Conservation Area.

The application seeks full planning permission for a proposed first and second floor extension above 51 Westbury Hill and the change of use of the upper floors of 53 Westbury Hill to provide 2no. flats.

The application would retain the shop at ground floor level and would convert the office floor space above to residential. The application proposes 2no. 3 bedroom, 5 bed space flats located over each storey.

The two storey extension at 51 Westbury Hill has been designed to take its proportions and references from the adjacent two storey element at 53 Westbury Hill, however it is not an exact copy and has been designed with a slightly more modern vernacular which is supported by the City Design Group. The application does not propose any dedicated off street car parking for the 2no. flats but does include dedicated separate bin and bike stores at ground floor level for each flat.

12no. objections have been received from members of the public and the Westbury-on-Trym Society raising concerns about the scale and massing of the proposed development, existing parking pressures, impacts on the Conservation Area, loss of employment and concerns for amenity for existing residents surrounding the site and future occupiers.

The application has been referred to Committee by Councillor Steve Smith, Councillor Geoff Gollop and Councillor Liz Radford.

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

In relation to the principle of development, it is considered that the change of use and the loss of employment is justified given the fall-back position of the Prior Approval and the fact that the development would not lead to any further loss of employment. The development would also retain the shop floor use at ground floor within the Town Centre and Primary Shopping Area and it is considered that residential development in this location is acceptable and the development would positively contribute to the housing mix within the area.

In terms of design, harm to the Conservation Area and residential amenity it is considered that the application would be acceptable in the Conservation Area and would align with the predominate material palette and scale and massing within the Commercial Core. The development would not give rise to unacceptable impacts of overlooking or overbearing.

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The site is also considered to be acceptable from a transport and access perspective and sustainability perspective. The development would not include any off street car parking spaces but Transport Development Management have confirmed they would not recommend refusal of the application on the basis of lack of car parking. The application meets the requirements for reduction in residual carbon emissions and proposes separate and secure bin and bike storage at ground floor level.

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, the application is recommended for approval subject to the conditions attached to this Committee Report.

SITE DESCRIPTION

The application site relates to 51-53 Westbury Hill, Westbury-on-Trym north Bristol.

The site is currently occupied by a part single storey building at 51 Westbury Hill and part three storey building at 53 Westbury Hill. The buildings date from the Victorian period and the elevations mainly constitute red brick with local stone banding and stone dressed sash windows.

The ground floor of both 51 and 53 Westbury Hill is currently operating as a shop (Use Class A1) and the first and second floors of 53 Westbury Hill are currently operating as an office (Use Class B1).

However in 2019, 53 Westbury Hill was given Prior Approval under application 19/03572/COU for the change of use of the first and second floor from office (Use Class B1) to residential (Use Class C3).

The area surrounding the site includes a mix of uses including residential to the south, east and west and commercial to the north. The site is located within the Westbury-on-Trym Town Centre and the Westbury-on-Trym Primary Shopping Area.

The site is also located within the Westbury-on-Trym Conservation Area and is identified as a Character building within the Westbury-on-Trym Conservation Area Character Appraisal.

RELEVANT HISTORY

The relevant planning history for the site is outlined below:

19/03572/COU - Application for Prior Approval - Change of use of first and second floors from office to residential (1 no. three bed flat, at first and second floor levels). Prior Approval GIVEN 17 September 2019

A pre-application enquiry was also submitted for the site and the site to the rear as follows:

19/02059/PREAPP - Redevelopment of 34 Cambridge Crescent to provide 3 x three-bedroom houses. Extensions to No 51 Westbury Hill, and the change of use of upper floors of no 53 Westbury Hill from office to residential - to provide 2 x three-bedroom apartments. CLOSED 18 June 2019

APPLICATION

The application seeks full planning permission for a proposed first and second floor extension above 51 Westbury Hill and the change of use of the upper floors of 53 Westbury Hill to provide 2 no. flats.

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The application would retain the shop at ground floor level and would use the existing office entrance at 53 Westbury Hill for the 2no. flats.

The application proposes 2no. 3 bedroom, 5 bed space flats located over each storey, with the floor space for each flat extending over both the proposed extension and existing first and second floors of 53 Westbury Hill.

The two storey extension has been designed to take its proportions and references from the adjacent two storey element at 53 Westbury Hill, however it is not an exact copy and has been designed with a slightly more modern vernacular. The materials have been chosen to match the existing building with red brick, horizontal reconstituted stone banding and a red pantile roof with hipped ends. The window openings would also match the size of 53 Westbury Hill but the stone dressing would be slightly simplified without a splayed top and bottom.

Three vertical window components are also proposed on the extension, one adjacent to the existing 53 Westbury Hill, one on the corner of the proposed extension fronting onto the corner of Westbury Hill with Cambridge Crescent and one at the rear of the proposed extension. The vertical windows are proposed to emphasise a break between the old and new as well as accentuate the corner.

All proposed windows would be of the same slim proportions but would be contrasting in colour and are proposed in gunmetal aluminium to provide a modest contemporary feel. The extension would also retain the existing stone coping above the shop following a request from the City Design Group (CDG).

The application does not propose any dedicated off street parking for the 2no. flats but does include dedicated separate bin and bike stores at ground floor level for each flat.

RESPONSE TO PUBLICITY AND CONSULTATION

Site notices were issued, a press notice published and letters sent to neighbouring properties.

GENERAL RESPONSE FROM THE PUBLIC

The application received 11no. responses from local residents and 1no. response from the Westbury-on-Trym Society, all responses were received in objection.

The following issues were raised for the scheme:

- Concerns regarding the scale and massing of the development;
- Concerns related to existing parking pressures and the lack of off street parking for the application;
- Concerns about the impact on the Conservation Area due to the scale and design of the proposed development;
- Concerns about the loss of employment uses;
- Concerns about overlooking, overshadowing and overbearing for nearby residential properties; and
- Concerns about lack of amenity space for future occupiers in the context of the Urban Living Supplementary Planning Document (SPD).

A number of objections also raised concerns about the overdevelopment of the site within the context of a now withdrawn application for Cambridge House to the rear (20/01298/F). The Cambridge House application was also submitted by the Applicant and proposed the demolition of the existing building

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and the redevelopment of the site to provide 3no. 3 bedroom (5 bedspace) terraced houses. That application was withdrawn on the 31 May 2020 following the Local Planning Authority (LPA) raising a number of concerns about the proposed development.

WARD COUNCILLORS

Councillor Steve Smith, Councillor Geoff Gollop and Councillor Liz Radford have jointly referred the application to Committee for the following reasons. The application was originally called in alongside the Cambridge House application to the rear.

“We recognise that these are two separate applications, but as they are adjoining sites in the same ownership we think it is appropriate that they be considered simultaneously by a committee so have called them in together.

- 1) Parking – these applications together create a total of 15 bedrooms of residential accommodation in an area which is already under-provided with parking. Existing residents on Cambridge Crescent face significant daily struggles to park near their homes and either or both of these proposals would make that situation worse.
- 2) Overbearing – 19/05300/F in particular would significantly change the profile of the corner of Westbury Hill and Cambridge Crescent, narrowing the profile of what is currently an open junction and significantly overbearing and overlooking existing properties.”

Following the withdrawal of the Cambridge House application, confirmation was sought from the Councillors on whether they still wanted the current application to be referred to committee and they confirmed they did.

INTERNAL CONSULTTEES

The City Design Group – No objection

The application was taken to the internal Design Surgery, where the CDG raised no objection to the proposed development. During the pre-application stage the CDG requested that the proposed corner extension to 51 Westbury Hill took its proportions and references from the adjacent building and if this was achieved, a sensitively designed modern façade could be considered acceptable.

The CDG are satisfied that this request has been met through the application. They have raised no objection to the modern aluminium windows or the vertical window elements. During determination they did however request that the stone coping above the shop frontage was retained and the Applicant has amended their plans to accommodate this.

Transport Development Management – No objection

Transport Development Management (TDM) has raised no objection to the proposed development. TDM commented on the application proposals at the pre-application stage and raised concern about the lack of car parking for the proposed 5no. dwellings which included the 2no. proposed dwellings at 51-53 Westbury Hill and 3no. proposed dwellings at Cambridge House. However, as the current application only proposes 2no. dwellings and the Cambridge House application has been withdrawn TDM commented as follows.

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“TDM would not recommend refusal of the application on the basis of car parking given there is a reduction in the number of units, however the location of the bins and bikes on the first floor would be unacceptable and TDM would recommend refusal of the application on this basis. This arrangement is contrary to policies DM23 and DM32 of the Bristol Local Plan.”

Following receipt of the TDM comments the Applicant has relocated the bike and bin store to the ground floor and provided revised plans.

Land Contamination – No objection

There is no material change to land use at ground floor, as this relates to 51 & 53 Westbury Hill only, no conditions are required in relation to contamination.

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).

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

EQUALITIES ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that the approval of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

KEY ISSUES

(A) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN PRINCIPLE?

Loss of employment use

As the site is currently partly in employment use (Use Class B1), in accordance with Policy BCS8 of the Bristol Core Strategy the loss of employment uses at the site is a key consideration in determining the principle of development for the site. Policy BCS8 states that employment land outside of the Principle Industrial and Warehousing Areas should be retained where it makes a valuable contribution to the economy and employment opportunities.

Policy DM13 of the Site Allocations and Development Management Policies (SADMP) further states that employment sites should be retained for employment use unless it can be demonstrated that:

- i. There is no demand for employment uses; or

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- ii. Continued employment use would have an unacceptable impact on the environmental quality of the surrounding area; or
- iii. A net reduction in floorspace is necessary to improve the existing premises; or
- iv. It is to be used for industrial or commercial training purposes.

Therefore, in accordance with the above policies in normal circumstances the LPA would expect evidence of marketing activity to be submitted with the application to demonstrate that the land is no longer viable or valuable for employment uses.

However, in this case a Prior Approval (19/03572/COU) was recently given for the site which permits the change of use of the first and second floors of 53 Westbury Hill from office (Use Class B1) to residential (Use Class C3). The application for Prior Approval was made and assessed against the Town and Country Planning (General Permitted Development) Order 2015 namely Schedule 2, Part 3, Class O which provides permitted development rights for the change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule.

This Prior Approval could be implemented until 2022 and therefore presents a valid fall-back position. Within this context the current application for the change of use of the first and second floors of 53 Westbury Hill from office to residential, would not lead to any further loss of employment use. As such the loss of employment use at the site is considered acceptable in accordance with Policy BCS8 and Policy DM13.

Location within Primary Shopping Area and Town Centre

The application site is located both within the Westbury-on-Trym Town Centre and the Westbury-on-Trym Primary Shopping Area.

Policy BCS7 of the Bristol Core Strategy deals with Town Centres and states that uses which contribute to maintaining the vitality, viability and diversity of centres will be encouraged. Active ground floor uses will be maintained and enhanced throughout the centres.

Policy DM7 of the SADMP outlines that retail and other main town centre uses should be located within the centres identified on the Policies Map.

Policy DM8 further states that within Primary Shopping Areas and Secondary Shopping Frontages identified on the Policies Map development will be expected to maintain or provide active ground floor uses.

The ground floor use at the site is currently a shop (Use Class A1). In accordance with the Bristol Core Strategy and the SADMP active ground floor uses will be maintained in Primary Shopping Areas and retail uses are promoted in Town Centres. The planning application proposes to retain the shop at ground floor level, which is actively promoted through the Local Plan and raises no concerns for the application.

It is therefore considered that the proposed development aligns with the requirements of Policy BCS7 and Policy DM7.

Proposed Residential Use

In considering the principle of development and redevelopment of the site, it is also important to consider whether the site would be appropriate for residential use.

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Policy BCS5 concerns housing provision and states the Core Strategy aims to deliver new homes within the built up area to contribute towards accommodating a growing number of people and households in the city. Provision of new homes will be in accordance with the spatial strategy for Bristol set out in this Core Strategy and it is envisaged that 30,600 new homes will be provided in Bristol between 2006 and 2026.

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

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 site is considered to be in a sustainable location with access to a variety of local amenities and public transport offerings including bus routes.

The proposed development would also deliver 3no. three bedroom flats within an existing mixed use area where residential and commercial are the prominent land uses. Census data shows that the Westbury-on-Trym ward where the site is located comprises approximately 80% houses and 20% flats which is higher than the Bristol average for houses approximately 66% and lower than the Bristol average for flats approximately 34%. On this basis, the application would positively contribute to the housing mix within the area and no objections are raised to the mix of housing proposed.

It is therefore considered that proposed residential development in this location is acceptable and would accord with Policy BCS5 and Policy BCS20.

(B) WOULD THE PROPOSED DEVELOPMENT BE OUT OF SCALE OR CONTEXT WITHIN THE CONSERVATION AREA?

The application site is located within the Westbury-on-Trym Conservation Area and is identified as a Character building within the Westbury-on-Trym Conservation Area Character Appraisal.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area. The case of R (Forge Field Society) v Sevenoaks DC [2014] EWHC 1895 (Admin) ("Forge Field") has made it clear where there is harm to a listed building or a conservation area the decision maker "must give that harm considerable importance and weight." [48].

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

Policy BCS22 states that development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including Conservation Areas.

Policies DM26-29 (inclusive) of the Site Allocations & Development Management Policies require development to contribute to the character of an area through its layout, form, public realm and building design.

In accordance with the Westbury-on-Trym Conservation Character Appraisal the application site is located within the Commercial Core. The Character Appraisal outlines that the townscape within the Commercial Core is generally consistent with grouped buildings of merit and many traditional shopfronts adding to the character of the street scene. Predominant materials include red brick and

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red clay double-Roman pantile roofs. The predominant scale and massing for the area is 2-3 storeys terraces with retail ground floor frontage and residential above.

During determination the application was discussed with the CDG and no objection was raised to the proposed development. At the pre-application stage the CDG did not raise any concerns about a two storey extension to 51 Westbury Hill but asked that the Applicant took its proportions and references for the proposed extension from the adjacent building at 53 Westbury Hill.

It is considered that the Applicant has achieved this. The proposed extension matches the form and massing of the adjacent three storey building at 53 Westbury Hill. The proposed materials have also been chosen to match the existing with red brick, horizontal reconstituted stone banding and a red pantiles roof with hipped ends, which also aligns with the predominate material palette in the Conservation Area Commercial Core.

The window openings would also match the size of 53 Westbury Hill but the stone dressing would be slightly simplified and aluminium frames are proposed to provide a more contemporary vernacular. No concerns have been raised by the CDG about the proposed vertical windows and it is considered that they effectively emphasise a break between the old and new as well as accentuate the corner. The Applicant has also provided revised elevations which now retain the existing stone coping above the shop following a request from the CDG.

It is therefore considered that the proposed development is acceptable from a design and heritage perspective and would not harm the character of the Conservation Area or its setting in accordance with Policy BCS21, Policy BCS22 and Policies DM26-29 (inclusive).

(C) WOULD THE PROPOSED DEVELOPMENT HAVE ANY ADVERSE IMPACT ON THE AMENITY OF RESIDENTS SURROUNDING THE SITE?

Policy BCS21 of the Core Strategy states that high quality design should consider the amenity of both existing and future residents.

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

A number of comments have been made by members of the public relating to the impact of the proposed development on their amenity, particularly in terms of overlooking and overbearing.

Overlooking

In terms of overlooking, the nearest residential properties to the proposed development are 49 Westbury Hill which is located to the south of the site on the other side of Cambridge Crescent and the properties to the rear along Cambridge Crescent.

In terms of overlooking to the south of the site, 49 Westbury Hill contains one side window at first floor level, which due to the existence of a single storey garage on this elevation is located approximately 15m from the application site. The proposed extension would contain six windows on its side elevation, two of which would directly front onto the existing window at 49 Westbury Hill. However, these proposed windows would be in the same location as existing windows on 53 Westbury Hill but set forward on the new extension.

Whilst the 15m separation distance between the existing and proposed windows is less than the optimal 21m separation distance, it is considered that on balance this would not warrant the overall refusal of the application. The windows would be located in broadly the same location as the existing

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and a 15m separation distance between windows and habitable rooms is common in the area as evidenced further along Cambridge Crescent.

In terms of overlooking to the rear, the proposed development is located approximately 20m from the nearest residential dwellings and Cambridge House is located to the rear between this and the dwellings. The roof line of Cambridge House would screen any direct views into the properties and it is considered that the separation distance in this instance is acceptable.

It is therefore considered that the impact of overlooking is acceptable.

Overbearing

In terms of overbearing it is considered that the scale of the proposed development is acceptable and would not be out of keeping within the immediate context. The proposed extension has been designed to match the height, scale and massing of the existing building at 53 Westbury Hill and the Conservation Area Appraisal acknowledges that 2-3 storey buildings are predominant in the Commercial Core. The extension would also be separated from surrounding residential development by both Cambridge Crescent and Cambridge House.

It is therefore considered there would be no detrimental impact in terms of overbearing.

Overall it is considered that the proposed development is located so as to avoid adverse impacts on the amenity of existing residents in accordance with Policy BCS21 and Policy DM29.

(D) WOULD THE PROPOSED DEVELOPMENT HAVE ANY ADVERSE IMPACT ON THE AMENITY OF FUTURE OCCUPIERS?

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

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

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

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

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

The proposed development meets the nationally described space standards for both flats. Neither would have access to outdoor private or communal amenity space but would have access to amenity space in the surrounding area which is deemed acceptable. Furthermore, given the site's 'minor

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application' status the 5sqm requirement for private outdoor space in the Urban Living SPD does not apply for this application.

It is therefore considered that the proposed development would be acceptable in terms of amenity for future occupiers and accord with Policies BCS15, BCS18 and BCS21.

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

Policy BCS10 and Policy DM23 require that development does not give rise to unacceptable traffic conditions. These policies support the delivery of improvements to transport infrastructure to provide an integrated transport system, which improves accessibility within Bristol and supports the proposed levels of development. With regards to parking and servicing, it requires that development proposals provide an appropriate level of safe, secure, accessible and usable provision having regard to the Council's adopted parking standards.

Policies DM27, DM28 and DM32 in turn deal with layout and form, public realm and recycling and refuse provision in new developments.

The application has been reviewed by TDM and they have raised no objection. During the pre-application stage TDM raised some concern about the lack of off street parking at the site but this was in the context of a proposal for 5no. dwellings including 3no. dwellings to the rear of the site at Cambridge House.

The current application only proposes 2no. dwellings and the proposals for Cambridge House have been withdrawn. TDM have therefore confirmed they would not recommend refusal of the application on the basis of lack of car parking.

They did however raise initial concerns about the location of the bin and bike storage at first and second floor. To address this concern the Applicant has relocated the bin and bike storage to the ground floor.

It is therefore considered that the proposed development is acceptable from a transport and movement perspective and accords with Policy BCS10 and Policy DM23.

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

Policies BCS13, BCS14 and BCS15 of the adopted 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.

The Sustainability Statement submitted in support of the application confirms that through a number of energy efficiencies measures and proposals for Solar Photovoltaics (PV) on the southern roof pitches, the application could achieve a 22.33% reduction in residual carbon emissions.

The application is therefore considered to adopt an appropriate approach to sustainable design and construction in accordance with Policies BCS13-BCS15 (inclusive).

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CONCLUSION

The proposed development is considered to be in accordance with all relevant policies in the Core Strategy and SADMP.

The proposed development would deliver 2no. flats which would contribute to the housing mix and supply within the locality. The change of use and loss of employment use is considered acceptable given the recent Prior Approval for the site. The application would also retain a shop at the ground floor level which is supported within the Town Centre and Primary Shopping Area.

It is further considered that the design of the proposed development would be acceptable and would not harm the Conservation Area. The proposed development is also considered to be acceptable in terms of amenity for existing residents and future occupiers and from a transport and sustainability perspective.

Given the existing use and location of the site, the proposed development has been assessed under a broad range of headings within this report and having carefully considered the technical information and policy context, the application is recommended for approval subject to the conditions attached to this Committee Report.

COMMUNITY INFRASTRUCTURE LEVY

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

The CIL chargeable is £11,221.88.

RECOMMENDED GRANT subject to condition(s)

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.

2. Construction management plan

No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and at no time on Sundays and Bank Holidays.
- Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.

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- Control measures for dust and other air-borne pollutants.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Parking of vehicles of site operatives and visitors.
- Routes for construction traffic.
- Method of preventing mud being carried onto the highway.
- Pedestrian and cyclist protection.
- Proposed temporary traffic arrangements including hoardings and/or footway closures.
- Arrangements for turning vehicles.
- Arrangements to receive abnormal loads or unusually large vehicles
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

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

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

The development shall not be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

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

4. 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.

5. 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.

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6. No Further Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the southern wing elevation of the building facing Bartley Court hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

7. 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:

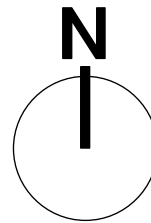
- 7957/ P02 Site Plan, received 31 October 2019
- 7957 / POS Location Plan, received 31 October 2019
- 7957 / P13a Proposed Ground Floor Plan, received 9 July 2020
- 7957 / P14a Proposed First Floor Plan, received 9 July 2020
- 7957 / P15a Proposed Second Floor Plan, received 9 July 2020
- 7957 / P16a Proposed Roof Plan, received 10 July 2020
- 7957 / P17b Proposed South East Elevation, received 10 July 2020
- 7957 / P18a Proposed North East Elevation, received 3 July 2020
- 7957 / P19a Proposed North West Elevation, received 3 July 202

Reason: For the avoidance of doubt.

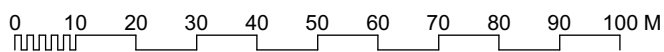
Supporting Documents

3. 51-53 Westbury Hill

1. Location Plan
2. Proposed Ground Floor Plan
3. Proposed First Floor Plan
4. Proposed Second Floor Plan
5. Proposed North East Elevation
6. Proposed South East Elevation
7. Proposed North West Elevation



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Oct 2019

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OS Location 1:1250@A4

7957/ POS

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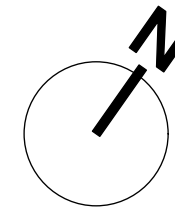
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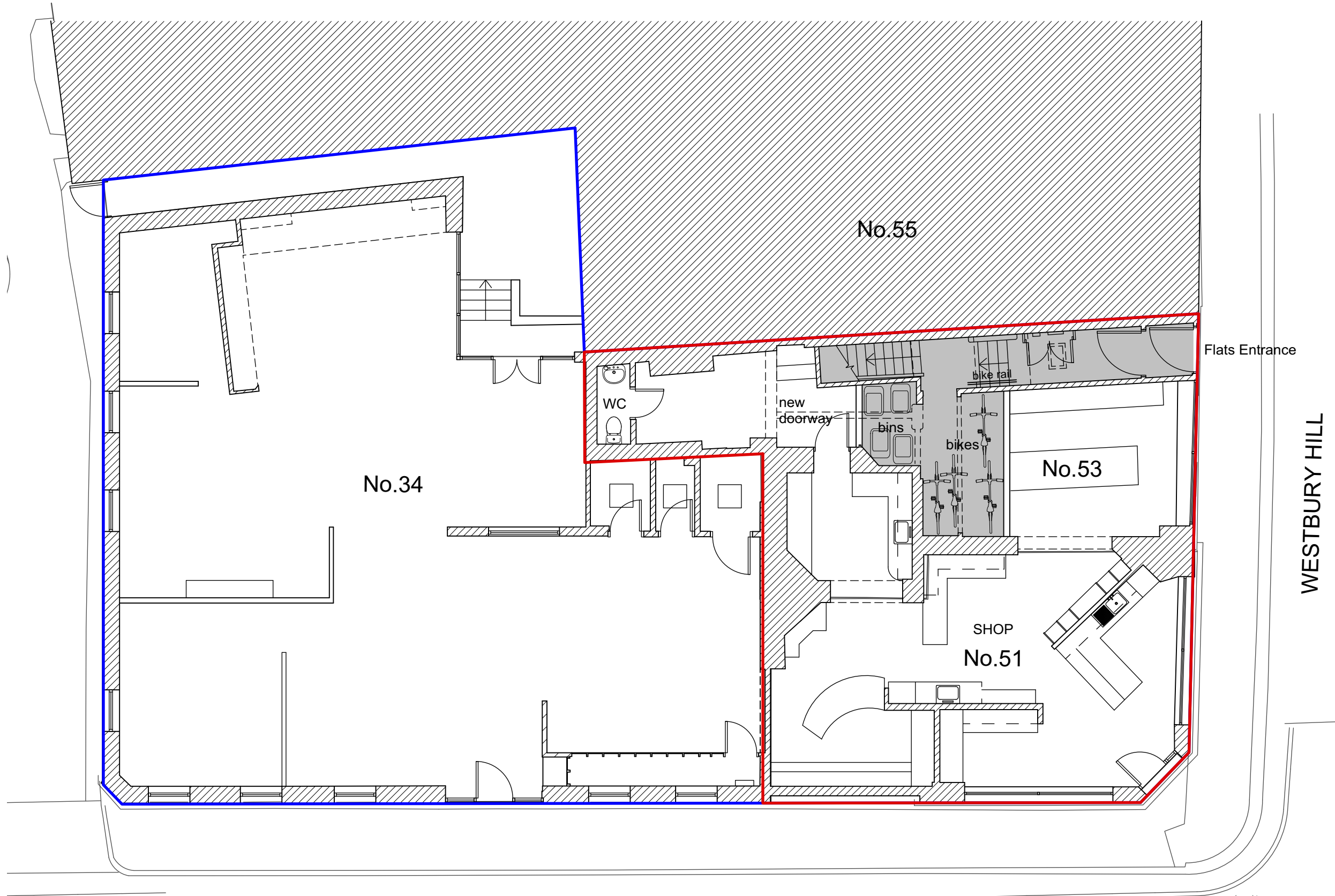
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7957 / P13a Proposed Ground Floor 1:100@A3

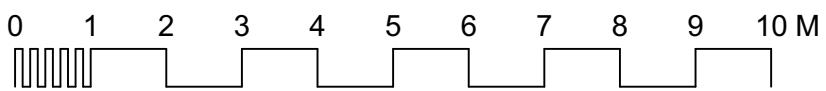
51-53 Westbury Hill, Westbury-on-Trym BS9 3AD



WESTBURY HILL

CAMBRIDGE CRESCENT

PROPOSED GROUND FLOOR PLAN

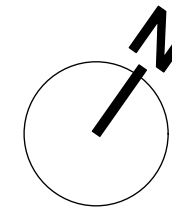


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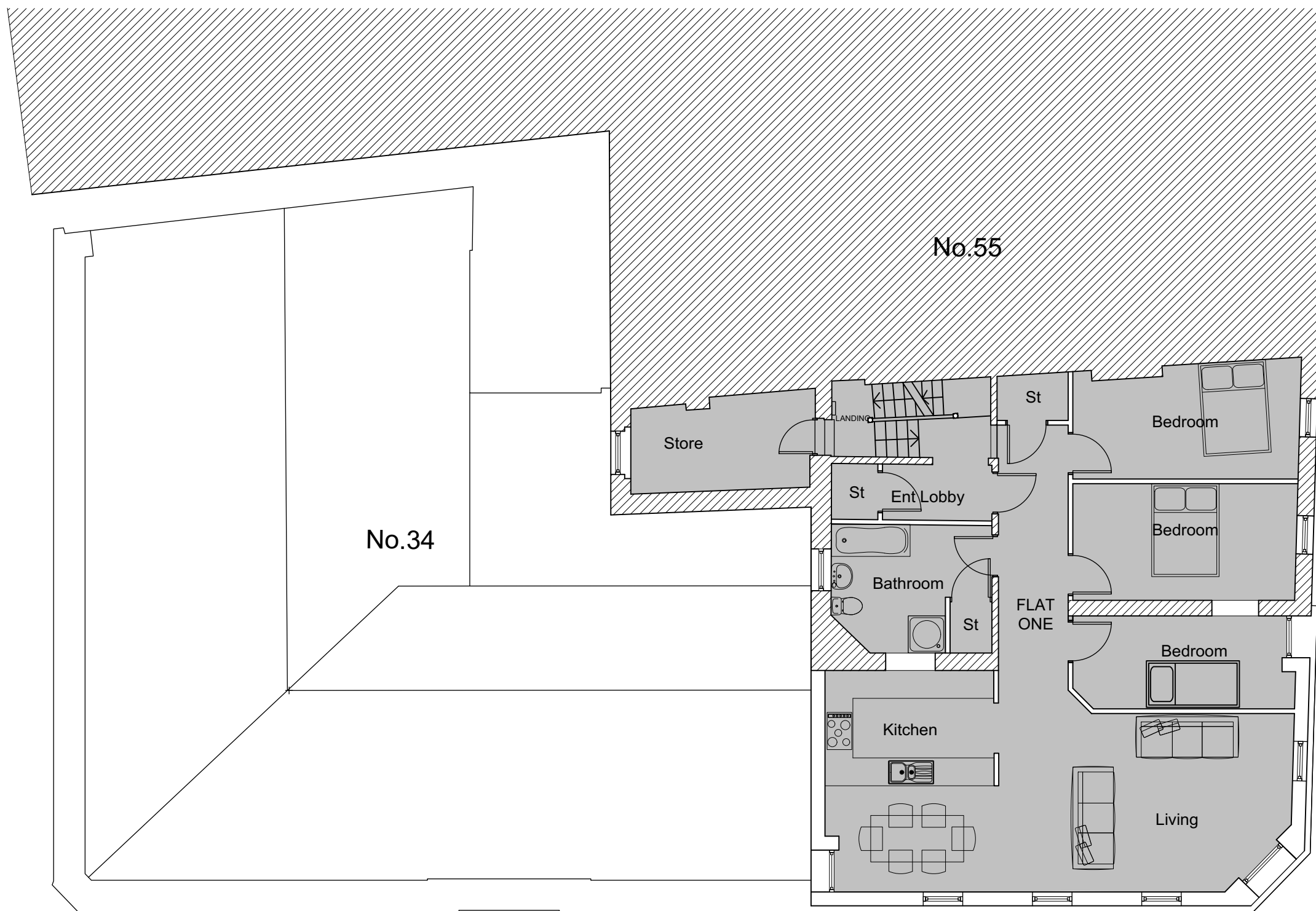
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Proposed First Floor 1:100@A3

7957 / P14a

51-53 Westbury Hill, Westbury-on-Trym BS9 3AD



No.34

No.55

Store

LANDING

St

Bedroom

St

Ent Lobby

Bedroom

Bathroom

St

FLAT ONE

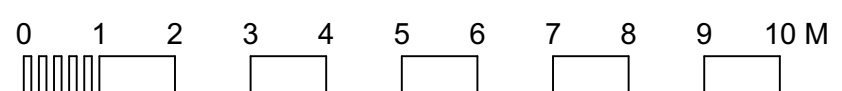
Bedroom

Kitchen

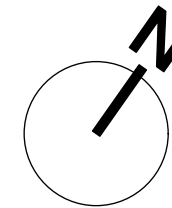
Bedroom

Living

PROPOSED FIRST FLOOR PLAN



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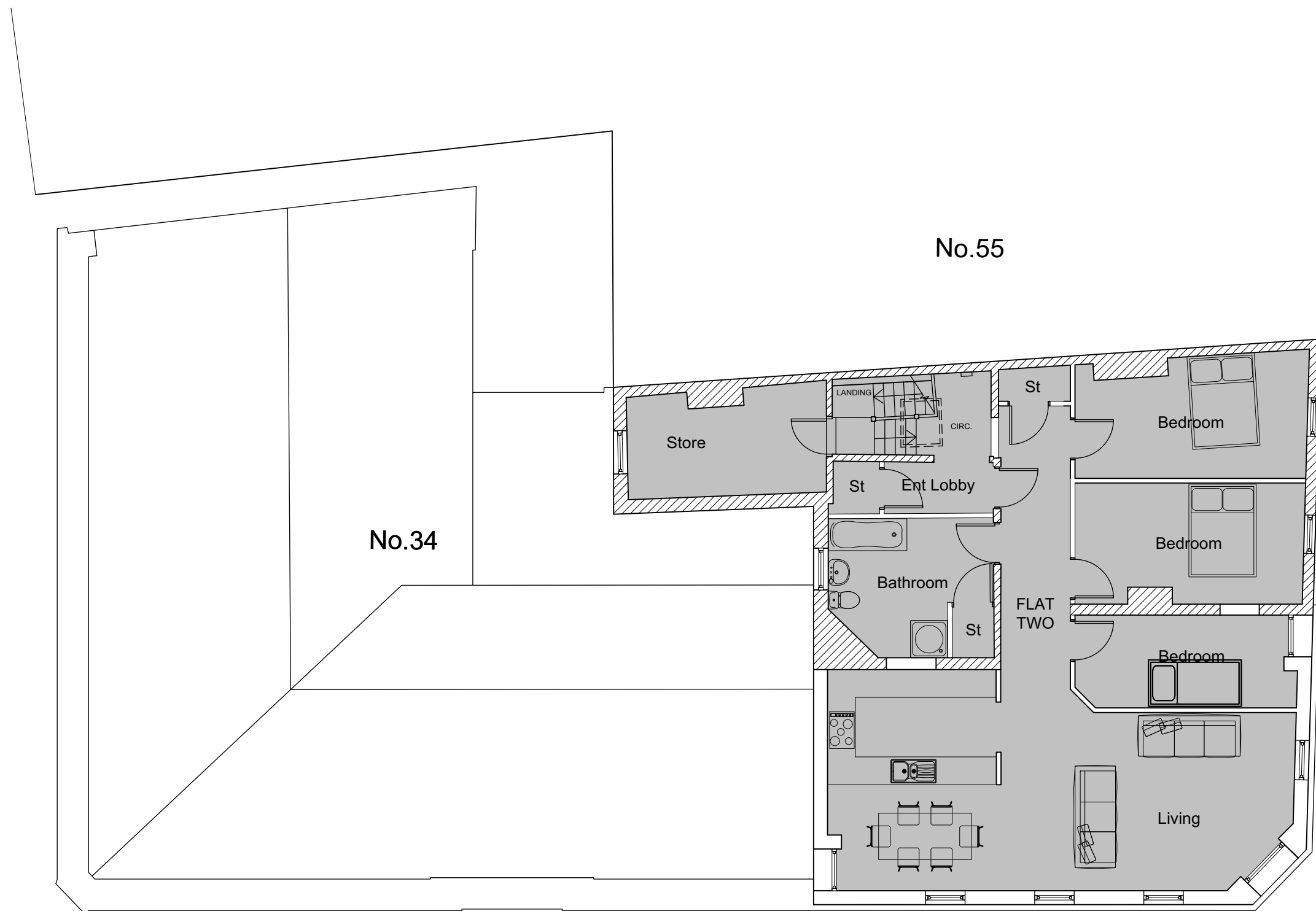
July 2020

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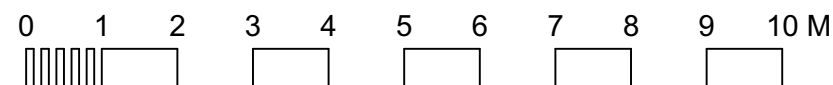
Proposed Second Floor 1:100@A3

7957 / P15a

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PROPOSED SECOND FLOOR PLAN



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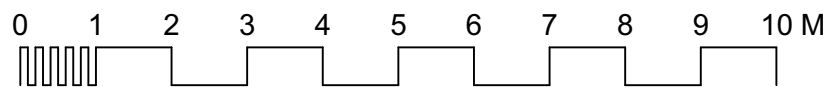
Proposed Elevations 2 1:100@A3

7957 / P18a

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PROPOSED NORTH EAST ELEVATION



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Proposed Elevations 1:100@A3

7957 / P17b

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PROPOSED SOUTH EAST ELEVATION

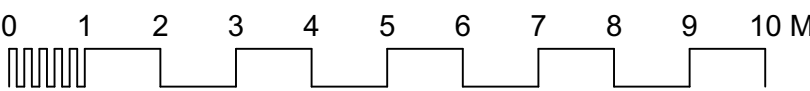
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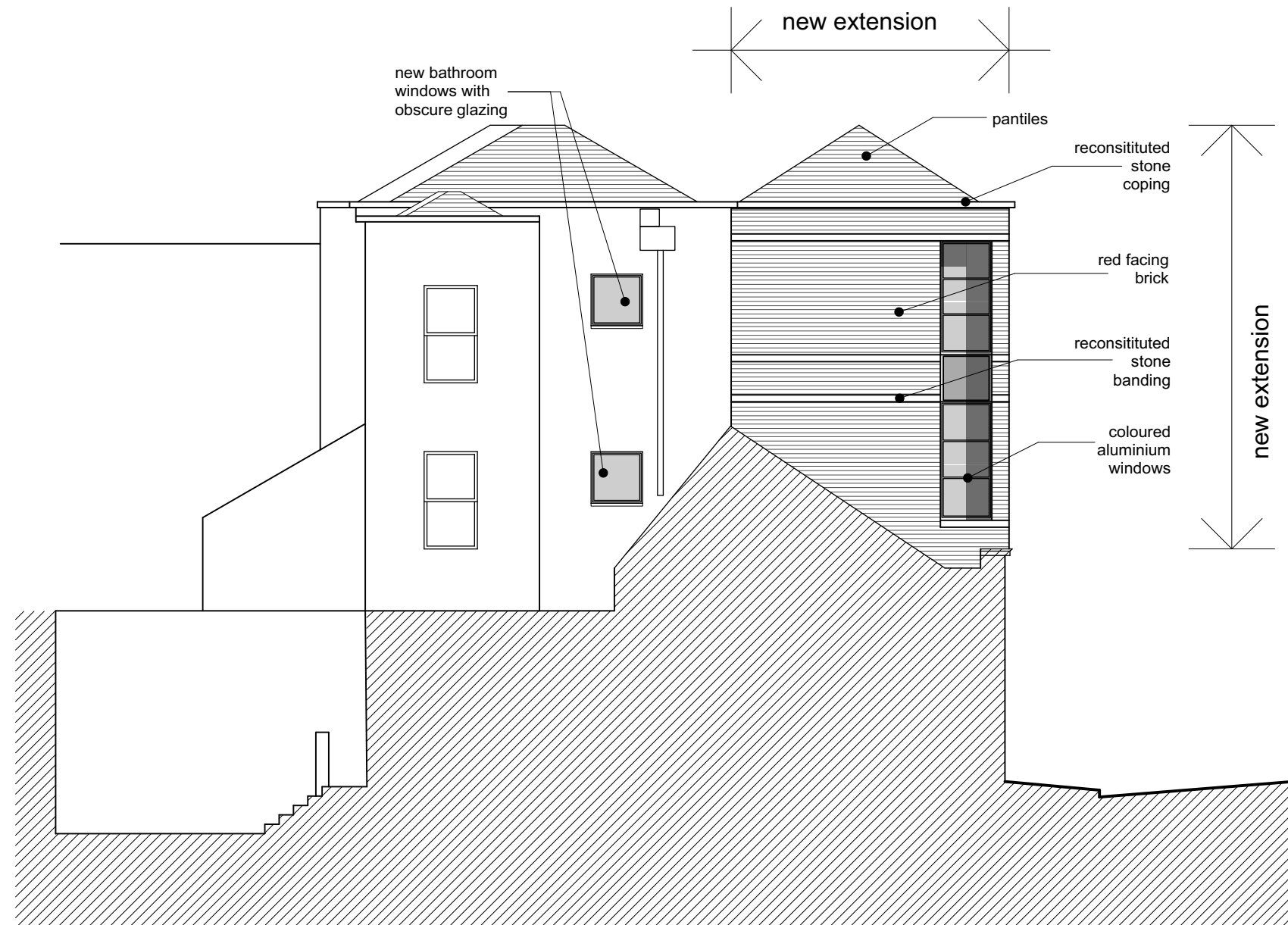
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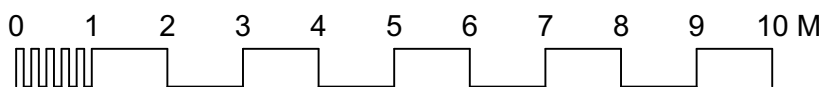


no 34
Cambridge Crescent

PROPOSED NORTH WEST ELEVATION

7957 / P19a Proposed Elevations 3 1:100@A3

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