

WARD: Cotham

SITE ADDRESS: 6 Clyde Park Bristol BS6 6RR

APPLICATION NO: 21/00746/F Full Planning

DETERMINATION DEADLINE: 27 April 2021

Demolition of existing residential garage and erection of 2no. bed two storey mews house, with front and rear courtyards.

RECOMMENDATION: Grant subject to Condition(s)

AGENT: Robbie Thompson Design Ltd
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Bristol
BS1 6SU

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

LOCATION PLAN:



Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

BACKGROUND AND SUMMARY

This planning application is for the demolition of the existing residential garage and erection of a 2no. bed, two storey mews house, with front and rear courtyards.

In terms of the planning application, objections have been received from 24 properties. These objections predominantly raise concerns in relation to the principle of development, loss of greenery, urban design and impact on conservation area, impact on surrounding residential properties with regards to amenity, highway safety and impact on local parking provision (see full details of the objections below and on the BCC website).

Due to the level of public interest it is considered appropriate for this application to come before Committee.

Initial concerns were raised by Officers in relation to the design, impact on conservation area, impact on surrounding residential properties with regards to amenity, highway safety issues and impact on local parking provision. As such, revised plans were provided, with the scale and design of the dwelling amendment and further detail provided in order to address the concerns raised.

Following amendment Officers are now satisfied that proposal would have no harmful impact on the character and appearance of the conservation area. The application site is located in a sustainable location and as such the introduction of higher densities of residential development is acceptable in principle planning policy terms. Further, this part of the conservation area is an intimate street, characterised by smaller mews style properties and outbuildings as identified in the Cotham and Redland Conservation Area Character Appraisal. The overall principle of mews development in this part of the conservation area is therefore already established, and the principle of removing the garage and garden land and introducing a subservient, traditional mews property is considered appropriate and acceptable in this context.

Following amendment, Officers are also satisfied that the dwelling will have no harmful impact on the amenity of surrounding residential properties with regards to overlooking, overshadowing and overbearing given the limited scale of development and minor increase in height, separation distances and inclusion of a louvered privacy screen to the front elevation first floor window.

Issues related to parking and highway safety have been considered by the Council's Transport Development Management Team, who are satisfied that no adverse impacts will arise with regards to local parking provision and highway safety given the small scale of development and existing context (a no through road, subject to a 20mph speed limit within a Residents' Parking Scheme area).

Issues related to noise, pollution, ecology, arboriculture have been considered by Officers, who are satisfied that no detrimental harm will arise following the development, subject to conditions.

Approval is therefore recommended to Members, subject to conditions.

SITE DESCRIPTION

The application site is located to the rear of No.6 Clyde Park, which is a large semi-detached property located within the Cotham and Redland Conservation Area.

The application site is currently occupied by a single storey garage which backs onto Clyde Lane, which is an adopted highway which (along with adjacent Clyde Mews) includes some existing small scale mews developments and ancillary outbuildings.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

RELEVANT HISTORY

No relevant site history.

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 refusal of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

STATEMENT OF COMMUNITY INVOLVEMENT

The proposed development is classed as 'minor' development; therefore there is no requirement for the applicant to demonstrate community engagement prior to submitting the application.

APPLICATION

Planning permission is sought for the demolition of the existing residential garage and erection of a 2no. bed, two storey mews house, with front and rear courtyards.

RESPONSE TO PUBLICITY AND CONSULTATION

Application initially advertised in press and via site notice; expiry date 07.04.2021. Neighbours were consulted via individual letters sent 12.03.2021.

Objections were received initially from 24 surrounding properties, which in summary stated that:

- The proposal would set an unwelcome precedent for similar development in the area
- The development would impact on the sense of openness along the lane, would appear out of keeping and would harm the character and appearance of the conservation area
- The loss of garden space and introduction of residential accommodation is unacceptable and inappropriate in principle
- The proposed materials are out of keeping with the character of the conservation area
- The development would block views of St Saviour's Church
- The development is cramped and represents overdevelopment
- The development would overlook surrounding residential properties
- The development would overshadow surrounding residential properties
- There will be inadequate access to the site for refuse and emergency vehicles, particularly during the construction period
- The development would result in additional cars in the local area and fewer parking spaces for existing residents
- The development would encourage dangerous parking leading to accidents and a danger to human life
- The development could result in bins being left on the pavement
- The development would exacerbate existing problems associated with overcapacity (pressure on public services, utilities and street parking)
- The excavation required for the proposal is unacceptable in terms of environmental cost
- The development would result in a harmful removal of trees from the site, and could impact on the vitality of existing street trees
- The development would represent poor quality housing accommodation

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

- The development would have a harmful impact on biodiversity and wildlife, including bats.
- The proposal does not mention the issue of disabled access
- The development would result in noise pollution during the construction period
- The submitted information is incorrect and/or misleading

Following these comments and concerns raised by officers the applicant submitted revised plans and additional detail to seek to address the issues raised. As a result those who were originally consulted and those who already commented on the application were re-consulted via individual letters sent on 07.05.2021. A new site notice was also published on 05.05.2021.

Objections were received from 24 surrounding properties following this re-consultation, which in summary stated that:

- The proposal would set an unwelcome precedent for similar development in the area
- The development would impact on the sense of openness along the lane, would appear out of keeping and would harm the character and appearance of the conservation area
- The loss of garden/recreational space and introduction of residential accommodation is unacceptable and inappropriate in principle
- The scale of the dwelling is too large for the plot and does not sympathetically relate to the architectural context
- The development is contrary to the Cotham and Redland Conservation Area Character Appraisal
- The development would block views of St Saviour's Church
- The development is cramped and represents overdevelopment
- The development would overlook surrounding residential properties
- The development would overshadow surrounding residential properties
- No off street parking or garden/recreational area is provided
- The development would result in additional cars in the local area and fewer parking spaces for existing residents
- The development would encourage dangerous parking leading to accidents and a danger to human life
- The excavation required for the proposal is unacceptable in terms of environmental cost
- The development would result in a harmful removal of trees from the site, and could impact on the vitality of existing street trees
- The development would result in the introduction of two bed accommodation of which there is already a high concentration in Cotham
- The proposed development does not meet national space standards
- The proposed bedrooms do not meet national space standards
- Access from the front of the house would be straight on to the lane where there is no pavement, resulting in safety issues
- There will be inadequate access to the site for refuse and emergency vehicles, particularly during the construction period
- The development could result in bins being left on the pavement
- The development would exacerbate existing problems associated with overcapacity (pressure on public services, utilities and street parking)
- The development would represent poor quality housing accommodation
- The development would have a harmful impact on biodiversity and wildlife, including bats
- The privacy screen is unacceptable as there is nothing to prevent future owners from removing it
- The proposal does not mention the issue of disabled access
- The development would result in noise pollution during the construction period
- The submitted information is incorrect and/or misleading

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

OTHER COMMENTS

Councillor Cleo Lake has commented as follows:-

'I do not currently support this application as I believe the implications of such a housebuild would impinge upon the aesthetics and ecological environment.'

Councillor Guy Poultney has commented as follows:-

'I am writing to raise areas of significant concern raised with me by residents of Clyde Park and Cotham ward, including residents' and planning groups in relation to a proposed development at 6 Clyde Park (21/00746/F).

The proposed development is felt to be harmful to the character of the surrounding area, as well as raising numerous other concerns affecting the amenity of nearby residents. Also of significant concern to local residents is the signal that permitting such a development would send to potential developers of similar sites.

The concerns I wish to raise on their behalf include:

- The bulking, overdevelopment and inappropriate densification of this development.
- The lack of (and reduction of) amenity space
- The problem of overlooking and the significant reduction of neighbours' privacy
- The need for such a development to preserve and enhance the character of the Conservation Area
- Reduced distance between adjacent buildings
- Lack of appropriate space for refuse storage
- Lack of appropriate space for bicycle storage
- The effect on local on-street parking and responses
- Presentation to street frontage and the effect on footways
- Presentation to adjacent garden and house
- Access for building and maintenance

I also have significant concerns relating to the use of this property if development were to be permitted. Yet another House in Multiple Occupation or short-term rental property in this area would dramatically worsen the problems listed above - problems from which the neighbourhood as a whole is already suffering, and be massively detrimental to the quality of life of neighbouring properties.

I would also note that had I been a member of Bristol City Council within the relevant timescale I would certainly have called this application into Development Control Committee - I would respectfully request that the chairman asks the committee to consider this application, and the objections and concerns listed above.

It would also be remiss of me not to convey the diligence and dedication former Councillor Anthony Negus has shown representing the residents of Cotham in relation to this application (and many others).'

The Redland and Cotham Amenities Society commented as follows:-

Initial comments:

'A 2 storey building on this site will change the character of the area significantly. The current single storey garages and garden walls allow views into the rear gardens along Clyde Park towards the converted church on Chandos Road. Views through gardens are identified as an important element of

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

the conservation area and loss of these views as a threat. Cotham and Redland Conservation Area Character Appraisal p 49 SWOT analysis. RCAS therefore objects on these grounds:

Overdevelopment.

Failure to preserve and enhance conservation area.

Loss of local views and adverse impact on verdant character of the conservation area'

Final comments:

'RCAS objects to the revised application which fails to address the issues identified for the previous application.

'A 2-storey building on this site will change the character of the area significantly. The current single storey garages and garden walls allow clear views into the rear gardens along Clyde Park houses towards the converted church on Chandos Road. Views through gardens are identified as an important element of the conservation area and loss of these views as a threat. (see Cotham and Redland Conservation Area Character Appraisal p 49 SWOT analysis.) RCAS therefore objects on these grounds:

Overdevelopment.

Failure to preserve and enhance conservation area.

Loss of local views and adverse impact on verdant character of the conservation area.

Loss of off street parking.'

Bristol City Council Transport Development Management has commented as follows:-

'Highway Network

The site is located on Clyde Lane, a no through road which is subject to a 20mph speed limit and is within Cotham North Residents' Parking Scheme. This operates Monday to Friday between 9am to 5pm. There are double yellow lines further along the carriageway. There have been no recorded accidents within the immediate vicinity of the site.

Structures

As the proposed boundary wall and the foundations of the building will be within 6 metres of the adopted highway, Approval in Principle is likely to apply. The applicant will be required to submit a structural report to the Council, for which a separate fee will apply. The amount will depend on the classification of the structure. This should be secured via condition.

Adopted Highway/Access

The extent of the adopted highway must be clearly delineated by a kerb which must follow the alignment of the existing kerb adjacent to the telegraph pole. The applicant will be required to enter into a Minor Section 278 Agreement with the Highways Authority in order to undertake this work to the adopted highway as well as obtaining an Excavation Licence which is available on the Council's website.

Cycle Parking

In respect of cycle storage the applicant proposes sufficient storage space for two cycles within the site boundary. This is considered acceptable.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

Car Parking

Permission is sought for the demolition of the existing garage, although this does not appear to be used at present. It is recognised that the proposed dwelling will not have any dedicated off street parking. Given the area already experiences parking stress due to insufficient parking, any additional vehicles associated with future residents will make this worse for existing residents in the local area. As such, an advice note should be attached to this permission to ensure that future residents of the approved dwelling will not be eligible for parking permits.

Waste

The proposed development includes a refuse store to accommodate a refuse bin, two dry-recycling boxes (44ltr & 55ltr), a kitchen waste bin (29ltr) and a cardboard sack (90ltr). A separate entrance with a sliding timber gate has been provided to the bin storage area to allow for collection of the waste and recycling. A Waste Management Statement has also been provided, which sets out that the sliding timber gate will be lockable, however it is anticipated that this would be left unlocked to allow for collection operatives to access the bins while keeping the rest of the property secure. On collection days the occupants can leave the gate of the bin storage area open allowing direct access from Clyde Lane by collection operatives. This will ensure that bins are never left on the pavement. This is considered acceptable, and compliance with the Waste Management Statement should be secured via condition.

Construction Management

A number of objections have been raised regarding how the site will be developed; how construction materials will be delivered and stored and how access for service and emergency vehicles will be maintained to the adjacent properties. TDM understands these concerns and therefore requires that a Construction Management Plan is secured by condition. This will enable Highways Network Management Team to assess how the building can be safely constructed whilst ensuring access is maintained. They will also be able to advise on all relevant licences that will need to be obtained.'

Bristol City Council Nature Conservation Officer has commented as follows:-

'There are no records of legally protected or priority species on site. A number of advice notes should however be added to this permission referring to legal requirements under wildlife legislation which operate independently of planning permission with regards to nesting birds and bats to ensure they are protected if necessary.'

Bristol City Council City Design Group has commented as follows:-

'No objections following amendment. The proposed dwelling will be an appropriate and acceptable addition to the mews setting, in keeping with the adjoining properties, which will preserve the character and appearance of the wider conservation area. I would advise that material samples and detail of design features are secured via condition.'

Bristol City Council Arboricultural Team has commented as follows:-

'I've reviewed the proposals and the supporting arboricultural report. The proposals will require the removal of T1 -Apple and T5 - Cherry . The subject trees are small, situated in the rear garden and do not merit a TPO.

The proposals will require mitigation in line with the BTRS (Policy DM17) - the arboricultural report correctly calculates that two trees will be required to mitigate tree loss. There appears to be adequate space on site to plant replacements on site.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

I therefore have no objections, subject to conditions requiring that the ground protection is installed as approved, and evidence of this is provided to the Council. I would also ask that a landscape plan including tree planting is secured via condition.'

Bristol City Council Contaminated Land Environmental Protection has commented as follows:-

'The proposed development is sensitive to contamination but is situated on land not thought to have been subject to a potentially contaminating land use. In light of this and the small nature of the development I raise no objection, subject to a condition requiring that in the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the Local Planning Authority. I would also attach an advisory note in relation to the potential presence of asbestos containing materials (ACM's).'

RELEVANT POLICIES

Cotham and Redland Conservation Area Character Appraisal
Planning (Listed Buildings & Conservation Areas) Act 1990
National Planning Policy Framework – July 2021
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 Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017 and the Hengrove and Whitchurch Park Neighbourhood Development Plan 2019.

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) PRINCIPLE OF DEVELOPMENT

The application site is currently occupied by a single storey garage and garden space located to the rear of No.6 Clyde Park, fronting Clyde Lane.

Government policy in the National Planning Policy Framework (2019) promotes more sustainable patterns of development, including development on previously developed land. There is subsequently no objection to the principle of removing the existing garage at the site and constructing new residential accommodation in place as the land has already been developed. The local area is also predominantly residential in character, and contains a number of small mews type houses in place of previous garages and outbuildings.

The development would however also result in the loss of some private garden land. Policy DM21 of the Site Allocations and Development Management Policies states that development of private gardens will not be permitted unless:

- (i) the proposal would represent a more efficient use of land where higher densities are more appropriate; or
- (ii) the development will result in a significant improvement to the urban design of the area; or
- (iii) the proposal is an extension to an existing dwelling.

The policy also states that in all cases any development of garden land should not result in harm to the character and appearance of the area.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

In respect of Policy DM21 the proposal is for a new dwelling (not an extension), and the impact on the character of the area is covered further below under Key Issue C. The issue for consideration at present is whether or not the area is one where higher densities are considered appropriate.

Policy DM21 states that higher densities of development are appropriate in and around the city centre, in or close to other designated centres and along or close to main public transport routes. Whilst the development in this instance would result in some loss of garden space the site is located in a highly sustainable location, within walking distance to a number of local centres and amenities (the Chandos Road Local Centre is located approximately 100 metres to the south of the site). The principle of removing private garden space and introducing residential development in land use terms alone is therefore acceptable subject to all other relevant policy considerations being satisfied.

(B) MIXED AND BALANCED COMMUNITY ISSUE

The NPPF (2019) reflects the need to significantly boost the supply of housing and to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy BSC18 of the adopted Core Strategy reflects this guidance and states 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", with reference to the evidence provided by the Strategic Housing Market Assessment, also notes that 'developments should contribute to a mix of housing types and avoid excessive concentrations of one particular type'. The policy wording states that development 'should aim to contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists.

Bristol comprises a diverse range of residential neighbourhoods with significant variations in housing type, tenure, size, character and quality. A wide range of factors influence the housing needs and demands of neighbourhoods. Such factors include demographic trends, housing supply, economic conditions and market operation. The inter-relationship between these and other factors is often complex and dynamic. In the circumstances, housing requirements will differ greatly across the city and will be subject to change over time. With this in mind an overly prescriptive approach to housing mix would not be appropriate. However, it has been possible to identify broad housing issues that are applicable to many neighbourhoods.

Analysis of the city's general housing needs and demands has identified a number of indicative requirements for each of 6 city zones. The zones reflect sub-market areas used in the Strategic Housing Market Assessment (SHMA). The intention is to provide a strategic steer for all sizes of residential scheme within each zone. A local area-based assessment is required to assess the development's contribution to housing mix as a smaller scale will not provide a proper understanding of the mix of that area; a larger scale may conceal localised housing imbalances. As a guide the neighbourhood is defined as an area equivalent to the size of a Census Lower Level Super Output Area (average of 1,500 residents).

The application site is located within the Clyde Road Lower Super Output Area (LSOA) within the Cotham Ward of Bristol.

An up-to-date picture of the proportion of different residential accommodation types in the LSOA can be obtained by assessing the 2011 Census data. The Clyde Road LSOA has a proportion of flats to houses at 78% flats and 22% houses.

The above census data would lead to the conclusion that in this instance, there is an imbalance between flats and houses within the local area and that there is a need for larger, family sized accommodation (at least 3 bedrooms with outside amenity space) rather than smaller flats. The proposal in this instance seeks to introduce a new two bedroom, four bed space dwelling at the site. It is therefore considered that the new dwelling would not be suitable or attractive for families given the

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

limited space available. However it is recognised that in this instance the proposal is constrained by the existing site layout and mews context. It is considered that it would be unlikely that a large, family sized dwelling could actually be accommodated on the site without harming the character of the conservation area, or the amenity of surrounding properties. The creation of a family sized unit is therefore considered unfeasible in this instance. Given this and the fact that the proposal will not result in the loss of an existing larger unit, the provision of this type of residential accommodation (two bedroom, four bed space) is considered acceptable with regards to mix and balance of housing types.

(C) WOULD THE PROPOSAL BE ACCEPTABLE IN DESIGN TERMS AND WOULD IT PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THIS PART OF THE COTHAM AND REDLAND CONSERVATION AREA?

The site is located within the Cotham and Redland Conservation Area.

The Authority is required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. 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].

Section 16 of the national guidance within the National Planning Policy Framework (NPPF) 2019 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Para 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Para 196 further states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Para 197 also states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

In addition, Bristol Core Strategy Policy BCS22 (adopted June 2011) states that development proposals should safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including Conservation Areas. Policies DM30 and DM31 in the Site Allocations and Development Management Policies (adopted July 2014) express that alterations to buildings should safeguard the amenity of the host premises and neighbouring occupiers, and preserve or enhance historic settings.

Policy BCS21 also requires new development in Bristol to deliver high quality urban design and sets out criteria to measure developments against including the need for development to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness. Policy DM27 expresses that the layout, form, pattern and arrangement of streets, buildings and landscapes should contribute towards to creation of quality urban space and that the height, scale and massing of development should be appropriate to the immediate context, site constraints, character of adjoining streets and spaces and setting.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

Policy DM26 expands upon BCS21 by outlining the criteria against which a development's response to local character and distinctiveness will be assessed. Development will not be permitted where it would be harmful to local character and distinctiveness or where it would fail to take the opportunities available to improve the character and quality of the area and the way it functions. This policy states that development should also 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. Policy DM29 further states that the design of new buildings should be of high quality. Policy DM26 in addition to the above states that backland development will be expected to be subservient in height, scale, mass and form to the surrounding frontage buildings. It should not prejudice the opportunity to develop the adjoining land of similar potential nor should the proposed access arrangements cause adverse impacts to the character and appearance, safety or amenity of the existing frontage development.

In addition to the above, Policy DM21 in the Site Allocations and Development Management Policies (2014) states that in all cases, development of garden land should not result in harm to the character and appearance of an area. Development involving gardens should ensure that the character of the street is not harmed and that appropriate boundary treatments and planting are retained.

The Cotham and Redland Conservation Area Character Appraisal (2011) states that new development or infill that fails to respect the character of an area, or ignores the predominant building lines, scale, proportions, details or materials etc. can cause serious harm to the special interest of the Conservation Area. As such, it is stated that any new development must ensure that predominant height, scale, massing, footprint, layout, materials, details, roofscape and front and rear building lines are respected. The character appraisal further states that whilst building materials give texture and interest to individual buildings, they also characterise an area. The strong material palette seen in the area subsequently unites it and also gives an indication of building ages and patterns of development. Where infill or new developments most successfully preserve or enhance the conservation area, they respect their context and the dominant local materials. It is noted that Pennant and Brandon Hill stone predominate in the conservation area, though limestone, brick and render are also prevalent.

In addition to the above, the character appraisal notes that occasionally intimate streets of mews or cul-de-sacs are set behind the principal Victorian streets within the conservation area. An identified example is Clyde Lane. These are 'characterised by their smaller scale of development, with properties accessed via narrow routes and directly addressing the street, never higher than two storeys.'

The application site is located to the rear of No.6 Clyde Park, which is a large semi-detached property. The site is currently occupied by a small amount of garden space and a single storey garage which backs onto Clyde Lane, which is an adopted highway which (along with adjacent Clyde Mews) includes some existing small scale mews developments and ancillary outbuildings. All mews properties that have been built have typically sought to retain a small scale, mews character to the area, in accordance with the character of the conservation area as noted above.

Planning permission is sought for the demolition of the existing single storey garage/store and construction of part single storey, part two storey dwelling. As noted above, the site is located in a sustainable location and as such the introduction of higher densities of residential development is acceptable in principle planning policy terms. Further, this part of the conservation area is an intimate street set behind the principal Victorian streets, characterised by smaller mews style properties and outbuildings as identified in the conservation area character appraisal. The overall principle of mews development in this part of the conservation area is therefore already established, and the principle of removing the garage and introducing mews style development at the site is subsequently acceptable in principle design terms. In order to be acceptable however any development must respond appropriately to the immediate context, streetscene and character of the conservation area.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

Initial concerns were raised regarding the scale, height and form of development. Therefore, in order to limit the visual impact, reduce the scale to an appropriate level and allow the development to more closely match the existing townscape the scheme was amended with the roof pitch of the two storey element lowered so that it will more closely replicate the existing garage. Following this amendment it is accepted that the two storey element of the scheme will be of a greater height than the existing garage, with the eaves height increasing from 2.8 metres to 3.8 metres and the ridge height increasing from 3.6 metres to 5.3 metres. However, this total increase in height will not be overly significant in this instance, and the overall form of the two storey element will appear similar to the existing garage. The height of the two storey element (both eaves and ridge height) will be consistent with that of surrounding mews properties within the lane. The single storey element of the scheme will only be marginally taller than the existing boundary wall which will be retained, and will therefore not appear overly prominent or visible from public view. As such, it is considered that the overall scale, height and form of the development will be appropriate within the immediate context, and in keeping with the character of adjoining properties, streets and spaces.

In addition, as set out the proposed new dwelling will be part single storey, part two storeys however overall will be of a height, scale, mass and form which will be subservient to that of the main frontage buildings along Clyde Park. The footprint and plot coverage will also be modest in relation to the wider site, and will be in keeping with that of surrounding outbuildings and mews properties. The dwelling will be set back from the street, and will respect the existing building line created by the adjoining garage. This will ensure that the transition between adjacent plots can be successfully managed in the future, and a uniform building line can be created to allow for the area to achieve a coherent, interconnected and integrated built form should the adjoining rear gardens come forward for residential development. The development will also contain no windows in the side facing elevations which could prejudice the opportunity to develop the adjoining land of similar potential.

It is recognised that a number of concerns have been raised following public consultation that if permitted this development could set an unwelcome precedent for residential development along Clyde Lane. As noted above, the overall principle of mews development in this part of the conservation area is already established, and therefore the LPA would not object in principle terms if any of the adjoining rear gardens came forward for residential development in the future. Any future planning applications for such developments however would be assessed on their individual merits, and, as per this proposal, would need to be appropriate in the context of the conservation area and surrounding properties. It is recognised that it may not be possible to successfully develop all adjoining sites fronting Clyde Lane.

The overall design of the new dwelling will appear as a subservient, traditional mews property which will be appropriate for the setting. Initial concerns were raised regarding the materials, and therefore following Case Officer advice the scheme was amended so the two storey element of the dwelling will be constructed of natural rubblestone with brick detailing, with a red clay tiled roof. The single storey element will be faced in timber cladding and will have flat green roof. A number of surrounding mews properties have been constructed of similar materials, and therefore following amendment the proposed materials are considered acceptable and in keeping with the context and dominant local materials. Sample panels of the materials are secured via condition to ensure they are of a suitable, high quality. In addition, the intricacies of design features (such as windows, doors, privacy screening, rooflights, roof eaves, soffits, verges, parapets, copings, rainwater goods and material junctions) will be important with regards to delivering a successful development at the site. Large scale detailed drawings of these features are therefore also secured via condition to ensure they are of a suitable, high quality.

The proposed development will result in no loss of front boundary treatment at the site, with the new dwelling being set back and sited behind the existing stone boundary wall facing Clyde Lane. Two sliding timber gates will be inserted into the wall (one for main access, one for access to the refuse store) with new stone boundary wall introduced to match the existing where the garage has been removed. Large scale detail and material samples of the new boundary treatment are secured via

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

condition.

It is recognised that a number of concerns have been raised following public consultation that the development would restrict views of the former St Saviours Church from Clyde Lane. The Cotham and Redland Conservation Area Character Appraisal (2011) identifies that within the conservation area local views are numerous and that many of the key local views include views along streets where the siting, height and mass of the buildings channel views to specific buildings or groups of buildings. The Character Appraisal further identifies that the former St Saviours Church is a landmark owing to its size and distinctive materials compared to the surroundings. As such, the view of the former St Saviours Church from Clyde Lane is considered to be an important key local view which should be preserved. Following assessment, the LPA is satisfied that the overall scale of the proposed development is not significant enough to negatively restrict or impact views of the former St Saviours Church from Clyde Lane as the height of the two storey element (both eaves and ridge height) will be consistent with that of surrounding mews properties within the lane and considerably smaller than that of No.28 Woodfield Road which is located between the application site and the former St Saviours Church.

In conclusion it is considered that the proposed dwelling, following the amendments that were requested by Officers, will be an appropriate and acceptable addition to the mews setting, in keeping with the adjoining properties, which will preserve the character and appearance of the wider conservation area. The application is subsequently considered acceptable and is recommended for approval on this basis, subject to conditions.

(D) DOES THE PROPOSAL PROVIDE A SATISFACTORY LEVEL OF RESIDENTIAL ACCOMMODATION?

The adopted Bristol Core Strategy 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. Under the 2015 Housing Standards Review a new nationally described space standard was introduced and in March 2015 a written ministerial statement to parliament confirmed that from 1 October 2015 existing Local Plan policies relating to internal space should be interpreted by reference to the nearest equivalent new national technical standard.

Policy DM29 in the Site Allocations and Development Management Policies (2014) also states that new development should be dual aspect where possible, particularly where one of the aspects is north-facing. This policy, as well as DM27, further states that new buildings will be expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight, enable the provision of adequate appropriate and usable private or communal amenity space, defensible space, parking and servicing where necessary. Policy DM14 in the same document requires developments to deliver a healthy living environment.

Planning permission is sought for the demolition of existing single storey garage at the site and construction of a two storey, two bedroom, four bed space dwelling.

In accordance with Core Strategy Policy BCS18 and national guidance, the required minimum gross internal floor area for a 2 bedroom, 4 bed space residential unit set over two storeys is 79 square metres. The proposed new dwelling will have a gross internal floor area of approximately 90 square metres. The minimum floor to ceiling height will also be 2.3 metres for at least 75% of the Gross Internal Area, with overall floor to ceiling height never being less than 1.7 metres.

The rear bedroom will measure approximately 11.5 square metres, which meets the national space standard requirement for a two bed space bedroom. Whilst the front bedroom will only measure approximately 10 square metres (1.5 square metres short of the space standard required for a two

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

bedspace bedroom) it is recognised that this bedroom will significantly exceed the space standard required for a single bedroom (7.5 square metres). Given this, and given that the dwelling as a whole will have a gross internal floor area in excess of that required by national space standards, the proposed accommodation is overall on balance considered to be acceptable and would not result in a living environment so detrimental to warrant refusal on this basis and in this instance.

It is recognised that the development is constrained by the limited space available within the site, and as such the living environment for future occupants in respect of the second bedroom is not ideal. However, the dwelling will be dual aspect, and all habitable rooms will include windows. The ground floor living space at the rear will face onto a small courtyard of approximately 16.5m square metres, which will offer some external amenity space for future residents and would allow for sufficient outlook and light to the rear windows. The front boundary wall will be sited in close proximity to the ground floor windows to the front elevation; however it is evident that a 25 degree vertical angle taken from the centre of the windows will be unobstructed, and therefore it is considered that these rooms will achieve adequate daylight/sunlight and outlook.

In order to ensure that no harmful overlooking occurs between the first floor bedroom window facing Clyde Lane and the coach house on the opposite side of the lane at No.23A Elliston Road a privacy screen with fixed louvred blades with overlapping edges is proposed to this window. This privacy screen will ensure that the bedroom receives adequate light however outlook will be restricted down the lane to Clyde Mews as opposed to the coach house. It is not considered that this restricted outlook would have any harmful impact on the amenity and living environment of future occupants. This is secured by relevant conditions.

(E) WOULD THE PROPOSAL UNACCEPTABLY AFFECT THE RESIDENTIAL AMENITY OF NEIGHBOURING RESIDENTIAL PROPERTIES?

Policy BCS21 in the Bristol Core Strategy (2011) advocates that new development should deliver high quality urban design and safeguard the amenity of existing development. Policy DM29 in the Site Allocations and Development Management Policies (2014) states that proposals for new buildings will be expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight. This policy, as well as DM27, further states that new buildings will be expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight. Policy BCS23 in the Bristol Core Strategy and Policy DM35 in the Site Allocations and Development Management Policy also state that new development should also not lead to any detrimental increase in noise levels.

Impact on No.6 Clyde Park

The proposed new dwelling will be sited approximately 18.8 metres away from the main frontage property on Clyde Park (No.6). Given this significant separation distance, and given that the proposed dwelling will be of a relatively small scale it is considered that the development would have no harmful overbearing or overshadowing impact on No.6 Clyde Park.

It is accepted that No.6 Clyde Park includes a number of habitable room windows which will directly face the application site, and it is recognised that the proposed new dwelling will include habitable room windows to the rear elevation which will in return face No.6 Clyde Park. However, the separation distance in this instance is considered to be relatively substantial, and as such it is considered that any overlooking between residential properties will not be harmful enough to warrant refusal.

Impact on the Coach House at No.23A Elliston Road

The proposed new dwelling will be sited on the opposite side of the Clyde Lane to the Coach House located at No.23A Elliston Road. The separation distance between the two properties across the lane will be approximately 8 metres, which is typical of the distance found between developments of similar

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

height to the opposite sides of a tight, urban, mews style street such as Clyde Lane. Whilst the Coach House contains habitable room windows (at ground and first floor level) facing the lane they will not directly face the ridge of the proposed new dwelling, meaning the overall impact of the increased scale associated with the development will not directly impact upon the habitable room windows of that property. As a whole, the separation distance across the lane, siting of the development and overall limited scale are such that any overbearing or overshadowing caused by the proposed development on the Coach House located at No.23A Elliston Road would not be harmful enough to warrant refusal.

Initial concerns were raised that the new dwelling would offer the potential for future residents to overlook the Coach House at No.23A Elliston Road from the bedroom window at first floor level. Therefore, in order to ensure that no harmful overlooking occurs the scheme was amended following Case Officer advice to include a privacy screen to the first floor window with fixed louvred blades with overlapping edges. This privacy screen will ensure that the bedroom receives adequate light however outlook will be restricted down the lane to Clyde Mews as opposed to the coach house windows. Following this amendment and subject to a condition to ensure that the privacy screen is installed and maintained in perpetuity it is considered that the proposed development would result in no harmful overlooking of the Coach House at No.23A Elliston Road. As set out above this is secured by relevant conditions.

Impact on No.28 Woodfield Road

The proposed development will be built along the boundary with neighbouring property No. 28 Woodfield Road directly to the south. This property contains habitable rooms located at first floor level which directly overlook the application site at a distance of approximately 13 metres. At ground floor level there is a rear conservatory which is approximately 6.5 metres from the boundary. The ground floor element of the proposed new dwelling will only be marginally taller than the existing boundary wall (approximately 0.5 metres taller). It is not considered that this increase in height will be significant enough to result in any harmful overbearing or overshadowing. The proposed two storey element was reduced in scale following Case Officer advice, and will be set back from the boundary with No.28 Woodfield Road by approximately 3.8 metres. As such, the two storey element of the new dwelling will be sited approximately 10.2 metres from the rear conservatory of No.28 Woodfield Road, and approximately 16.5 metres away from the rear elevation of the property itself. Windows to both the conservatory and main dwelling will retain a 25 degree unobstructed vertical angle view of the sky. Given the above it is considered that no harmful overbearing or overshadowing will arise.

No windows are proposed to the side elevations of the new dwelling at first floor level and any windows located at ground floor level will have no direct line of sight of No.28 Woodfield Road given the presence of existing boundary treatment. Whilst 1.no roof window is proposed in the side (south) elevation facing No.28 Woodfield Road it is not considered that the outlook associated with this window would result in any harmful overlooking.

It is recognised that concerns have been raised by the occupier of No.28 Woodfield Road regarding the potential demolition and re-build of the shared boundary. This is considered to be a party wall issue, which is a private matter which should be addressed between any interested parties outside of the planning process.

Noise and Disturbance

Following consultation the Council's Pollution Control Team confirmed that the introduction of a two bedroom property to the site is unlikely to result in any significant increase in harm from noise or disturbance. An Air Source Heat Pump (ASHP) is proposed to provide the domestic hot water and heating system. The Council's Pollution Control Team raised no objections to the use of an ASHP in this location in principle; however further detail including noise levels and any noise mitigation measures are secured via condition to ensure that no harm is caused to surrounding properties by

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

way of noise or disturbance. To ensure no harm is caused to surrounding residential properties in the area during the construction period with regards to noise and disturbance a Construction Management Plan is also secured via condition.

Following amendment the proposed development is considered acceptable on amenity grounds and is recommended for approval on this basis, subject to conditions.

(F) HIGHWAY SAFETY, TRANSPORT AND MOVEMENT ISSUES

Policy BCS10 in Bristol Core Strategy (2011) advocates that new development should be designed and located to ensure the provision of safe streets and states that proposals should create places and streets where traffic and other activities are integrated and where buildings, spaces and the needs of people shape the area. Policy DM23 in the Site Allocations and Development Management Policies (2014) states that development will be expected to provide an appropriate level of safe, secure, 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. Policy DM23 also states that the provision in new development of secure, well-located cycle parking can be very important in encouraging people to cycle regularly. It is important that development proposals incorporate these facilities and parking at the outset of the design process.

Policy BCS15 in the Bristol Core Strategy (2011) states that all new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of its design. Policy DM32 in the Site Allocations and Development Management Policies (2014) states all new developments will be expected to provide recycling facilities and refuse bins of sufficient capacity to serve the proposed development. This policy further states that the location and design of recycling and refuse provision should be integral to the design of the proposed development. In assessing recycling and refuse provision, regard will be had to the level and type of provision, having regard to the above requirements and relevant space standards; and the location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles and operatives. DM32 also states that poorly sited or designed refuse storage can also be harmful to the health and amenity of the occupiers of development by reason of odours or loss of privacy or outlook. This can be avoided by ensuring that recycling and refuse storage is separate from all habitable areas and key circulation areas and is independently ventilated.

The application proposes to demolish the existing garage and in its place construct a two bed, two storey house with associated cycle parking and waste storage. Following a number of revisions Bristol City Council Transport Development Management Team (TDM) considers the proposals acceptable on highway safety grounds.

Highway Network

The site is located on Clyde Lane, a no through road which is subject to a 20mph speed limit and is within Cotham North Residents' Parking Scheme. This operates Monday to Friday between 9am to 5pm. There are double yellow lines further along the carriageway. There have been no recorded accidents within the immediate vicinity of the site.

Structures

As the proposed boundary wall and the foundations of the building will be within 6 metres of the adopted highway, Approval in Principle is likely to apply. The applicant will be required to submit a structural report to the Council, for which a separate fee will apply. The amount will depend on the classification of the structure. This is secured via condition.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

Adopted Highway/Access

The extent of the adopted highway must be clearly delineated by a kerb which must follow the alignment of the existing kerb adjacent to the telegraph pole. The applicant will be required to enter into a Minor Section 278 Agreement with the Highways Authority in order to undertake this work to the adopted highway as well as obtaining an Excavation Licence which is available on the Council's website.

Cycle Parking

In respect of cycle storage the applicant proposes sufficient storage space for two cycles within the site boundary. This is considered acceptable.

Car Parking

Permission is sought for the demolition of the existing garage, although this does not appear to be used at present. It is recognised that the proposed dwelling will not have any dedicated off street parking. Given the area already experiences parking stress due to insufficient parking, any additional vehicles associated with future residents will make this worse for existing residents in the local area. As such, an advice note is attached to this permission to ensure that future residents of the approved dwelling will not be eligible for parking permits.

Waste

The proposed development includes a refuse store to accommodate a refuse bin, two dry-recycling boxes (44ltr & 55ltr), a kitchen waste bin (29ltr) and a cardboard sack (90ltr). A separate entrance with a sliding timber gate has been provided to the bin storage area to allow for collection of the waste and recycling. A Waste Management Statement has also been provided, which sets out that the sliding timber gate will be lockable, however it is anticipated that this would be left unlocked to allow for collection operatives to access the bins while keeping the rest of the property secure. On collection days the occupants can leave the gate of the bin storage area open allowing direct access from Clyde Lane by collection operatives. This will ensure that bins are never left on the pavement. This is considered acceptable, and compliance with the Waste Management Statement is secured via condition.

Construction Management

A number of objections have been raised regarding how the site will be developed; how construction materials will be delivered and stored and how access for service and emergency vehicles will be maintained to the adjacent properties. TDM understands these concerns and therefore requires that a Construction Management Plan is secured by condition. This will enable Highways Network Management Team to assess how the building can be safely constructed whilst ensuring access is maintained. They will also be able to advise on all relevant licences that will need to be obtained.

(G) SUSTAINABILITY AND CLIMATE CHANGE

Current planning policy within the adopted Bristol Development Framework, Core Strategy (2011) requires new development to be designed to mitigate and adapt to climate change and meet targets to reduce carbon dioxide emissions. This should be achieved, amongst other measures, through efficient building design, the provision of on-site renewable energy generation to reduce carbon dioxide emissions by at least 20% based on the projected residual energy demand of new buildings. The approach proposed should also be supported by the provision of a sustainability statement and an energy strategy.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

Policy BCS14 states that new development will be expected to demonstrate that the heating and cooling systems have been selected according to the following heat hierarchy:

1. Connection to existing CHP/CCHP distribution networks
2. Site-wide renewable CHP/CCHP
3. Site-wide gas-fired CHP/CCHP
4. Site-wide renewable community heating/cooling
5. Site-wide gas-fired community heating/cooling
6. Individual building renewable heating

A Sustainability Statement accompanies the proposals and commits to the provision of a PV array to provide a 58.13% reduction in CO2 emissions. The application is therefore considered acceptable on these grounds, however a condition is attached requiring further detail of the renewable measures to be submitted to and approved by the Council prior to the occupation of the development.

An Air Source Heat Pump (ASHP) is proposed to provide the main heating system and domestic hot water. This heating system is a policy compliant heating system, in accordance with the BCS14 heat hierarchy as noted above. Further detail is again secured via condition.

The application is therefore considered acceptable and is recommended for approval on this basis, subject to conditions.

(H) WOULD THE PROPOSED DEVELOPMENT RAISE ANY ARBORICULTURE ISSUES?

Policy BCS9 in the Bristol Core Strategy (2011) states that the integrity and connectivity of the strategic green infrastructure network should be maintained, protected and enhanced. Individual green assets should be retained wherever possible and that development should incorporate new or enhanced green infrastructure of an appropriate type, standard and size. Policy DM17 in the Site Allocations and Development Management Policies (2014) states that all new development should integrate important existing trees. Where tree loss or damage is essential to allow for appropriate development, replacement trees of an appropriate species should be provided in accordance with the tree compensation standard. Policy DM15 in the same document states that green infrastructure provision facilitates a positive effect on people's health by providing space and opportunities for sport, play, and social interaction. The provision of additional and/or improved management of existing trees will be expected as part of the landscape treatment of new development.

A number of trees are located within the site, and adjacent within the rear gardens of surrounding properties. These are visible from the public realm and contribute positively towards the character and appearance of the conservation area.

An Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan has been submitted to support the application.

The proposed development will require the removal of two trees from the site; T1 (apple tree) and T5 (cherry tree). Following consultation, the Council's Arboricultural Officer confirmed that these subject trees are small, situated in the rear garden where they are not overly visible and therefore do not merit Tree Preservation Order protection.

The removal of these trees will however require mitigation in line with the Bristol Tree Replacement Standard as set out in Policy DM17. The submitted arboricultural report correctly calculates that two trees will be required to mitigate the tree loss. The Council's Arboricultural Officer confirmed that there is adequate space on site to plant replacements. As such, the application is considered acceptable, subject to the submission of a Tree Planting Plan which is secured via condition.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

To ensure that all other trees surrounding the application site are not harmed by the development ground protection measures are proposed, which are deemed acceptable by the Council's Arboricultural Officer. Compliance with these protection measures as detailed in the submitted Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan is secured via condition.

(I) LAND CONTAMINATION

Policy DM34 in the Site Allocations and Development Management Policies (2014) states that new development should demonstrate that:

- i. Any existing contamination of the land will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use and that there is no unacceptable risk of pollution within the site or in the surrounding area; and
- ii. The proposed development will not cause the land to become contaminated, to the detriment of future use

Following consultation, the Council's Contaminated Land team confirmed that the proposed development is sensitive to contamination but is situated on land not thought to have been subject to a potentially contaminating land use. In light of this and the small nature of the development no objections were raised, subject to condition requiring that in the event that contamination is found at any time when carrying out the development it must be reported immediately to the Local Planning Authority.

(J) ECOLOGY

Policy DM19 in the Site Allocations and Development Management Policies (2014) seeks to protect habitat, features and species which contribute to nature conservation, and developments are expected to be informed by appropriate surveys.

The Council's Nature Conservation Officer raised no objections to the proposal, confirming that there are no records of legally protected or priority species on site. A number of advice notes are however added to this permission referring to legal requirements under wildlife legislation which operate independently of planning permission with regards to nesting birds and bats to ensure they are protected if necessary.

A green roof is proposed, which is welcomed. Further detail of this is secured via condition.

(K) FLOOD RISK

Bristol Core Strategy (2011) Policy BCS16 states that all development will also be expected to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. This should include the use of sustainable drainage systems (SUDS).

The proposed development is located within surface drainage discharge zone where the priority is to reduce the existing discharge rate and provide water quality improvements. The proposed development of a degree of previously undeveloped garden land would likely result in some increase to the discharge rate, however it is evident that the front and rear courtyard surface will be permeable, landscaping is proposed, alongside a living roof. A water butt will also be installed, to collect rainwater from the pitched roof. Subject to these measures it is considered that the development would avoid causing any significant increase in flood risk locally.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

CONCLUSION

Following amendment the application is considered acceptable and is recommended for approval, subject to conditions.

COMMUNITY INFRASTRUCTURE LEVY

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

The CIL liability for this development is £6868.13

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 this application would not have any significant adverse impact upon different groups or implications for the Equality Act 2010.

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.

Pre commencement condition(s)

2. Protection of Retained Trees During the Construction Period

No work of any kind shall take place on the site until the ground protection has been installed in the position and to the specification shown on the approved Tree Protection Plan referenced 201204-6CP-TPP-Rev A-NB and as detailed in the approved Arboricultural Impact Assessment and Arboricultural Method Statement Version 1.0 prepared by Hillside Trees Ltd and dated 5 December 2020. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area.

3. Construction Management Plan

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall demonstrate the adoption and use of the best practicable means to reduce the effects of traffic, noise, vibration, dust and site lighting and must provide for:

- 24 hour emergency contact number;
- Hours of operation;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- 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.
- 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.
- 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.

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

4. Highway works - General arrangement plan

No development shall take place until general arrangement plans to a scale of 1:200 showing the following works to the adopted highway has been submitted to and approved in writing by the Local Planning Authority.

- Extension of existing kerb to delineate the extent of the adopted highway

Where applicable indicating proposals for:

- Existing levels of the finished highway tying into building threshold levels
- Alterations to waiting restrictions or other Traffic Regulation Orders to enable the works
- Signing, street furniture, street trees and pits
- Structures on or adjacent to the highway
- Extent of any stopping up, diversion or dedication of new highway (including all public rights of way shown on the definitive map and statement)

No development shall take place over the route of any public right of way prior to the confirmation of a Town & Country Planning Act 1990 path diversion/stopping up order.

Prior to occupation these works shall be completed to the satisfaction of the Highway Authority and approved in writing by the Local Planning Authority.

Reason: In the interests of public safety and to ensure that all road works associated with the proposed development are: planned; approved in good time (including any statutory

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

processes); undertaken to a standard approved by the Local Planning Authority and are completed before occupation.

5. Structure Adjacent To/Within 6m of the Highway

No development shall take place until an Approval In Principle (AiP) Structural Report setting out how any structures within 6 metres of the edge of the adopted highway (and outside of this limit where the failure of any structures would affect the safety of road users) will be assessed, excavated, constructed, strengthened or demolished has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the works safeguard the structural integrity of the adopted highway during the demolition and construction phase of the development.

6. Details of air source heat pump

Prior to the commencement of the relevant part of the works hereby approved detail of the Air Source Heat Pump, including details of its method of construction, appearance, noise levels and any noise mitigation measures has been submitted to and been approved in writing by the Local Planning Authority.

Reason: Reason: To safeguard the amenity of nearby premises and the area generally.

7. Renewable energy (Solar Panels and Air Source Heat Pump) - where further detail is required

Prior to the commencement of the relevant part of the works hereby approved details of the renewable energy technology (including the exact location, dimensions, design/ technical specification) together with calculation of energy generation and associated CO2 emissions to achieve the reduction on residual emissions from renewable energy in line with the approved Energy Statement version 2.0 dated 1st March 2021 should be submitted to the Local Planning Authority and approved in writing. The renewable energy technology shall be installed prior to the occupation of the dwelling and thereafter retained in perpetuity.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

8. Material samples

Prior to the commencement of the relevant part of the works hereby approved samples of the following (detailing their intended colour, texture, and workmanship) are to be erected on site and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

a) Natural rubblestone to main dwelling (1m square panel)

b) Natural rubblestone to boundary wall (1m square panel)

c) Clay roof tiles

d) Cedar cladding (1m square panel)

e) Brick

f) Timber for privacy screen

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

The sample panels shall be retained on site during construction to act as a reference. The development shall be completed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory and that the character and appearance of this part of the Cotham and Redland Conservation Area would not be harmed.

9. Large scale detail

Prior to the commencement of the relevant part of the works hereby approved drawings to a minimum 1:10 scale (also indicating materials, treatments, and finishes) of the following items shall be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

(a) All new windows, doors, rooflights and privacy screening (including sectional profiles, cills, surrounds and depth of external reveals)

(b) Roof eaves, soffits, verges, parapets and all other walling junctions including rainwater goods and flues

(c) Boundary wall (including sectional profile)

The detail thereby approved shall be carried out in accordance with that approval.

Reason: To ensure that the external appearance of the building is satisfactory and that the character and appearance of this part of the Cotham and Redland Conservation Area would not be harmed.

10. Detail of green roof

Prior to the commencement of the relevant part of the works hereby approved details of the green roof as shown on the approved plans shall be submitted and approved in writing by the Local Planning Authority. The details shall include a section across the whole roof at a minimum scale of 1:10 and a strategy to include details relating to the extent, specification, installation method and the management and maintenance of the living roof unless otherwise agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the details of the green roof are acceptable with regard to ecology and surface water run off reduction.

Pre occupation condition(s)

11. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the Environment Agency's Land Contamination: risk management guidance and BS 10175:2011 + A2:2017: Investigation of Potentially Contaminated Sites - Code of Practice. Where remediation is necessary a remediation scheme must be prepared which ensures the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This is in line with paragraph 170 of the National Planning Policy Framework.

12. Submission and Approval of Landscaping Scheme

No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which should be in line with the Bristol Tree Replacement Standard (Policy DM17) and include:

- a. A scaled plan showing vegetation to be retained and trees and plants to be planted:
- b. Proposed hardstanding and boundary treatment:
- c. A schedule detailing sizes and numbers of all proposed trees/plants
- d. Sufficient aftercare advice to ensure successful establishment and survival of new planting.

The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building or the completion of the development whichever is the sooner, or in accordance with a program details of which shall be submitted to and agreed in writing by the Local Planning Authority.

All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To ensure that the appearance of the development is satisfactory and in line with Bristol City Council Policy DM17

13. Solar panels installed as approved

No building or use hereby permitted shall be occupied or the use commenced until evidence has been submitted to and approved in writing by the Local Planning Authority that the PV system has been installed as approved, including exact location, technical specification and projected annual energy yield (kWh/year) e.g. a copy of the MCS installer's certificate. A calculation showing that the projected annual yield of the installed system is sufficient to reduce residual CO2 emissions by the percentage shown in the approved Energy Statement version 2.0 dated 01/03/2021 must also be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

14. 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 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).

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.

15. 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.

16. Completion and Maintenance of Cycle Provision - Shown on approved plans

No building or use 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.

17. Privacy screen

No building or use hereby permitted shall be occupied or the use commenced until the privacy screen has been installed in the position and to the specification shown on approved plan 092 DD-01. The privacy screen shall thereafter be maintained in perpetuity.

Reason: to protect the residential amenity of neighbouring properties.

Post occupation management

18. 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 any elevation of the building 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.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

19. No further extensions

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 extension or enlargement (including additions to roofs) shall be made to the dwellinghouse hereby permitted, or any detached building erected, without the express permission in writing of the council.

Reason: The further extension of this (these) dwelling(s) or erection of detached building requires detailed consideration to safeguard the amenities of the surrounding area.

20. Restriction of use of roof

The flat roof area of the single storey element of the dwelling hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises.

21. Energy and Sustainability in accordance

The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the Energy Statement version 2.0 dated 01/03/2021.

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate.

22. Arboricultural Impact Assessment

The development permitted by this planning permission shall be carried out in complete accordance with the Arboricultural Impact Assessment and Arboricultural Method Statement Version 1.0 prepared by Hillside Trees Ltd and dated 5 December 2020 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area.

23. Waste Management Statement

The development permitted by this planning permission shall be carried out in complete accordance with the Waste Management Statement submitted on the 26 April 2021 unless otherwise agreed in writing with the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved Waste Management Statement for the lifetime of the development.

Reason: To ensure appropriate waste management facilities are provided to accommodate all waste generated by the development.

24. Restriction of noise from plant and equipment

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the background level as determined by BS4142: 2014 Methods for

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

rating and assessing industrial and commercial sound.

Reason: To safeguard the amenity of nearby premises and the area generally.

List of approved plans

25. 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.

092 DD-01 Proposed privacy screen, received 26 April 2021
 092 GA-11 Daylight Sections, received 20 April 2021
 Waste Management Statement, received 26 April 2021
 201204-6CP-TPP-Rev A-NB Tree Protection Plan, received 2 March 2021
 Energy Statement version 2.0 dated 01/03/2021, received 28 April 2021
 Arboricultural Impact Assessment and Arboricultural Method Statement Version 1.0 prepared by Hillside Trees Ltd and dated 5 December 2020, received 2 March 2021
 092-EX-01 Existing plans, received 2 March 2021
 092-EX-02 Existing elevations, received 2 March 2021
 092-GA-01 Rev C Proposed ground floor plan, received 26 April 2021
 092-GA-02 Rev B Proposed 1st floor plan, received 20 April 2021
 092-GA-03 Rev B Proposed roof plan, received 20 April 2021
 092-GA-04 Rev B Proposed Clyde Lane (front) elevation., received 26 April 2021
 092-GA-05 Rev B Proposed rear elevation, received 26 April 2021
 092-GA-06 Rev B Proposed south elevation, received 26 April 2021
 092-GA-07 Rev B Proposed north elevation, received 26 April 2021
 092-GA-08 Rev B Proposed section AA, received 20 April 2021
 092-GA-09 Rev A Street scene elevation, received 8 June 2021
 092-LP-01 Location and block plan., received 2 March 2021

Reason: For the avoidance of doubt.

Advices

- 1 The potential presence of asbestos containing materials (ACM's) on the site is noted. In order to prevent contamination of the site, surrounding highways and to prevent harm to construction workers, surrounding residents, receptors and future site users, we recommend the applicants undertake an asbestos survey prior to the commencement of works. Any asbestos containing materials present on site must be removed in accordance with the Control of Asbestos Regulations 2012
- 2 The site falls within a radon referral area, the applicant is advised to undertake a radon risk assessment to establish if radon protection measures are required as part of the development. An initial risk assessment can be undertaken by visiting <http://www.ukradon.org/> or contacting UK Radon on 01235 822622.
- 3 Nesting birds: Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use or being built is guilty of an offence under the Wildlife and Countryside Act 1981 and prior to commencing work you should ensure that no nesting birds will be affected.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

4 Bats and bat roosts: Anyone who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats, &c.) Regulations Act. Prior to commencing work you should ensure that no bats or bat roosts would be affected. If it is suspected that a bat or bat roost is likely to be affected by the proposed works, you should consult English Nature (Taunton office 01823 283211).

5 Living roofs can be integrated with photovoltaic panels and also contribute towards Sustainable Urban Drainage Systems (SuDS), air pollution mitigation and reducing the urban heat island effect. Living roofs can be provided on buildings, as well as on bin stores and cycle shelters. The roof should be covered with local low-nutrient status aggregates (not topsoil) and no nutrients added. Ideally aggregates should be dominated by gravels with 10 - 20% of sands. On top of this there should be varying depths of sterilised sandy loam between 0 - 3 cm deep. An overall substrate depth of at least 10 cm of crushed demolition aggregate or pure crushed brick is desirable. The roof should include areas of bare ground and not be entirely seeded (to allow wild plants to colonise) and not employ Sedum (stonecrop) because this has limited benefits for wildlife. To benefit certain invertebrates the roof should include local substrates, stones, shingle and gravel with troughs and mounds, piles of pure sand 20 - 30 cm deep for solitary bees and wasps to nest in, small logs, coils of rope and log piles of dry dead wood to provide invertebrate niches (the use of egg-sized pebbles should be avoided because gulls and crows may pick the pebbles up and drop them). Deeper areas of substrate which are at least 20 cm deep are valuable to provide refuges for animals during dry spells. An area of wildflower meadow can also be seeded on the roof for pollinating insects. Please see www.thegreenroofcentre.co.uk and <http://livingroofs.org/> for further information and the following reference: English Nature (2006). Living roofs. ISBN 1 85716 934.4

6 Minor Works on the Public Highway

The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking any work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the council.

You will be required to pay fees to cover the council's costs in undertaking the approval and inspection of the works. Contact the Highway Authority's Transport Development Management Team at transportDM@bristol.gov.uk

NB: Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

7 Impact on the highway network during construction

The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at traffic@bristol.gov.uk before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

Development Control Committee A – 11 August 2021
Application No. 21/00746/F : 6 Clyde Park Bristol BS6 6RR

8 Restriction of Parking Permits - Existing Controlled Parking Zone/Residents Parking Scheme

You are advised that the Local Planning Authority has recommended to the Highways Authority which administers the existing Controlled Parking Zone/Residents Parking Scheme of which the development forms part that the development shall be treated as car free / low-car and the occupiers are ineligible for resident parking permits as well as visitors parking permits if in a Residents Parking Scheme.

9 Excavation Works on the Adopted Highway

The development hereby approved includes the carrying out of excavation works on the adopted highway. You are advised that before undertaking any work on the adopted highway you will require a Section 171 (Excavation) Licence from the Highway Authority which is available at www.bristol.gov.uk/highwaylicences

10 Street Name and Numbering

You are advised that to ensure that all new properties and streets are registered with the emergency services, Land Registry, National Street Gazetteer and National Land and Property Gazetteer to enable them to be serviced and allow the occupants access to amenities including but not limited to; listing on the Electoral Register, delivery services, and a registered address on utility companies databases, details of the name and numbering of any new house(s) and/or flats/flat conversion(s) on existing and/or newly constructed streets must be submitted to the Highway Authority.

Any new street(s) and property naming/numbering must be agreed in accordance with the Councils Street Naming and Property Numbering Policy and all address allocations can only be issued under the Town Improvement Clauses Act 1847 (Section 64 & 65) and the Public Health Act 1925 (Section 17, 18 & 19). Please see www.bristol.gov.uk/registeraddress

11 Structure Adjacent To/Within 6m of the Highway

The development hereby approved includes the construction of structures adjacent to or within six metres of the adopted highway. You are advised that before undertaking any work on the adopted highway you must prepare and submit an AiP Structural Report.

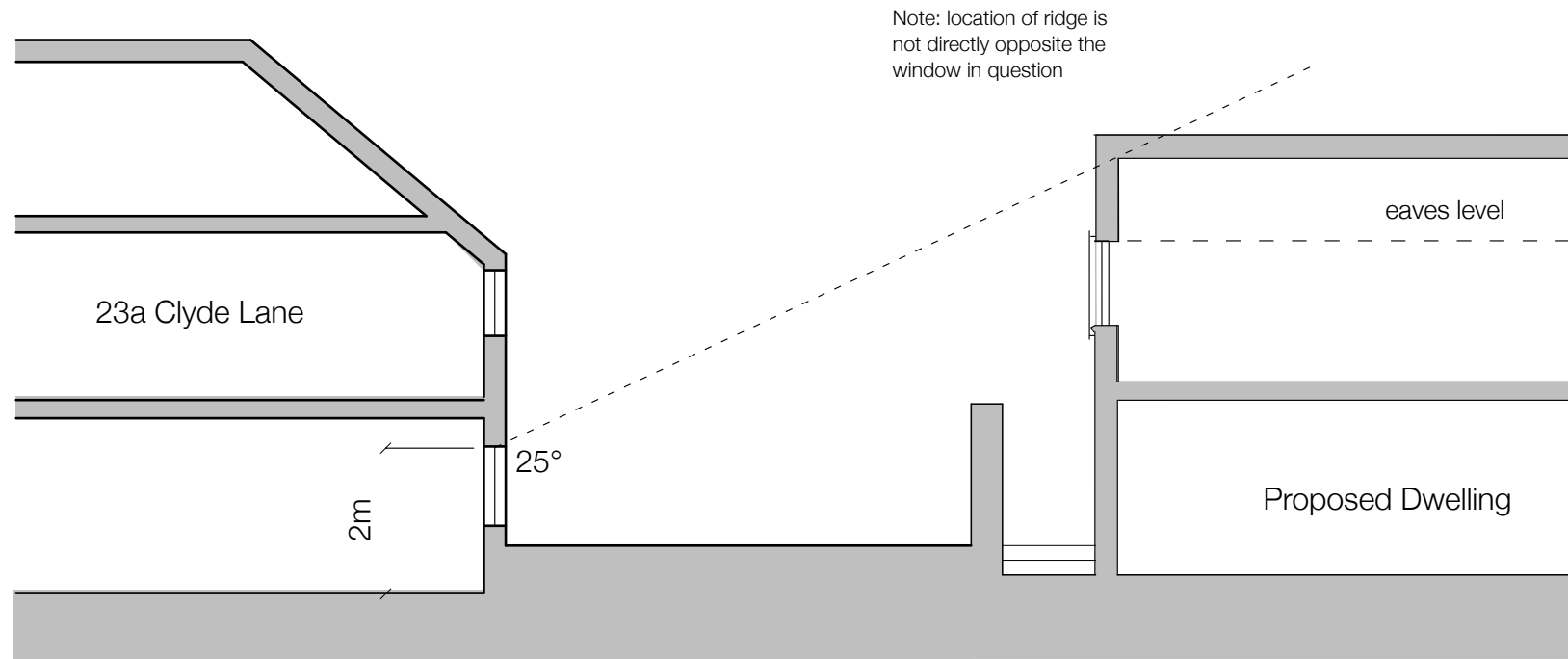
You will be required to pay technical approval fees (as determined by the proposed category of structure to be assessed) before the report will be considered and approved. Contact the Highway Authority's Bridges and Highway Structures Team at bridges.highways@bristol.gov.uk

12 The applicant is reminded that any Party Wall matters should be addressed with any interested parties outside of the planning process.

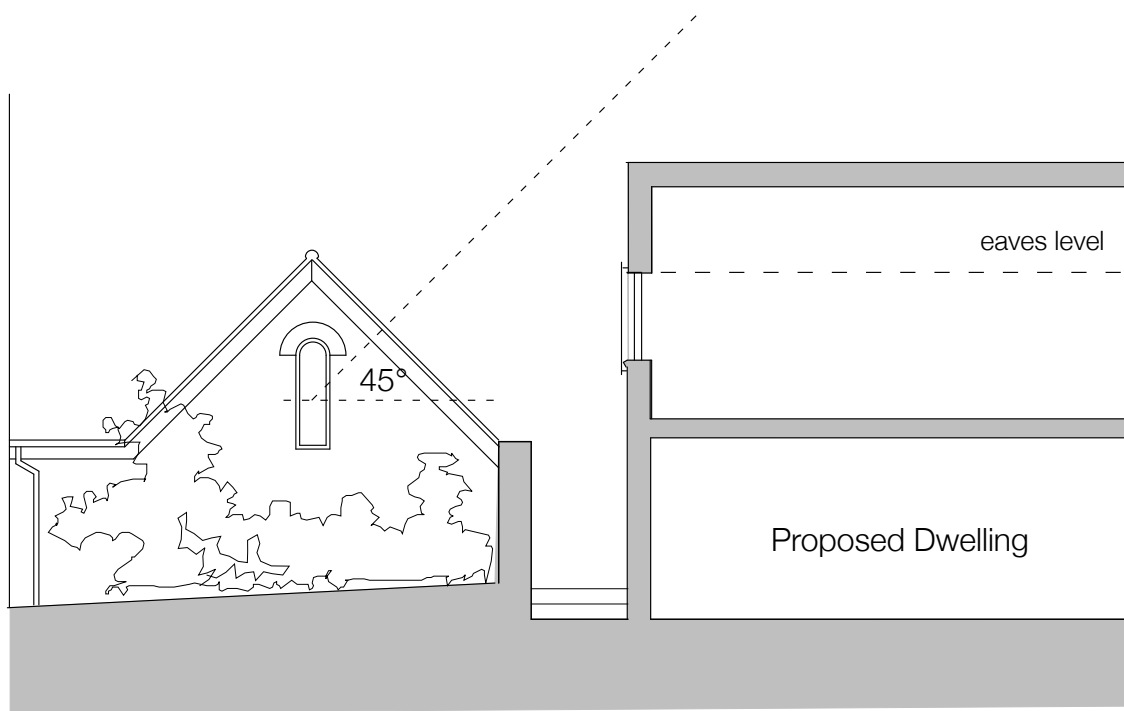
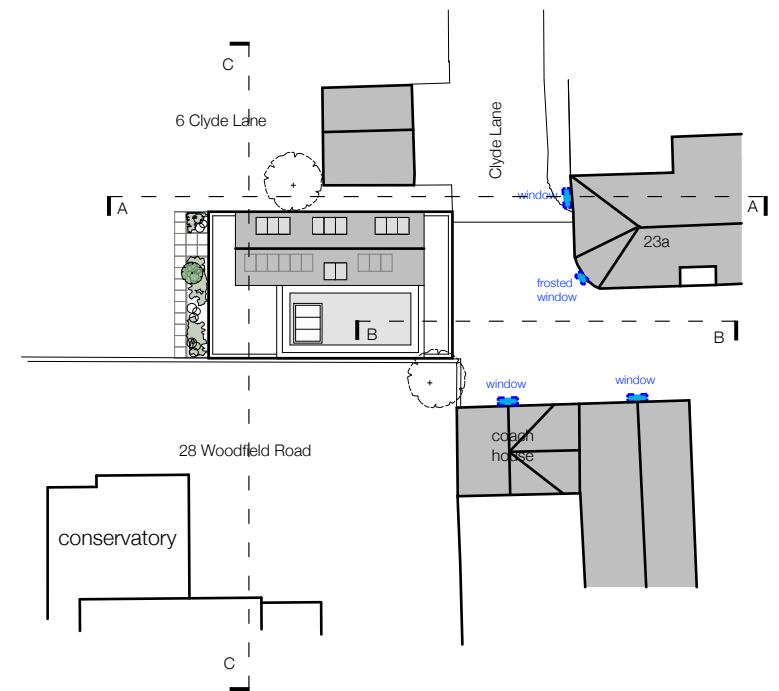
Supporting Documents

1. 6 Clyde Park, BS6 6RR.

1. 092 GA-11 Daylight Sections, received 20 April 2021
2. 092-LP-01 Location and block plan, received 2 March 2021
3. 092-GA-09 Rev A Street scene elevation, received 8 June 2021
4. 092-GA-02 Rev B Proposed 1st floor plan, received 20 April 2021
5. 092-GA-04 Rev B Proposed Clyde Lane (front) elevation, received 26 April 2021
6. 092-GA-01 Rev C Proposed ground floor plan, received 26 April 2021
7. 092-GA-05 Rev B Proposed rear elevation, received 26 April 2021

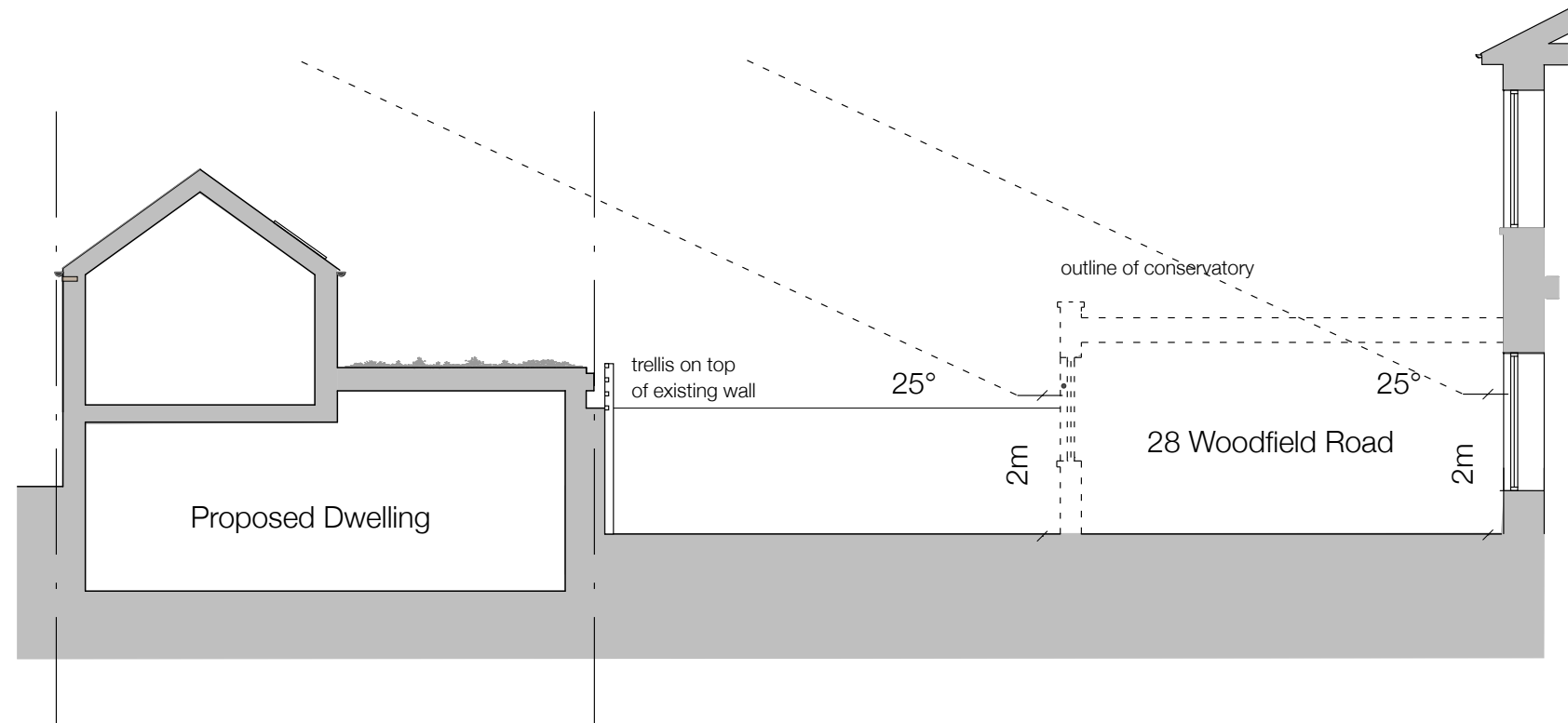


SECTION A-A

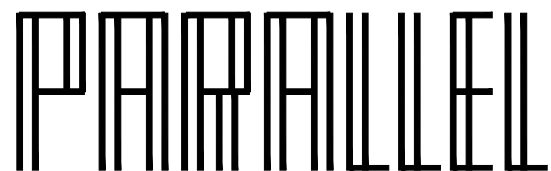


coach house

SECTION B-B



SECTION C-C



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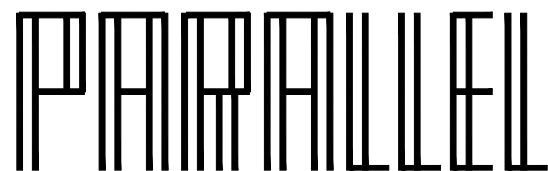
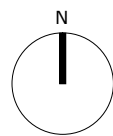
Project Clyde Lane 6 Clyde Park, Bristol		
Drawn RT	Date April 2021	Current Stage PLANNING

Dwg Title DAYLIGHT SECTIONS		
Scale A/S	Dwg No. GA-11	Rev.
Revision Notes:		



Existing Location/Block Plan
1:500

Proposed Block Plan



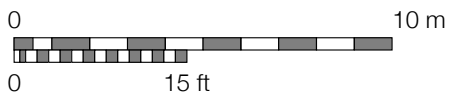
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Drawn RT	Date Jan 2021	Current Stage PLANNING

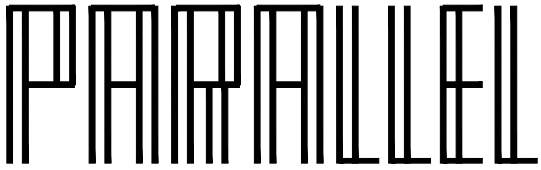
Dwg Title Location and Block Plans		Rev.
Scale 1:200 @ A3	Dwg No. 092-LP-01	
Revision Notes:		



Existing



Proposed



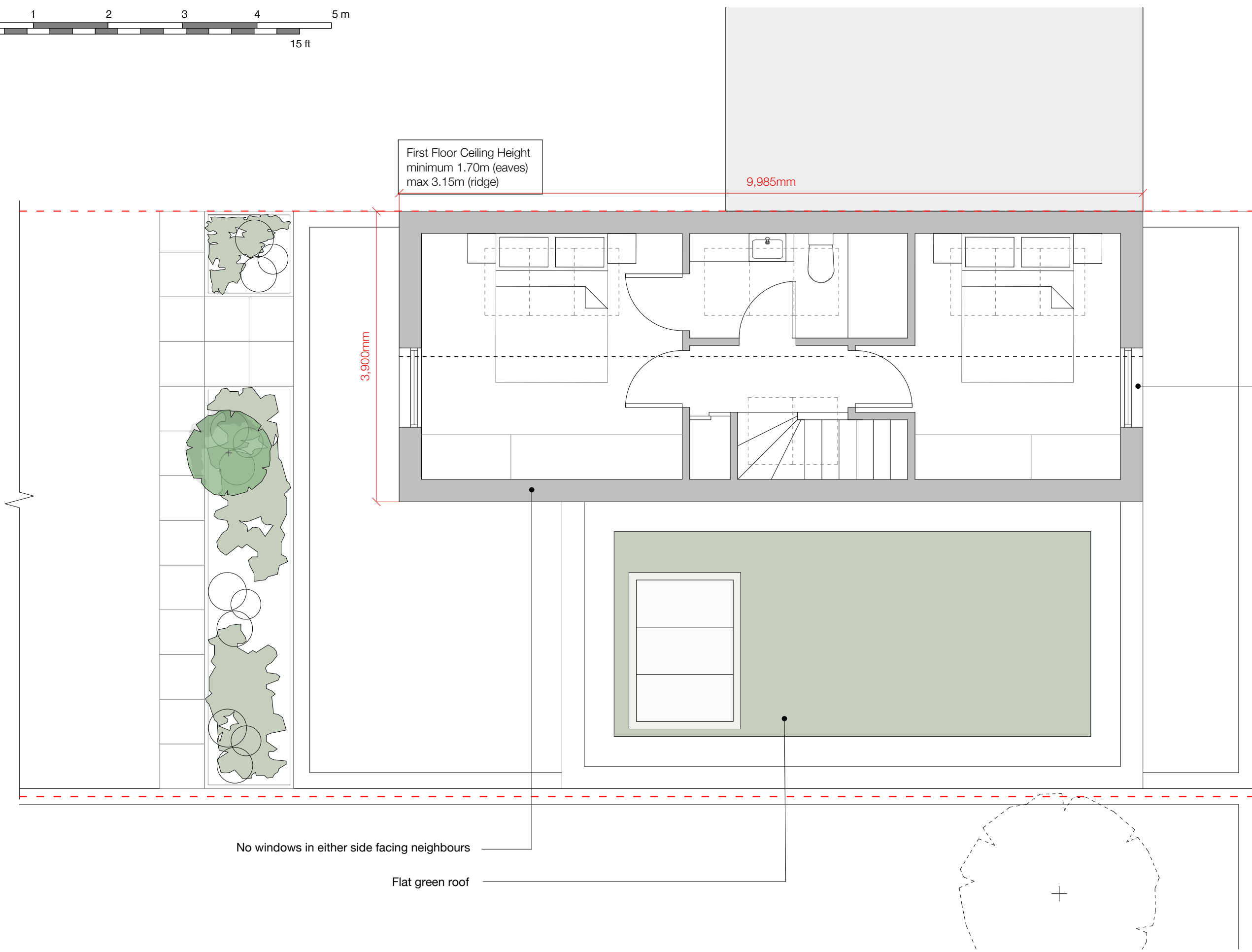
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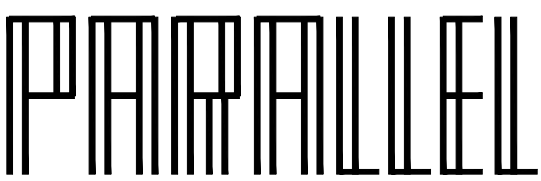
Project Clyde Lane 6 Clyde Park, Bristol		
Drawn RT	Date June 2021	Current Stage PLANNING

Dwg Title Street Scene Elevations		
Scale 1:200 @ A3	Dwg No. 092-GA-09	Rev. A
Revision Notes:		



No windows in either side facing neighbours
 Flat green roof

Window located to face down
 open lane opposite
 timber screen over



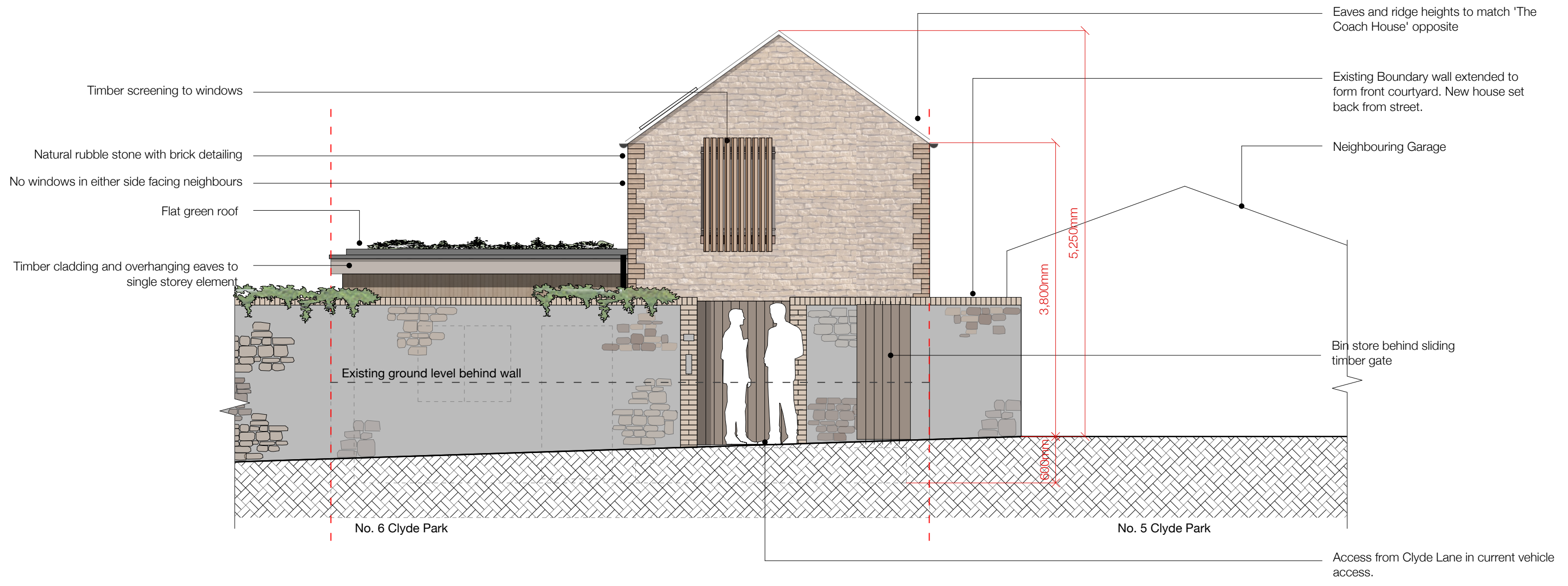
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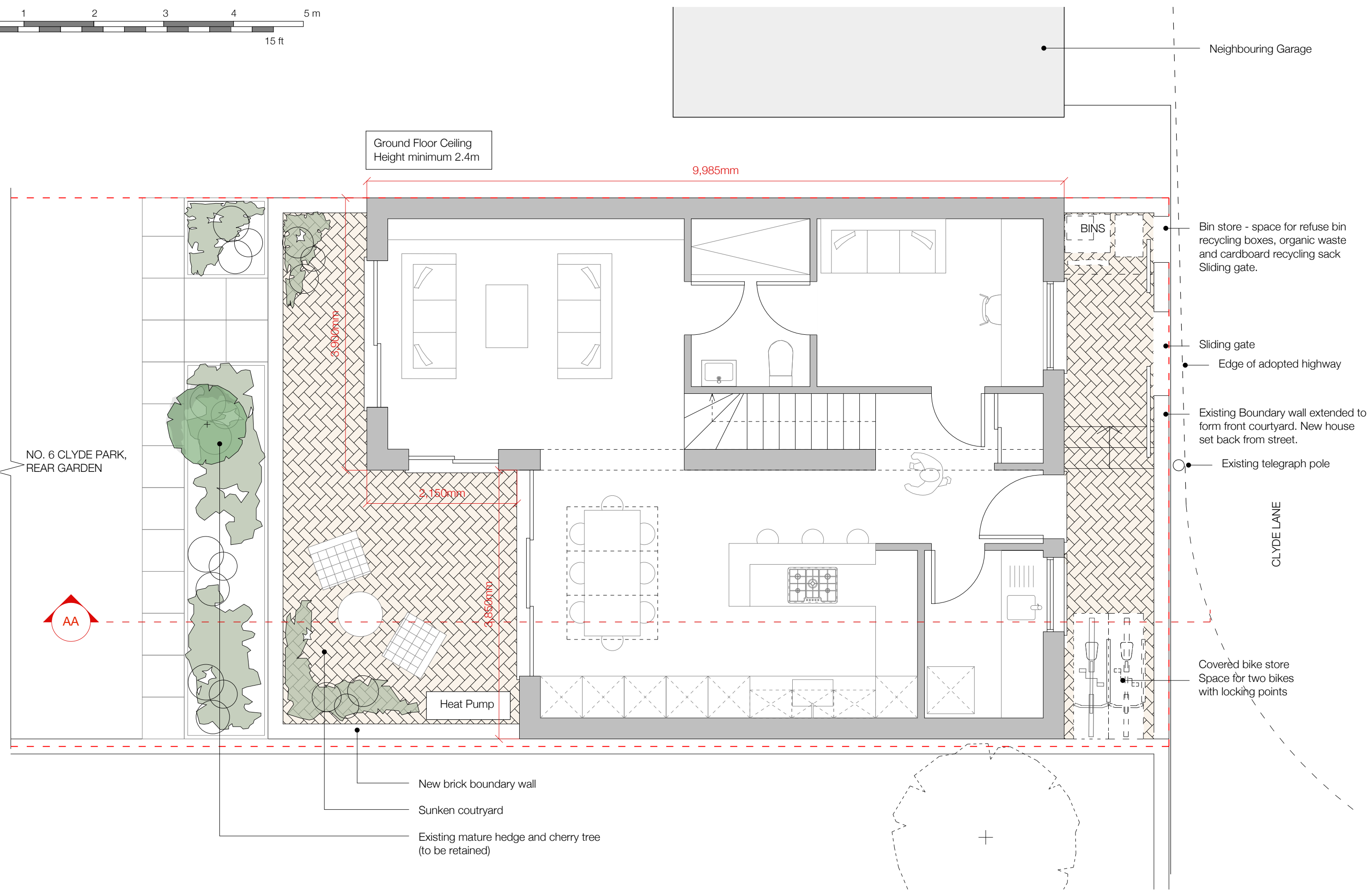


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Project Clyde Lane 6 Clyde Park, Bristol		
Drawn RT	Date April 2021	Current Stage PLANNING

Dwg Title Proposed 1st Floor Plan		Rev. B
Scale 1:50 @ A3	Dwg No. 092-GA-02	
Revision Notes:		







Window facing into existing rear garden of No. 6. Mature hedge and cherry tree obscure view.

Natural rubble stone with brick detailing



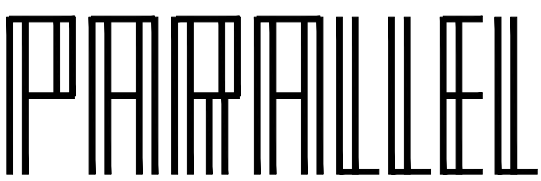
Flat green roof

Timber cladding and overhanging eaves to single storey element

Proposed new boundary wall level

Existing garden level

No. 5 Clyde Park



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Project Clyde Lane 6 Clyde Park, Bristol		
Drawn RT	Date April 2021	Current Stage PLANNING

Dwg Title Proposed Rear Elevation	Dwg No. 092-GA-05	Rev. B
Revision Notes:		