

WARD: Lockleaze

SITE ADDRESS: Romney House Romney Avenue Bristol BS7 9TB

APPLICATION NO: 20/05477/M Reserved Matters

DETERMINATION DEADLINE: 3 September 2021

DEADLINE:

Application for approval of Reserved Matters following consent granted under app.no. 18/00703/P - Outline application for demolition of existing buildings/structures and comprehensive redevelopment comprising up to 268 dwellings (Use Class C3) including affordable homes, vehicular, pedestrian and cycle access from Romney Avenue and Hogarth Avenue, car parking, public open space, landscaping and other associated works. Approval sought of Access and Layout. (Major Application) - now proposed to consider detailed layout, appearance, landscaping and scale (cross boundary application with South Gloucestershire Council).

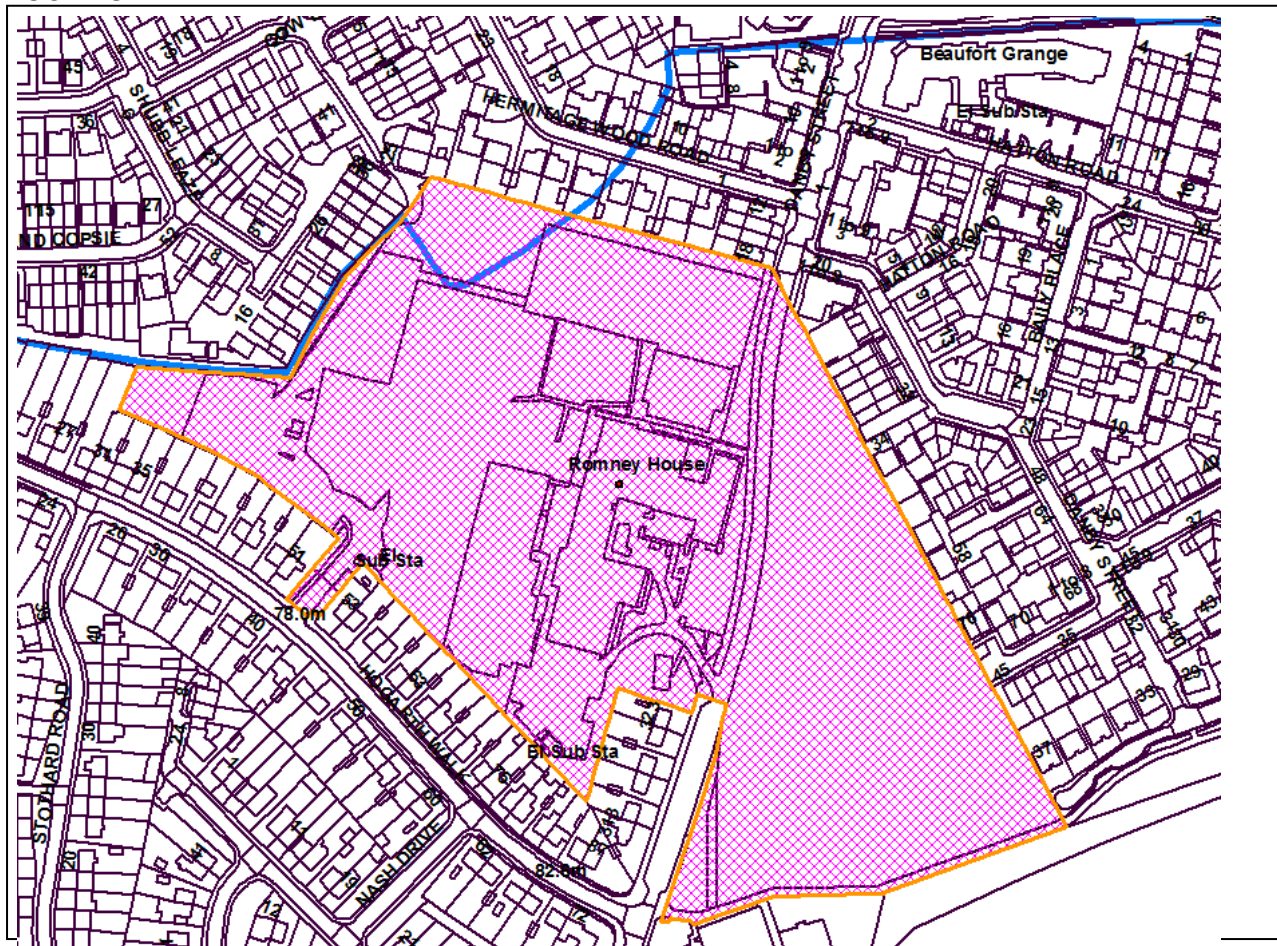
RECOMMENDATION: Approve details of Reserved Matters

AGENT: Avison Young
St Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

APPLICANT: One Lockleaze LLP
C/o Agent

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

LOCATION PLAN:



Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB****1.0 BACKGROUND**

- 1.1 This application is brought to Committee on account of the level of public interest and the fact the application is a Bristol City Council Housing Scheme. Bristol City Council is both the applicant and land owner.
- 1.2 This application is presented to Committee following a Members Briefing held on 13th August 2021.
- 1.3 Proposals meet many City Council key strategic objectives. The scheme is judged to be a sustainable form of development.
- 1.4 Outline planning permission for the development of this site for up to 268 residential dwellings (ClassC3) was granted on 19.11.19 (Planning Permission Reference 18/00703/P). The principle of this site being developed for housing is established and cannot be revisited as part of the consideration of this reserved matters application.
- 1.5 The North West corner of the overall site is located within South Gloucestershire and subsequently, as done at outline stage, an identical application has also been submitted to South Gloucestershire's Local Planning Authority (South Gloucestershire Planning Application Reference P20/22922/RM).
- 1.6 The outline application was considered by committee at their meeting on the 25th July 2018. The outline application assessed access and general layout arrangements. Key issues dealt with included the loss of sport pitches, impact on ecology, trees, sustainability, archaeology, flood risk, contamination, principle of a wholly residential scheme, noise environment, shortening of the bus gate, access arrangements, air quality impact and implications for social infrastructure.
- 1.7 Four parameter plans were submitted with the outline application and reviewed by the planning committee to help steer any future reserved matters application. These plans were not added to the plans list and development does therefore not need to be in strict accordance with these parameter plans. The plans were however conditioned to ensure that any reserved matters application is in line with the general principles of these parameter plans. This reserved matters application is found to be in broad accordance with the approved outline application.
- 1.8 It was recognised that matters such as amenity for neighbours, future occupiers and appearance could only be fully assessed at Reserved Matters stage.
- 1.9 Committee resolved to approve the application subject to a planning agreement and a number of conditions.
- 1.10 The planning agreement covered the provision of a minimum 30% affordable housing and contributions to; fire hydrants, reptile site management, travel plan and management, traffic regulation order, bus stop upgrade works and public right of way works.
- 1.11 Following this decision, bids to develop the land were invited and the current application for Reserved Matters has been submitted by the successful bidder.
- 1.12 Should members support the recommendation to grant planning permission officers seek delegated approval to complete the terms of the necessary s106 agreement and a full schedule of conditions.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB****2.0 SITE DESCRIPTION**

- 2.1 The application site is located on the northern edge of Lockleaze and is allocated within the Site Allocations and Development Management Policies (Site BSA0403) for housing development.
- 2.2 The site was previously occupied by Lockleaze School, up until its closure in 2004 when the site has been occupied by City Council offices. This building has now been demolished. The site is a brownfield site.
- 2.3 The majority of the site lies within the Bristol City Council (BCC) authority boundary with part of the north west corner located within the authority of South Gloucestershire (S. Glos). The whole site is owned by BCC, who is also the applicant.
- 2.4 On the north western side, the site borders onto a former playing field (in South Gloucestershire) where the site has been developed for residential development.
- 2.5 To the south east are the green open spaces of Stoke Park, an historic designed landscape of national importance included by Historic England on the Register of Parks and Gardens of Special Historic Interest (Grade II). To the south west are the post-war residential streets of Lockleaze.
- 2.6 The site is within easy walking distance of shops at Gainsborough Square and Cheswick Village. The shops and services on Filton Avenue are also within walking distance.
- 2.7 The site is partially located with the Stapleton and Frome Valley Conservation Area. The eastern part of the site is designated as a Wildlife Corridor and a public right of way, footpath BCC/80, is within the site boundaries. A cycle path also runs through the site.

3.0 RELEVANT PLANNING HISTORY

- 3.1 As part of the site falls within S. Glos, an identical reserved matters planning application has also been submitted to S. Glos. (S. Glos. Application Reference: P20/22922/RM)).
- 3.2 History of most relevance to this application includes the following:

18/00703/P Outline application for demolition of existing buildings/structures and comprehensive redevelopment comprising up to 268 dwellings (Use Class C3) including affordable homes, vehicular, pedestrian and cycle access from Romney Avenue and Hogarth Avenue, car parking, public open space, landscaping and other associated works. Approval sought of Access and Layout. (Major Application)

Date Closed 19 November 2019 PG

20/01167/NMA Application for a non-material amendment following grant of planning permission. 18/00703/P - Outline application for demolition of existing buildings/structures and comprehensive redevelopment comprising up to 268 dwellings (Use Class C3) including affordable homes, vehicular, pedestrian and cycle access from Romney Avenue and Hogarth Avenue, car parking, public open space, landscaping and other associated works. Approval sought of Access and Layout. (Major Application) - request for change to wording of Condition 5, to exclude demolition works from the requirement.

10/05550/FB: Construction of a new bus link from the north end of Romney Avenue, to the northern fringe development to comprise a 6 metre carriageway and footway. Ancillary works

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

include a replacement car park for Romney House and tie-ins to existing highway network.
Planning permission granted, 7 April 2011

A Screening Opinion request was submitted to Bristol City Council on 3 January 2017. The Council issued its formal Opinion on 15 February 2017 confirming that an Environmental Statement was not required (ref 17/00065/SCR).

19/01213/FB Proposed development of a formal access route through Stoke Park estate from Sir Johns Lane (Bristol) to Jellicoe Avenue (South Gloucestershire) including access works at Stanfield Close, Romney Avenue and Long Wood Meadows, following historic route and former carriage ride, comprising self-binding gravel surfaced path and associated works.

Date Closed 7 November 2019 PG

20/04821/X Application for variation of Condition Nos 8 (Materials) and 17 (list approved plans) following grant of planning permission 19/01213/FB for the proposed development of a formal access route through Stoke Park estate from Sir Johns Lane (Bristol) to Jellicoe Avenue (South Gloucestershire) including access works at Stanfield Close, Romney Avenue and Long Wood Meadows, following historic route and former carriage ride, comprising self-binding gravel surfaced path and associated works.

Date Closed 26 February 2021 PG

4.0 APPLICATION DETAILS

- 4.1 The current application seeks approval of matters reserved from consideration under the outline permission granted on the 19th November 2019. This includes detailed layout, scale, appearance and landscaping which weren't considered under the outline application.
- 4.2 The reserved matters application still relates to development of a total of 268 dwellings, 6 of these dwellings are within S Glos and 2 of these 6 dwellings would be affordable. This is within the parameters of the outline permission which was for a maximum of 268 dwellings. These would comprise of 131 apartments (including 10 two bedroom flats over garages, 53 one bedroom units, 66 two bedroom units and 2 three bedroom units) and 137 houses. 55% of the above would be affordable homes.
- 4.3 Higher density four storey apartment blocks are proposed along Romney Avenue, the primary route through the site and centred around an open green space. Whilst 2 storey housing is proposed along the boundaries with the existing housing. 2% of homes would be wheelchair accessible.
- 4.4 The proposal will provide a minimum of 67 replacement trees to mitigate against the loss of existing trees on the site. Within the streets a total of 94 street trees are proposed with additional tree planting within the central open space.
- 4.5 A new public linear park/ central open green space is proposed in the heart of the development including a swale with biodiverse planting, timber play equipment and trail and outdoor exercise facilities.
- 4.6 A biodiverse wetland is proposed to the east of the site.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- 4.7 A total of 345 car parking spaces are proposed across the site. Comprising of: 159 on-street parking spaces, 48 on-plot parking spaces are provided, 29 spaces in garages and 109 parking spaces across several small private courts.
- 4.8 5% (17 spaces) of the total parking spaces are wheelchair accessible.
- 4.9 Each proposed dwelling will include an air source heat pump for renewable energy generation. The flats have a community heating system of air source heat pumps that provide a combination of space heating and hot water.

5.0 COMMUNITY INVOLVEMENT

- 5.1 The principle of a housing development was widely consulted upon in the context of the outline planning application. See 18/00703/P for further detail. Since the approval of the outline application further consultation activities have been carried out including the following:

- Meeting with the Vench on 12th November 2020
- Public Consultation on 3rd December 2019
- Meeting with Eco Motive on 4th December 2019
- Meeting with North Bristol Advice Centre on 4th December 2019
- Meeting and visit to the site with Councillor David Beesley on 29th December 2019
- Meeting with local ward Councillors Fill Kirk and Estrella Tinkell on 6th January 2020
- Meeting with local public art providers Foreground, Ginkgo and Bricks Bristol on 5th November 2020

- 5.2 Publicity was in the form of 2200 leaflets distributed into homes and businesses around the site. The design team also sought to publicise the event through the Lockleaze Neighbourhood Trust, who shared the leaflet advertising the event via their social media platforms. Members of the public were invited to attend the drop-in session, discuss the proposals and leave feedback with the design team. Feedback forms were available for individuals to fill out, with the option of filling them out on the day or returning them by post or email following the event

Response

- 5.3 The event was well attended by 39 individuals, with 13 attendees returning feedback forms

Outcome

- 5.4 The following table is taken from the Applicant's Statement of Community Involvement sets out their responses to all questions that were raised:

Key Issue	Project Team Response
Car parking onto neighbouring streets	<p>Bristol City Council have maximum parking standard, meaning that the level of car parking for each dwelling (according to the number of bedrooms in that dwelling) is defined through planning policy.</p> <p>The team have worked to adhere to maximum parking standards across the entire site where possible to ensure that sufficient levels of car parking have been provided for each dwelling to avoid 'overspill'.</p>

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

The height of the proposed buildings	<p>Some three to four storey homes are proposed along the central north/ south road (Romney Avenue) running through the site, with 2-3 storey homes proposed elsewhere on site. The higher of the proposed building sit more central to the site away from the site boundary, this allows a mix of housing types and tenures, including flats to be provided on site. The site overall will provide a variety of housing types and sizes to respond to local need and to ensure that the proposals make the most efficient use of land in such as sustainable location in the city of Bristol.</p>
Distance of new homes to those existing along the site boundaries	
The number of flats proposed on site	
Construction traffic	<p>The outline planning permission includes conditions and requires a Construction Management Plan to be submitted to Bristol City Council prior to the commencement of any development on site.</p> <p>We envisage that construction traffic will enter the site from the south, though this will be agreed through the planning process. A Construction Method Statement will need to be submitted to, agreed with, and formally approved by Bristol City Council and South Gloucestershire Council before any development can start on site; this will define routes of HGV traffic, timing for deliveries and health and safety for vehicle parking and access on site.</p>
Pedestrian and cyclist access	<p>Pedestrians and cyclists will be able to access the site from the north and south off Romney Avenue, from Hogarth Walk, from Danby Street to the east.</p> <p>The outline planning permission includes an access parameter plan that seeks for permeability for pedestrians and cyclists. Pedestrian and cycle safety and access have been a vial component to the layout and design of the streets, car parking and greenspace proposed on site. As noted on the proposed site plan, access will be particularly enhanced to the south east corner of the site improving access to Stoke Park and to the footpath/cycle path along the southern boundary of the site.</p>
Energy	<p>In order to maximise CO2 reductions, it is proposed that PV panels are to be installed on a number of roof locations across the site. A total of 951 photovoltaic panels installed will provide a total of 237.75kWp.</p>
Levels	<p>It is acknowledged that there are differing levels of topography across the site; this</p>

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

(between existing and proposed land)	constraint has been incorporated into the design of the proposals; for example the height of the taller dwellings are located more central to the site away from site boundaries, homes are stepped back from the boundary to provide rear gardens closer to boundaries overall, and the orientation of each dwelling has been carefully considered to ensure that higher level areas do not have not negatively impact the amenity of existing homes around the site.
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6.0 RESPONSE FROM PUBLICITY AND CONSULTATION

- 6.1 The application was advertised by a site and press notice on the 13th January 2021 with an expiry date of the 3rd February 2021.
- 6.2 336 Neighbours were consulted via individual notification letter on the 4th January 2021 with an expiry date of the 25th January 2021.
- 6.3 On receipt of revisions and supporting information additional letters were sent on four occasions (22nd February 2021 expiry 15th March for 21 days; 1st April 2021 expiry 15th April 2021 for 14 days; 12th July 2021 expiry 2nd August 2021 for 21 days; 20th July 2021 expiry 10th August 2021 for 21 days).
- 6.4 Residents request for simplified information was acknowledged and as good practice, simplified supporting information, that did not require neighbours to measure themselves and that was easier to understand was consulted on for a full 21 days. This included: plans marking on separation distances between existing properties and to the boundaries and an annotated proposed roof height differences plan around the site amongst other supporting documentation. Where height differences were not available this information has not been withheld. Please see committee report for further detail on this specific matter and why these specific figures are not shown.
- 6.5 The latest consultation on all of this information was for a period of 21 days which is the time period required in line with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 6.6 Some revised plans and supporting documents were received after consultations were carried out however, these did not result in material changes to the scheme that would require further consultation as they showed minor changes and or improvements. For example, certain plans were amended to annotate windows as obscure glazed.
- 6.7 In total, following all consultations, 74 representations have been received to date from different addresses comprising of 69 objections and 5 neutral comments. It should be noted that the 5 neutral comments still contain a number of concerns. On receipt of revisions objectors maintained their objections. Objections are summarised below and addressed directly below or within the bulk of this committee report.
- 6.8 Five Councillor Representations (including those who were councillors when the application was first submitted) are set out in full along with Stoke Gifford Parish Council comments and Member Of Parliament for Bristol North West House Of Commons comments.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB****MP COMMENTS****Darren Jones MP**

- 6.9 Member Of Parliament For Bristol North West Darren Jones MP comments as follows:

I am writing on behalf of the Lockleaze Residents Planning Group about the Romney House development proposed on the site between Cheswick Village and Lockleaze.

While the development is welcomed and there is support for the building of new homes at the site, the neighbouring community do have concerns about the height of the proposed buildings and the impact that construction will have on green spaces and the environment.

Residents from across the neighbouring area have shared concerns that the height of the new buildings will limit or block the views of Stoke Park and surrounding areas enjoyed by residents of existing dwellings. They also raise concerns about these new dwellings blocking the light and privacy of pre-existing homes. The solution suggested by the Lockleaze Residents PI345 Planning Group is to dig down and lower the ground level of the building sites. They note that when the Cheswick Village development was constructed similar methods were followed so that new buildings did not exceed the treeline of Stoke Park. These mitigations have been shared by residents directly on the planning portal.

The need for new housing is recognised by the local community and the Romney House plan to deliver affordable housing, transport and cycle improvements and community assets will be an overall benefit to the local community. I trust that these concerns will be taken into consideration and that Goram Homes will work with the neighbouring community to find an agreeable outcome.

LOCAL COUNCILLORS COMMENTS**Councillor David Wilcox**

- 6.10 Lockleaze Ward Councillor David Wilcox commented on the application as follows:

The Romney House site is ideal for house building - it straddles a mass transit bus route and is a brownfield site.

I am also happy to see that this site will train local apprentices to build future developments.

This planning application is at the reserved matters stage; Bristol City Council gave outline planning permission in November 2019, where there 21 objections, 5 comments in support of the application and 12 neutral comments. I was not a councillor for Lockleaze at that stage, I would have asked for: a larger affordable housing ratio, that the houses should be built to a CO2 neutral standard and that a community building be added to the plan. The proposed plans for the reserved matters application raise some concerns, and I will be objecting to them.

The two-storey building height is 9.5 metres, which is not in keeping with the building heights of both Cheswick Village and Hogarth Walk and might have an impact on the Stapleton and Frome Valley conservation area; it should be reduced to match the scale of those buildings. All two-storey buildings should be a maximum height of 8 metres.

I am concerned that there will be overspill parking on both sides of the development. A contract should be set up limiting the number of cars that residents can park in the new development. In addition, the residents parking zone in Cheswick Village should be expanded and enforced into the new development and Lockleaze.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB****Councillor Heather Mack**

6.11 Lockleaze ward Councillor Heather Mack commented on the application as follows:

As a new councillor for Lockleaze I have many things to consider in regards to this application. A large proportion of my casework has been housing issues - we are in a state of housing emergency in Bristol, with a severe lack of affordable and social housing. I am supporting numerous families in inappropriate housing in Lockleaze, therefore I support building more affordable housing. I also support a new local lettings policy which will mean those with connections to the area will be prioritised for these new houses.

I also support house building on brownfield sites - I want to protect our precious green spaces, and protect and even increase biodiversity across the city - this is a good location for a new development.

This development straddles a mass transit bus route, and is near good cycle routes. The site will be used to train local apprentices. I object to the current proposal on a couple of issues:

Building heights. The height of the houses adjacent to the boundaries with Cheswick and Hogarth seem to be unnecessarily high, without a good explanation given as to why these are bigger than neighbouring homes. The existing homes are 2 stories and 7.75m and the proposed homes are 9.5m.

Ground height: The Aurora development was obliged to dig down to reduce the height of the houses, this was due to the overlooking of Stoke Park and the Frome Valley conservation area. I understand that now the trees are more developed, these new houses will be as hidden from the park as the Aurora houses at a lower level are. But I do have concerns about the new houses towering over the adjacent homes in Cheswick and Hogarth (when land height and building height are both considered).

Availability of information: I have concerns about the accessibility and availability of local residents on this development - particularly around spot heights when the heights are so crucial to this development. I do acknowledge that the developers have been helpful giving us specific briefings and speaking to residents 1:1 to explain diagrams and give further information when necessary.

Environmental standards of the houses: These houses are sadly not going to be built to be carbon neutral. We are in a climate emergency and this should be considered in all aspects of our work. With so many good examples of carbon neutral homes it is a pity this hasn't been applied.

I have concerns about the road access and the increased traffic and parking issues on Hogarth road in particular.

There are a number of other features of this proposal I disagree with but were decided in outline planning, so therefore cannot be considered now, but I think it's important to mention them. The massing of the houses will impact neighbouring houses, and Stoke Park, and the gaps between new and existing houses are in some places quite small.

As a local councillor I take representing the local community very seriously, and also various inequalities that exist that affect people's opportunities and ability to get their voice heard. We have heard from, and spoken to, residents from the Cheswick side of this development a lot, less so from the Hogarth Walk side - which has a far higher number of council tenants, who may feel less able to take part in this kind of consultation. We therefore knocked every door on Hogarth in the first week of August to ensure they have an opportunity to raise their concerns.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

Following that we urge for there to be particular consideration of road and traffic issues on Hogarth following the development.

Former Councillor Gill Kirk

- 6.12 Former Lockleaze ward Councillor Gill Kirk commented on the application as follows:

We note the concerns of some of our constituents regarding the height levels of the proposed new housing in relation to their own properties in the Aurora Springs area of Cheswick Village. We would like to be reassured that the technical discrepancies that seemed to have emerged over these proportions have been fully examined and resolved and that the concerns of our constituents have been properly addressed.

The Romney House development is an exciting and welcome opportunity to bring forward a significant number of well-designed and environmentally sensitive homes to an area where they are much needed. The inclusion of EV charging points and well thought-out pedestrian and cycle links is particularly important given the increased pressure on traffic the development will inevitably lead to. We also welcome the innovative proposals for a public art strategy involving community led design and the plans for landscape management, including a public park. However, we would like to register the importance of these new homes not being available to be used as HMOs.

We would also like to request that the new development is included in the current Parking Permit Scheme, which covers streets within the Lockleaze ward/Bristol City Council managed section of Aurora Springs/Cheswick Village. If this isn't done, there is a danger that the parking problems that have arisen linked to UWE and the MOD that the scheme addresses, will be displaced into the new development.

South Gloucester Councillor James Arrowsmith

- 6.13 South Gloucestershire Councillor for the ward of Stoke Park and Cheswick Councillor James Arrowsmith has commented twice on the application as follows:

Comment 1:

As a South Gloucestershire councillor for the ward of Stoke Park and Cheswick, I will be joining Stoke Gifford Parish Council in objecting to this application as it currently stands. In summary the application fails to address the concerns regarding the change in the length of the bus gate, ASB and criminal activity, parking, overlooking properties, pedestrian safety, protecting Stoke Park, residential amenity and more.

1. The shortening of the bus lane is deeply concerning. During the original proposals to build Cheswick Village, the bus gate was deemed key to preventing both Cheswick and Lockleaze becoming a rat run for the university and business park traffic, while providing an advantage for local buses to skip highly congested roads.

The integrity of the existing bus gate cannot be compromised, as this opens to more through traffic as the new bus gate will be more difficult to enforce non-bus traffic entering Cheswick Village. I should also be noted that construction traffic should not be allowed to use the bus lane as this would create a precedent for non-bus traffic to use the bus lane in future.

2. Despite the proposal of a significant increase of housing in the area, the plans do not address the need for greater residential amenity. Parents and Children in Cheswick already face fierce competition for primary school places at Wallscourt Farm Academy (which serves

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

both South Gloucestershire and Bristol). The knock-on effect of 268 extra dwellings will no doubt effect Stoke park and Scholars Chase, putting pressures on the primaries in Frenchay, which is also seeing rapid residential expansion.

The secondary school problems in Cheswick have also been well highlighted by the No-Mans Land pressure group, formed by parents across Cheswick Village and BS16. Any extra housing in Cheswick Village must address how more children will be given a quality secondary school education, while parents are already considering their future in the area to move closer to secondary or to within a catchment area.

There are also no banks, dentists, GPs, pharmacists, community centres, youth clubs and advice centres in Cheswick, all essentials services, and yet none of which have been addressed by the applicant. Forcing residents to take a car or lengthy public transport journeys to public would not build a stronger community and would not help the Council's Climate Emergency commitment to zero carbon by 2030, which BCC takes great pride in by being the first to declare.

3. Anti-Social Behaviour (ASB) and criminal activity have been on the rise in Cheswick Village, notably with motorbike crime, petty thefts and more recently ram raids on the Co-op that serves the estate. The police have previously raised concerns with the increase of corridors out of the village brings more avenues for motivated individuals with intent to cause criminal damage, theft or other, to enter or escape the estate.

4. An increase in housing will see an increase in vehicles driving around Cheswick Village, yet there are no plans to address this on the site and on Long Down Avenue, where a large primary school is situated. Failure to address this problem will increase the risk posed to pedestrians.

5. Previous and relevant applications have ensured all buildings remain below the tree line to remain out of sight in Stoke Park, to keep the park's sense of being a country park while being within one of the largest metropolitan areas in the country. It is one of the great appeals North Bristol and South Gloucestershire have as areas to live in.

Previously, BCC has ensured that all new properties and dwellings have remained below the line of sight for Stoke Park. To achieve this previously, developers have excavated earth to sink properties beneath the treeline. However, the developers have so far refused to undertake similar works. The net result will be that existing residents will have new houses towering over them, due to higher the ground the houses will be built on.

This coupled with the properties being visible over the tree line would make the application totally unsuitable for prospective neighbours and protecting the historic nature of Stoke Park as well as failing to comply with South Gloucestershire Council policies CS1 & PSP8, referring to the properties backing onto Hermitage Wood Road, BS16 1BF.

6. Residents are being asked to comment on the application without the full elevation plans being published. If the plans are accepted without residents being properly consulted and overlooking properties known to influence house prices, this could leave the council open to a costly appeal when finances are so tight.

7. On street parking is an issue that frustrates residents in Cheswick Village and is well known by BCC, as well as the parking problems on Romney Avenue during weekdays, especially when UWE is in term time. The application does not supply houses adequate parking, instead on-street parking is preferred by the developer. Is it likely that a significant volume of these properties will be converted into HMOs, putting the pressure on the parking situation beyond

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

breaking point, blocking services, heightening community tensions which have been seen in new developments time and time again.

8. The plans do not seek to harmonize the existing properties with the new build. As previously mentioned, the land moved over by Redrow approximately decade ago will not be moved and there are more issues surrounding overlooking on Danby, where two storey buildings will be built behind bungalows, not allowing existing residents privacy.

9. The Developer has failed to consider that a large part of the site is within the Frome Valley Conservation area, and as the development is currently designed it will have a large and overbearing impact on Stoke Park and the nearby developments. Conservation areas may well be viewed as an inconvenience for developers; however, it simply is not fair on existing residents who would have live next to towering properties.

10. I hope the council's attention has been drawn towards the land contamination found on site. High concentrations of zinc and hydrocarbons have been found within soil samples analysed within the ground investigation report. The elevated ground on the East of the application could potentially cause a gas risk, and questions have been raised over whether a new water main and pipe would be required. The developer has used feasibility as a reason not to move the dumped land adjacent to Long Wood Meadows, Danby Street and more, however all the above would need to be considered in the study if the council can guarantee the safety for future residents and the public.

I remain hopeful that Bristol City Council and the Developers will fully consider and reassess this application with the comments made by myself and residents.

Comment 2:

Since the start of this process residents have engaged with Vistry, Goram Homes, Bristol City Council, and other involved parties in a constructive manner, explaining and presenting many of the issues, asking for realistic alternatives and solutions. Although developers have stated they have listened to resident's concerns, and some positive changes have been made, residents have felt ignored and even mocked by this submission. That is why, following on from my comments submitted in February, I will again oppose the current submission unless the following changes can be made as we all recognise the need for housing and Lockleaze and Cheswick Village are highly sort after locations.

Availability of Information

There are many residents who still do not have the full picture for our own home and garden which is shocking, completely unacceptable and leads to concerns over why this detail is being withheld.

Residents of Hogarth Walk with odd house numbers 53-75 are being told that no ridge height information for this area is available'. This is absolutely appalling and must be provided to them immediately. This should then be followed by a new consultation period so residents can have a full picture and rebuild trust.

Spacing of Houses

Numerous residents have raised concerns regarding the spacing between existing households and the proposed new builds. General best practice determines that housing should have a separation of approximately 21m (give or take a metre or two) to allow for the privacy of those in properties that back onto each other. However, on the eastern border of the new

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

development this is sadly not the case. Most of the new houses back onto the new housing much closer than 21m, in fact most distances between properties are 13-14m. Unsurprising residents have not been informed on this.

Ridge Heights

It had been stated by the developers that they wished to build two storey properties to show their consideration for residents to prevent loss of light and maintain privacy. However, developers have pressed ahead with two storey homes that would tower over the existing structures at 9.5 metres high, compared to the current 7.75m housing that currently exists. 9.5m is much more typical of a three-story build and would not adhere to the promises the developers made to residents.

Rushing Through

The developer made several changes to the application since the original submission and resubmitted many technical documents full of unclear drawings to an untrained eye and planning jargon and gave residents less than one month to submit their comments and thoughts. This is an appalling precedent to set for engagement and consultation. The people of Lockleaze and Cheswick Village are being denied the most basic opportunity to not only discuss, meet and organise their collective thoughts but also ample opportunity to challenge the council and the developers. Residents have been given a rough ride and feel rightly aggrieved. This consultation period is not fit for purpose and acts only in the interest of developers looking for a quick approval for an evidently flawed scheme.

Existing Problems That Still Remain

- The land sits within the Frome Valley conservation area. Yet there is nothing within the plans acknowledging the fact.
- In the previous Aurora Springs, Cheswick Village development, the developer, Redrow, were forced to dig down several houses following a BCC planning condition, with the soil being displaced onto the Romney House playing field eastern section. This condition was required to minimise the impact of views from the Stoke Park estate due to insufficient tree coverage. Despite comments to the contrary by BCC on these reserved matters application, there is no reason why BCC would not hold this development to the same standards.
- There is insufficient parking on the planned development which will lead to an overspill in neighbouring streets and does not provide any alternative extra travel services (i.e., new segregated cycle lanes, bus routes etc.)
- The bus gate is currently sub-optimal but if reduced will be considered insufficient to maintain control - this could however be changed if one of the horseshoe shaped streets had a bike only exit, meaning cars could still access properties.
- The eastern area of the planned development suffers from soil contamination which has not been properly addressed or made public and does not meet BCC's standards.
- The development will put restrictions on the dwellings becoming HMOs. Although this on a first glance appears as a good thing and Article Four Directive should be implemented across Lockleaze to slow down the proliferation of areas of high HMO density which can cause problems with inadequate waste disposal facilities, increasing parking pressures and more.

Although I have attempted to be constructive in my remarks to guide the developer into what further conditions, they should impose upon this development I am afraid I have no confidence

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

in the developer taking these points on board and therefore I see no other course of action than to object to this planning application in the hope that the Development Management Committee will provide the necessary wake-up call the Vistry and Goram Homes partnership desperately needs.

Stoke Gifford Parish Councillor for the University Ward Councillor Andrew Stone

- 6.14 Stoke Gifford Parish Councillor for the University Ward Councillor Andrew Stone commented on the application as follows:

As a Stoke Gifford Parish Councillor for the University Ward and as a local resident, I object to this application as it currently stands. Whilst I am not against the principle of housing development on this site, I do not believe the current plans address all the valid concerns and I do not consider the current proposals to yet be mature enough for determination.

Principally it is too dominant and over-powering on existing dwellings and the wider landscape and it does not provide sufficient infrastructure and community facilities. Plus there are issues to address with the existing bus gate and other safety/security matters, on which the police need to be fully consulted.

1) Land and building heights, impact on nearby dwellings and community:

The plot of land on which this development is proposed, is a challenging one. The land varies greatly in height across the site and also varies from some of the adjacent land on which existing properties lie. I understand the situation has also been exacerbated by the movement of soil from past developments, whereby some has been deposited onto and has further increased the base land height of part of this site.

This results in an application which, whilst perhaps seeking to place lower storey dwellings around the edges of the site, is a proposal which does not adequately address the issue of land heights and the impacts other properties. Examples of this are the properties backing onto Hermitage Wood Road, also along Danby Avenue (where it is proposed to build two storey dwellings behind bungalows) and proposed properties at the south eastern part of the site the site (where existing properties are actually already dug down into the ground, to keep them below the tree-line – see later section also). Much more consideration needs to be given to these issues and how to address them. It could of course include removing ground from the site (as undesirable as that may be to the developer), relocating it within the site and also choosing lower level housing, or a combination of these. When I say lower level housing, this needs to be not just lower than the 3 & 4 storey dwellings, but lower level than existing nearby dwellings. Eg. near to existing two storey houses (which are dug into the ground), build single storey bungalows and then near to existing bungalows, build other bungalows (not two storey buildings). This will then enable the development to harmonise with the existing development and community, and will overcome the real issues of overshadowing, overlooking/privacy and alleviate the otherwise overbearing and dominant impact on inhabitants of adjacent & nearby properties.

2) Conservation and landscape visual impacts:

This proposal does not adequately consider the effect on the Stapleton & Frome Valley Conservation area, in which part of the development site lies, with (in my view) the BCC urban design officer underplaying the impacts on the conservation area and Grade II Stoke Park registered park and garden. Furthermore, previous applications have required buildings to remain below the tree line, to remain out of sight in Stoke Park.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

Whilst each application is treated on its own merits and circumstances, local residents find it hard to understand how developers were previously required to set their houses down into the ground (to keep them below the tree line) yet this application proposes adjacent dwellings on high (built up) ground not to be set down. Arguably, there is even more of a need to keep the height of these dwellings (west of Long Wood Meadows) lower, as the tree screening (between the homes and Stoke Park) at that point is thinner than further east.

In considering this application, the Conservation Officer for South Gloucestershire is concerned at the potential impact upon the setting of the grade II listed Stoke Park Registered Park and Garden. His conclusions seem very informative –

“As submitted the application cannot be supported as appears not only to fail to meet the requirements of the NPPF in respect of paragraph 196 but as proposed there are concerns about the potential impact of the development on the setting and character of the adjacent grade II listed Stoke Park Registered Park and Garden.

The siting and scale of the development may therefore need to be rationalised, especially in light of the topography of the site which doesn't appear to have been considered in the layout of the scheme. “

3) Community provision:

Whilst I note some green area through the middle of the development, I cannot see much (if anything) in the way of infrastructure or provision for the community in which the residents of the new housing will live. For example, no school, no doctors or dentists or chemist, no community centre or youth provision. This is not good for future residents and could lead to additional crime (eg. with inadequate youth provision). It appears the application is solely for dwellings and the associated roads, with what appears to be an intention to maximise build density. However, good developments are ones that consider the wider needs and provide a balanced development with housing, infrastructure, community facilities and with open & green spaces.

4) Parking provision:

Whilst I note the desire to promote non-vehicular means of travel for the residents, this has to be balanced with realism. People frequently need cars for at least some travel as public transport and walking are simply not always viable, so the residents will still need parking provision for their vehicles. On-street parking problems already exist in the area and I have seen problems caused by the under-provision of parking on other developments. I would urge the applicant and council to review the parking provision, to increase it from the current low level of 1.25 per dwelling.

5) Bus gate:

I share residents' concerns at the proposed shortening of the bus gate along Romney Avenue. It is a concern that its usage could become compromised, due to its short length, leading to through traffic and also providing a getaway route for criminal activities. This needs to be addressed. Additionally, construction traffic should not be permitted to use the bus gate during the building works, as that would compromise the enforcement of it to other non-bus traffic.

In conclusion, this application (as currently presented) causes unacceptable impacts (principally over-bearing, too dominant and overlooking adjacent and nearby existing dwellings) and also has an unacceptable visual impact on the conservation area, park and assets (also through an over-powering design), all of which is exacerbated by the high and also built-up ground levels on parts of the development site.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

Residents are understandably concerned about these matters and, whilst there seems to be a plethora of revised planning documents, there does not (yet) appear to be meaningful changes to address their concerns and these real planning issues.

There are also issues with insufficient community facilities, inadequate parking provision and concerns about the impact on the existing Romney Avenue bus gate.

In essence, whilst there is a need for additional housing and this piece of land has the potential to deliver some of that, it appears that dwelling numbers, build density and urban design aspects are being allowed to dominate at the expense of a balanced, community development that should better consider the topography, landscape and infrastructure. This application needs to be re-worked to address all these issues, if necessary then reducing the scale, build heights and density/yield of the site, to ensure these important wider matters are addressed and so the development assimilates with the topography, the existing nearby development and with the conservation and grade II park area/assets.

Stoke Gifford Parish Council comments:

- 6.15 Whilst the outline consent is noted, the reserved matters application would unacceptably affect existing nearby residents of Stoke Gifford Parish, for two main reasons.

1. The land on which the dwellings would be built varies significantly across the site in its height, and also in relation to the ground level of existing dwellings. This means that some of the new houses will have roof lines significantly above the rooflines of existing houses, particularly those fronting onto Heritage Wood Road. This will have an over-bearing & dominant impact upon inhabitants of existing homes, and would be contrary to the planning policies (South Gloucestershire policies CS1 & PSP8 refer). There are also other locations on the proposed site where new dwellings would be too high in relation to existing houses, partly due to the height/storeys of the new dwellings and partly because of the higher ground level on which they are being built (relative to existing dwellings) again leading to an over-bearing impact.

Of further comment, local residents have highlighted that some existing houses, within Bristol City Council area, were built lower in to the ground so that they do not appear above the tree-line. It would seem appropriate that the same is required for this application, especially near to these existing dwellings.

2. We are very concerned at the impact to the existing bus gate in Romney Avenue, potentially getting shortened in length to enable access to the new dwellings, and from construction traffic during the construction phase. This existing bus gate is considered to be an essential feature that needs to be maintained open for buses, and be both enforceable and enforced to stop non bus traffic, during both the construction phase and thereafter. This is required to maintain good public transport linkages whilst avoiding a rat-run of traffic and to stop it becoming a potential cut through for criminal activity.

SUMMARY OF OBJECTIONS AND CASE OFFICER RESPONSES TO PUBLIC CONSULTATION

- 6.16 A number of objectors appreciate the need for housing and affordable homes but do not find this outweighs their multiple concerns with the scheme which are summarised below and have been grouped together where appropriate, followed by case officer responses to public consultation:

Development Control Committee B – 1 September 2021

Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB

Officer comment - The principle of developing the site was agreed under outline application 18/00703/P.

-The density of the development is not consistent with the neighbouring areas

Officer comment: The density of development was agreed under outline application 18/00703/P however it is recognised that the number of houses delivered at reserved matters stage could differ from the outline and therefore this is covered under Key Issue A (part i) of the committee report.

-More affordable homes desired and social housing provision is substandard.

Officer comment: Policy compliant affordable housing contribution of 30% was secured via S106 agreement at outline stage. This application proposes further 25% affordable homes beyond the secured 30% and therefore the overall affordable housing offer is 55% which is above that required by Policy. 61 dwellings are also proposed for social rented tenure. Please see enabling officers comments and Key Issue A, part (iv) of this committee report.

-Too much development is squeezed onto the site

Officer comment: The proposed development complies with Nationally Described Space Standards (NDSS) whilst also achieving higher density housing as required and assessed under Key Issue A (part i) of the committee report. The development includes space for a large central linear park and is not found to appear cramped.

-How do the plans cater for disabled people?

Officer comment: Please see all of the Enabling Officer comments, Key Issue A (part iii) of the committee report and the section on 'Equalities Assessment'.

In addition dropped kerbs are located throughout the site for wheelchair users. Due to the existing gradient of the land between block D and E it was not possible to include a compliant ramp in this location. Therefore alternative step free access is provided in the central park to the north of block D.

- No local amenities proposed within the development and there are not enough diverse local amenities within walking distance . Increased pressure on local services and schools and insufficient community facilities.

Officer comment: This was satisfied at outline stage and cannot be revisited- please see outline report 18/00703/P in particular text under 'Impact on Local Services' The site is allocated in the Bristol Local Plan to provide new housing. The number of dwellings and uses on the site were consented through the outline planning permission. The outline consent also considered Section 106 obligations, including matters like the need for financial contributions towards school places and other community infrastructure required to make the development acceptable in planning terms.

-Article Four Directive should be implemented across Lockleaze to slow down the proliferation of areas of high HMO density. The condition is not adequate.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

Case Officer Response: The proposal is for residential C3 use, rather than C4 (HMO) use. The approved outline application included condition 12, which is an HMO Restriction condition

An article 4 direction can be made by the Local Planning Authority but it does not form part of the planning application process and cannot be secured here.

-From a review of the news it appears there is a risk that works on site wont start or we are left with a half-finished building site?

Case Officer Response: . The delivery of the site is outside of the control of the planning application. The applicant, a partnership between Vistry Partnerships and Goram Homes, has confirmed to officers that they are committed to delivering the development at the Romney House site.

Design-

-The development should have to adhere to the same strict conditions that were imposed on Redrow for the Cheswick development. There are planning restrictions on building heights here. For the adjacent development it was a requirement for them to dug down to be below the tree line. Why are their different rules for this development? Why are the ground levels not being dug down. There is a lack of consistency here. Bristol City Council enforces rules on other developers but ignore rules when it suits them. The proposals fail to preserve the Stapleton and Frome Valley Conservation Area and Stoke Park

Case Officer Response: The design solution proposed by Redrow for the Cheswick development is not binding on adjacent sites. There are no policy requirements for developments to be dug down and there is no policy that restricts the height of buildings here. However there are policies in place to ensure that there would no detrimental visual harm to the setting of the listed Stoke Park and or the Stapleton Frome Valley Conservation Area. This full assessment along with a review into why ground levels have not been dug down has been undertaken under Key Issue B of this committee report. Please see Key Issue B of this committee report and Bristol City Councils Conservation Officer, City Design Team and Landscape Officers comments.

A plan showing a site line from stoke park should be provided.

Case Officer Response: A section showing the extent of development that would be visible when trees are in full leaf was provided. Please see Key Issue B of this committee report.

-Why are homes designed to be taller? The design of the houses by the Aurora Springs development should be changed.

Case Officer Response: The Local Planning Authority has a duty to assess the plans as submitted. It is recognised that proposed homes are taller. All of the houses have been developed to have a typical floor to floor height of 3m to provide space for structure and services within the floor zone and adequate clear floor to ceiling height. The Urban Living SPD for Bristol seeks for a minimum of 2.5m ceiling heights within the main living spaces. Neighbouring homes were not designed to meet these criteria. Please see Key Issue B of this committee report

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

-Two storey houses should not back onto bungalows

Case Officer Response: There is no blanket ban on two storey houses against bungalows. This will be subject to detail and a review of sections. In this instance the bungalows are built in close proximity to a site allocated for housing and should not prejudice development coming forward. In respect of their amenity no upper level glazing fronting onto the development other than velux rooflights within the roof slope exist. Please see appendix in relation to the bungalows for further detail.

-Some of the new houses will have roof lines significantly above the rooflines of existing houses, particularly those fronting onto Heritage Wood Road.

Case Officer Response: The ridge height differences for the proposed properties closest to Hermitage Wood Road range from 0.149m to 2.535m at its maximum. This is the difference of around one storey height and the highest point of the proposed properties would be at the ridge line of a pitched roof, which reduces the potential impact of these properties on existing neighbours.

Along Hermitage Wood Road itself there are both three storey and two storey dwellings, which represents the same height difference as proposed along this boundary.

-The proposed development is contrary to policy BCS21 and Building for Life guidelines

-The style of the apartments on Romney Avenue should consider the immediate typologies and architectural style on Danby Street, Cheswick Village and not Dower House entirely

-Four storey apartments are not characteristic of the area

-The apartments appear block like and bulky

-The streets do not encourage mixed typologies and varied architectural styles

-New development should conform to adjacent building heights and not tower over existing buildings. The proposed buildings will appear over dominant.

Case Officer Response: Please see Key Issue B of this committee report, appendix and Bristol City Design Team comments.

-The 2 storey homes at the edge of the site are 9.5 metres high and may as well be three stories high, this is not 'low density'

Case Officer Response: Of importance there are a variety of unit types around the perimeter proposed. A number of objections set out that the proposed houses are 9.5 metres in height which is unacceptable when a number of existing houses around the site are 7.75metres high. The different house heights should not be looked at in isolation and as a result there should not be a 'blanket ban' on unit types that are 9.5metres high.

Instead this should be reviewed cumulatively alongside the separation distance, the ground levels and height of adjacent properties. To fully appreciate the relationships between properties the most useful plans to look at are therefore sections. As an example, proposed unit 013 is 9.5metre high however here the overall height difference would actually be 1.585metres lower than the adjacent existing building at number 45 Danby Street. Whereas, proposed unit 48 is lower in height at 8.39metres but here the overall height difference is such

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

that the proposed development would be 4.305metres higher than 51 Hogarth Walk. This is because of the different variables that need to be taken into account.

Objecting residents are correct in that all of the proposed houses (with the exception of proposed units 009 to 016) would be higher when looking at overall height differences. The two storey properties that are not 9.5 or 9.6metres in height are still either: 8.11, 8.39 or 8.58metres in height. Subsequently all of these relationships around the whole perimeter of the site have been carefully reviewed in this committee report to fully check both visual and amenity impacts. Please see Key Issues B and C and the appendix for a detailed review of relationships between existing and proposed buildings. Please also see City Designs comments.

The design of the houses as proposed have floor to ceiling heights in line with Bristol's Urban Living SPD. The houses at plots 13 – 19 have been designed with a pitched roof from front to back and so at the highest point only at the ridge the house reaches up to 9.5m. The eaves at the front of the house opposite those on Longwood Meadows are just over 6m in height.

-The design does not connect Cheswick Village and Lockleaze.

Case Officer Response: Design principles were established through the outline planning permission including access points. There is a pedestrian/cycle access point between the proposed development and Cheswick Village to provide connectivity to the surrounding area.

Amenity

-Loss of privacy and overlooking to houses and private gardens from both the proposed houses and apartment blocks

-Loss of light to neighbours

-Overshadowing to existing occupiers

-Overbearing impact on existing developments

Case Officer Response: Please see Key Issue C of this committee report and the appendix.

-There should be a recommended distance of 21m between home to home and the tiny numbers on here show that along the eastern boundary it's typically 13-14m.

Case Officer Response: This is incorrect. The 21 metre rule of thumb is not 'home to home' distance; it is window to window distance (where windows directly face one another). The quoted 21metre guidance and 20metre guidance for both Bristol and S Glos respectively is included within Key Issue C of this committee report. Bristols guidance on where windows to habitable rooms face the end wall of a house is within Bristols Supplementary Planning Document 2. This sets out that in this scenario the distance should not be less than 12 metres. The development fully complies with this on the eastern boundary of the site where the existing houses are set between 14.7 and 17.1metres away and where the houses have flank elevations and or not windows that directly face one another.

-The 21metre rule of thumb not always met.

Case Officer Response: Please see Key Issue C of this committee report and the appendix.

-Block B is too high

Development Control Committee B – 1 September 2021

Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB

Case Officer Response: Following case officer advice Block B was reduced. Please see Key Issue C of this committee report and the appendix

-The daylight study, separation distance plans etc only review houses around the perimeter of the site, not all other houses nearby

Case Officer Response: The detail submitted with the application focuses on those properties surrounding the site and does not extend beyond to existing properties sited further away. This is an acceptable approach given any impact on properties located further away from the site would not be as great and they would perform better given they would be located further from the site boundary and proposed massing.

Transport: Please note that access arrangements and the shortening of the bus gate were agreed under outline application 18/00703/P

-Increased pressure on parking on surrounding streets (overflow parking) as not enough allocated parking proposed

-Cheswick has had RPZ and yellow lines installed so this will negatively impact Lockleaze which has no RPZ schemes nearby or enough yellow lines to protect junctions

Case Officer Response: Please see Transport Development Managements comments well as Key Issue E of this committee report. .

-Bus Gate: Objections to it being retained, it being shortened and its misuse such as it being used as a rat run

-APNR camera needs to be conditioned for the bus gate as well as bus lane signage , lighting scheme details and highway markings.

-Construction traffic should not be allowed to use the bus lane as this would create a precedent for non-bus traffic to use the bus lane in future

-Increased traffic onto Hogarth walk

-Public transport links need further investing in.

-Roads need repairs

-Construction noise and dust will be disruptive as a result of development

-The layout provides too many vehicular access points to the western part of the development

- Do cycle tracks connect to existing routes and are they accessible?

-There will be difficulty getting emergency vehicles through Hogarth Walk

Case Officer Response: Access was satisfied at outline stage and cannot be revisited- please see outline report 18/00703/P and conditions.

We have been informed that we own the small strip of land between the Romney House site chain link fence and our wooden fence. If this privately owned land continues to the front of our property across the end of the cul-de-sac, we believe it would follow that the proposed cut

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

through will cross a private strip of land and therefore cannot be used as access for the proposed Danby Street cut through

Case Officer Response: This is a property/private issue but may be relevant under separate legislation. See Transport Development Managements comments.

-No need for the access onto Danby Street or other access points particularly given the parallel access present running along Long Wood Meadows.

Case Officer Response: Access was satisfied at outline stage and cannot be revisited.

-It was confirmed in an email that 2 access points would be closed off.

Case Officer Response: This confirmation did not come from the Local Planning Authority. Access was satisfied at outline stage.

Landscape

-How will the green space be maintained?

Case Officer Response: Initially, the landscape contractor would maintain both private and common areas; after this initial period, residents or landowners would maintain private property and a management company would manage common areas.

-Wildlife is not supported

Case Officer Response: Biodiversity benefits and wildlife connectivity are achieved through the delivery of a central green space that connects to Stoke Park including trees, a swale, wildlife pond and biodiverse shrub planting.

-Public spaces are limited and difficult to identify on the plan, these are likely too small. The plans proposed result in an environment of discontent and boredom for kids and adults alike. Not the opportunity for people to engage with nature.

Case Officer Response: The development includes a large central play area and linear green park; outdoor gym; community orchard; footpaths; open green space and SUDs with a swale and pond. A community square is included as a focal point to provide a space to foster interaction and provide a space for the community to use. There are therefore many activities/useable spaces for both adults and children to enjoy. In addition, a public art strategy is to be secured that includes community engagement as a key theme for the delivery of public art.

Drainage

-The height difference could potentially result in excess water draining down into our properties at Long Wood Meadows. We already have massive problems with our gardens due to the high clay content in the soil and have had to install additional land drainage to reduce the flooding we encountered when we first moved into our home.

Case Officer Response: A detailed surface water drainage strategy has been submitted incorporating SuDs in the form of a swale and attenuation pond. The strategy is based on modelling of surface water flows and volumes resulting from the proposed development. It has been reviewed by officers and is considered to be acceptable.

Development Control Committee B – 1 September 2021
Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB

Trees

- The loss of trees is unacceptable. There aren't enough new trees

Case Officer Response: Compensation for loss of existing trees on site was agreed under the outline permission which was granted by Committee in July 2018. This required 67 trees to be planted on site in accordance with the Bristol Tree Replacement Standard and Policy DM17. This was secured by condition 21 attached to the outline permission (18/00703/P). The reserved matters design includes proposals for planting of a total of 97 trees. The development will therefore deliver a significant improvement in tree planting and green infrastructure at the site and refusal of permission on this basis is not warranted.

- Trees have been sprayed and are being killed.

Case Officer Response: The agent has confirmed that the contractor is removing what has been agreed through the outline planning permission.

Sustainability

- No zero carbon homes

Case Officer Response: There is no policy requirement for dwellings to be carbon neutral / zero carbon. Bristol City Council's Sustainable Cities Team has therefore raised no objections to the application. Current policy (BCS14 – Sustainable Energy) requires new development to achieve a 20% reduction in residual emissions (calculated after energy efficiency measures) and to install heating and hot water systems which comply with the heat hierarchy. This scheme meets both elements of BCS14 and is expected to achieve a 38.5% reduction in residual emissions. This is above planning policy requirements. The strategy is to include individual air source heat pumps for the dwellings with communal air source heat pumps for the apartment buildings. Though not zero carbon, the specification of heat pumps does provide a route to zero carbon heating and hot water as the carbon intensity of mains (grid) electricity reduces.

Security/Crime

- How is personal safety around the site encouraged.
- Misuse of bus gate
- Overlooking of gardens
- The new access points such as on Danby street will compromise security of existing residents by increasing opportunities for anti-social behaviour
- What security measures are going to be put in place

Case Officer Response: The proposed development would activate a previously vacant site and promote a sense of safety through occupation. Please See the Crime Reduction Officers comments and note conditions that would be attached were permission forthcoming. Please also see Key Issue F of this committee report.

Contamination

- Contamination concerns relating to detail of the (Ground Investigation Report by T&P).

Development Control Committee B – 1 September 2021

Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB

- Harmful chemicals and toxins are present and unclear on remedial measures

Case Officer Response: Please see Contaminated Land Officers comments and conditions (7, 8, 9, 10, 27, 36) attached to the outline consent

Concerns over the application submission

- The application ignores the fact that application is within the Stapleton and Frome Valley Conservation Area.

Case Officer Response: A Heritage Statement was submitted as part of the outline planning application. This reserved matters application also includes a plan to also assess the impact on the listed park. The impact on all heritage assets is included within Key Issue B of this report.

- Sections submitted use preferable points against larger existing developments misleading residents. Selected sections are bias and don't offer a true representation of the impacts

Case Officer Response: A number of additional sections around the whole site were requested and received and these underwent a full 21 day public consultation. Please also see Key Issue C of this committee report.

Concerns over the handling of the application

- There is a clear conflict of interest with the developer and approving council body being the same entity. An independent body is needed to review these planning applications where there is a need for independent scrutiny and assessment of the planning details. A breakdown of the party allegiances relating to those members sitting on this committee should be made public so that we can see proportional representation is taking place. There is a lack of trust and confidence in those members of BCC, Councillors, developer, planners and planning committee. Great concerns about corruption and illegal practices, given the huge financial interest for BCC. At present, it is entirely unclear how this can be considered a democratic process.

Case Officer Response: The case is going to committee to be a committee decision and not delegated decision for transparency. At the Committee Meeting it will be the responsibility of individual members to declare any respective interests.

- The Council planning committee is determined to approve this development (the Council's own) without giving these objections from existing residents due consideration

Case Officer Response: The committee has yet to take place.

- A site visit should be undertaken for the councillors with a local resident representative

Case Officer Response: The Chair of the Planning Committee confirmed at agenda that an informal member site visit will take place. No members of the public are invited to such meetings.

Realistic alternative plans addressing neighbours concerns have not been considered

Case Officer Response: Detailed assessment has been undertaken based on information provided and established for the proposed development. This has been considered in full.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- Height information was withheld. Height differences for all of Hogarth Walk aren't marked

Case Officer Response: Officers consulted on ridge height information but then found this to be incorrect. As soon as correct/accurate height information was received, the Local Planning Authority actioned a full further 21 day consultations.

Whilst not all height differences around the site are known (given available topographical survey data) indicative sections have been submitted to inform our assessment of the scheme. This includes sections between the development and 47, 51, 53, 59 and 65 Hogarth Walk. Some objectors have advised that where proposed height differences aren't set out on Hogarth Walk, the information is being withheld. The reason these height differences aren't marked on the proposed height difference plan is because the exact height differences are not known. The agent confirmed that some level information could not be ascertained due to site access. Where topographical survey data was not available, ordinance survey data was used as a basis for the section drawings with professional judgment used to determine and identify ground levels.

Generally, photographic evidence of neighbouring properties together with architectural knowledge of typical floor-ceiling heights and window positioning has been used to determine window locations, which are then estimated on drawings in order to consider the 25-degree rule. In the case of proposed units 34 to 47, further information is not deemed necessary. At this location the proposed ground levels fall at a slight gradient from Romney Avenue towards the west of the site and the proposed house types are a consistent height along this boundary. Hogarth Walk also falls from Romney Avenue to the west but at a steeper gradient. The height differences between Hogarth Walk properties and units 55-57 therefore represent the maximum height difference along this boundary with the difference decreasing closer to Romney Avenue.

- A representation from 10 Hogarth Walk was not included.

Case Officer Response: There is no record of the first representation received. There may have been issue when this was being submitted but we can confirm we have got this representatives second objection and have logged it accordingly.

- It is important all residents around all boundaries of the site are fully engaged with so that any views or concerns are adequately heard and addressed.

Case Officer Response: Please see 'Response to publicity and consultation' and Community involvement sections of this committee report. All surrounding neighbours were consulted and a site and press notice were issued.

- Whilst objections have been raised from residents throughout the course of the application there have been no meaningful revisions and representations have not considered so residents feel ignored.

Case Officer Response: All objections/representations have been carefully considered and are reviewed and addressed in this committee report.

- Adequate consultation has not been undertaken

Case Officer Response: Please see 'Response to Publicity and Consultation' and 'Community Involvement' sections of this report.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB****Other**

- The loss of a view

Case Officer Response: It is noted that impact to views from private properties are not protected by planning policy and are not a material consideration which would warrant the refusal of planning permission.

- House Values would be affected

Case Officer Response: This is not a material planning consideration

- Will the waste ground which is built up to a height of 3 metres above Romney Avenue be levelled before development begins?

Case Officer Response: The development would be delivered in phases. The construction process would involve groundworks to establish ground levels in accordance with the approved plans. The section plans show what the relationships with surrounding properties including those on Romney Avenue would be.

- What about maintenance fees communal areas and the implication this will have on future residents household budgets, on top of any community charges for local services? How are those buying affordable homes able to cope with these extra costs?

Case Officer Response: The agent has confirmed that 'the Section 106 Agreement secures obligations in relation to service charge for the affordable housing units. This caps the service charge for each affordable dwelling. The maintenance and management of the landscaping would be done by a management company with resident involvement to ensure that the quality of the development is maintained into the future.

SOUTH GLOUCESTERSHIRE

- 6.17 Consultee comments for the identical South Gloucestershire (S Glos) application are available as an appendix. The South Glos Officer has also summarised comments from their internal consultees.

- 6.18 Concerns raised by the S Glos Officer and any objections/ queries from their internal consultees are summarised below with case officer responses to specific points. Other points are all covered within the bulk of this committee report.

- S Glos Enabling Officer–No objection subject to 2 affordable homes in S Glos.

Case Officer Response A tenure plan has been provided demonstrating the provision of two affordable homes within SGC. The S106 agreement has been drafted between BCC/SGC and the applicant and would be signed when ready.

- S Glos Environmental Protection Officer- Detailed CEMP needed

Case Officer Response: The outline permission includes planning conditions for a Construction Management Plan and CEMP.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- S Glos Conservation Officer, City Design and Landscape Officer object to the application given the the impact on heritage assets. The city design officer says the plan does not show plot numbers making it difficult to check plot numbers against information in the overshadowing report.

Case Officer Response: A Heritage Statement was submitted as part of the outline planning application. Plans have been submitted showing the unit type with dwelling numbers identified. Detailed information has been provided to consider amenity impacts including a daylight/sunlight assessment and overshadowing studies. The daylight/sunlight assessment does not identify any properties within South Gloucestershire that would fall below BRE Guidance targets. Please see Bristol's Conservation and CDG comments in this report and Key Issues B and C of this report.

- Low Carbon Project / Heat Network Consultant: Sustainability Energy Statement should be provided.

Case Officer Response: A Sustainability and Energy Strategy and Sustainability Addendum has been submitted together with information to address conditions 22, 23 and 24 of the outline permission.

- S Glos Drainage Engineer- Outstanding elements for DOC20/00357 Condition 25 are required

Case Officer Response: Wessex Water has confirmed that the proposed surface water flow rate and connection point has been accepted. The condition on the outline consent is still noted and would need to be fulfilled.

- S Glos Landscape Officer: Street tree underplanting does not appear to be included within plant schedule. Still concerned about the visual dominance of the new roofs on the skyline

Case Officer Response: The planting plan has been submitted under condition 21 of the outline consent. .

- S Glos Archaeology Officer wants a condition for programme of archaeological work

Case Officer Response: The principle of development is established through the outline planning permission, which included a series of planning conditions required to make the development acceptable including a programme of enabling works. At the time of the outline consent officers checked with the archaeology officer that no conditions were needed relating to a Written Scheme of investigation. The following confirmation was received from Bristol's Archaeologist for application 18/00703/P 'All previous archaeological evidence has suggested that the Roman occupation in the vicinity lies to the northwest beyond the extent of the proposed development. Also given the previous post-war development on the site, any potential surviving archaeology is likely to have been considerably compromised so archaeological works will not be necessary should this development receive consent.'

- S Glos Lighting Engineer wants to see lighting design or strategy

Case Officer Response: This would be secured via condition on the reserved matters application were permission forthcoming. This lighting strategy would meet required specifications and Secured by Design standards.

S Glos Planning officer objects on amenity grounds:

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- 'Officers have significant concerns that the height of the new dwellings would have an overbearing impact upon the neighbouring residents, given that the existing ground level of the application site is higher than that of the neighbouring properties. In particular, a section drawing of No. 6 and 14 Shubb Leaze, and No. 3 Hermitage Wood Road were submitted, it is unclear if other neighbouring properties along these roads also share similar site levels. Therefore, a site plan should be submitted to show the ground levels of each neighbouring properties and the new dwellings.'

Case Officer Response: Ridge height differences have been provided. For the proposed properties closest to Hermitage Wood Road the ridge heights range from 0.149m to 2.535m at its maximum. Sections were also submitted through 1, 3, 7, 9 and 13 Hermitage Wood Road to demonstrate the proposed relationships between the proposed and existing properties. Number 6 Shubb Leaze is not adjacent to the site. Sections through 14 and 16 Shubb Leaze have been provided.

The ridge heights plan shows the ridge height differences along the western boundary to ranges between 1m - 1.9m.

- 'In terms of overlooking or loss of privacy, the South Gloucestershire's adopted Householder Design Guide Supplementary Document states that the back-to-back distance for two-storey dwellings should be of 20 metres. Where there is a difference in ground level between buildings, like this proposal, the separation distance may need to be increased in order to mitigate the increase in overlooking caused by the elevation of one building in respect to the other.

Along Shubb Leaze, based on the submitted separation distance drawing, whilst some of the new dwellings would be located outside '20 metre' zone, plot 131 and plot 92 would only be just over 20 metres. Plot 58 and Plot 132 would only be 16.5 metres from No. 14 Shubb Leaze and No. 25 Shubb Leaze (bungalow) respectively. No specific section drawings were submitted to show 25 degree assessment

Regarding Hermitage Wood Road, a detailed section drawing, no. HTA-A_DR_0157 was submitted. Plot 134-135 would be located more than 20 metres away, however, plot 136 – 143 would be less than 20 metres from the existing properties along Hermitage Wood Road. Given these new dwellings would sit at higher ground, SG Officers have significant concerns that these dwellings would result in an unreasonable overlooking or loss of privacy impact upon the neighbouring properties. Therefore the SC officers raise an objection in this regard. It should be also noted that the above mentioned drawing appears to be incorrect scale.'

Case Officer Response: Where necessary and possible, the proposed dwellings are orientated to avoid direct overlooking and boundary vegetation is proposed to be retained (e.g. along Shubb Leaze).

Plot 132 is not adjacent to 25 Shubb Leaze which is located away from the sites boundary and is much further than 16.5metres away. Plot 132 would be 27.8m and 23.1m from 34 Shubb Leaze and 19 Hermitage Wood Road respectively.

Plot 58 is angled/orientated away from number 14 Shubb Leaze and so windows here are not in any way direct. Furthermore, vegetation is being retained here and is thick providing further screening.

There are no bungalows adjacent to the boundary at this part of the site.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

The ridge height differences for the proposed properties closest to Hermitage Wood Road range from 0.149m to 2.535m at its maximum. This is the difference of around one storey height and the highest point of the proposed properties would be at the ridge line of a pitched roof, which reduces the potential impact of these properties on existing neighbours.

Comparative analysis has been undertaken and demonstrates that this arrangement is not unusual within approved developments in South Gloucestershire. Please also see Key Issue C of this committee report.

INTERNAL CONSULTATIONS**Urban/City Design and Conservation**

- 6.19 Subject to the suggested conditions this application shows commitment to delivering a high quality scheme in compliance with the outline application, therefore, CDG is able to support a recommendation for approval.

Site/Context

- 6.20 The approved outline application for the Romney House defined the principles of access, height, scale, layout and building line across the site, set out in;

Parameter Plan 1 - Access
 Parameter Plan 2 – Land Use
 Parameter Plan 3 - Layout and Building Line
 Parameter Plan 4 - Density and Scale

- 6.21 The parameter plans require accordance with the general principles of: the quantum of development at 268 units accommodated with 2 storey, (9.5m Max. in height), 2.5 storey (10m Max. in height), 3 storey (12.5m Max. in height) and 4 storey buildings (15.5m Max. in height). Incorporating the larger built form elements into the scheme delivers 50dph and a generous green central space.
- 6.22 The parameter plans locates the higher density four storey buildings along the primary route through the site with the four key buildings creating focal buildings flanking the green space. This creates a sense of enclosure and successfully incorporates the existing sloping land form.
- 6.23 The height and densities of the buildings cascading down from these central higher built form elements to lower density 2 storey housing along the boundaries with the existing housing. This strategy, supported and approved at outline planning, is carried through to this full application. This approach has the benefit of:

- Delivering a mix of dwelling typologies with varied architectural styles;
- Locating the lower density 2 storey housing to knit in with the adjacent existing 2 storey houses;
- Ensuring all the proposed houses along the boundaries predominantly complying with the nationally recognised separation distances. The national accepted separation distance of 12.5m between a blank elevation and windowed façade is increased along the eastern boundary to take account of the level differences to protect the outlook and overbearing to the neighbouring properties. Further, the impact of the proposals is lessening with the ability to incorporate generous boundary planting within the large gardens of the proposed dwellings.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- 6.24 While the parameter plans did not provide any sectional or elevational information setting the finished floor levels, the arrangement of the height and density of development set out in the parameter plans took account of the ground levels, proximity to the existing buildings and views from Stoke Park.
- 6.25 The built form edging the Grade II listed historic parkland is limited to a gable end and a pair of houses as a continuation of the frontage created in the Aurora Springs development. The proposed buildings will be screened by the mature existing planting within the Park. The new linear park within the development extends Stokes Park making a positive contribution to the green links through this area of Lockleaze. This approach is distinct from the Aurora Springs development which created a continuous building frontage looking directly into the Park.
- 6.28 The street hierarchy of the scheme makes a clear distinction between the primary route, secondary, tertiary and mews street through the use of varied building typologies, road widths, planting, distinct park edge treatment and different car parking arrangements. This approach is supported.
- 6.26 Limiting the car parking numbers to the TDM minimum parking figures ensures:
- the scheme is not dominated by parking;
 - increased land for the green amenity space through the centre of the site;
 - promotion of sustainable forms of transport.

DM31: Heritage Assets: (DM31)

- 6.27 The development is within the Stapleton and Frome Valley Conservation Area, and just outside the edge of the Grade II Stoke Park registered historic landscape. The narrow triangle of land is sandwiched between development sites with the recent adjacent housing to the east sharing the same heritage constraints. The separation of the site from the historic landscape by a significant tree belt gives it greater seclusion and the area nearby is of less overall significance to the designated parkland as a whole. Although higher than the existing development the buildings would remain below the tree line and generally maintain the character from within the parkland. The same clear verdant boundary prevents an appreciation of the designated parkland when viewed across the open field. There is no direct harm to the significance of the Registered Landscape and there is negligible impact to its setting.
- 6.28 The open character of the Conservation Area north of the park boundary has already been heavily eroded by the existing Longwood housing development. Conservation Areas are underpinned by the identification of special historic and architectural values worthy of protection. The existing field is an attractive open space, but now lacks the protected architectural or historic values required of a Conservation Area. Under planning legislation it is difficult to support an assessment of harm to the Conservation Area in this respect.

Public Realm: (DM28)

- 6.29 The proposals incorporate positive place making elements with the inclusion a generous, well designed central area of open space at the heart of the development delivering a high quality amenity area, green street frontages and a continuation of Stoke Park through the site.
- 6.30 The indicative streetscape and edge boundary treatments are worked up to delivering a high quality well considered public realm.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

Design of new buildings:

- 6.31 The proposed architecture responds positively to the varied styles and materials in the immediate predominantly residential area.
- 6.32 The architectural detailing including, door porches, window cills, lintel detail, terrace for the FOGs, and ground floor 1st floor string course, legibility of the blocks of flats entrance and integration of the balconies in the building deliver a well-detailed architectural response that will enhance the overall scheme.

Recommended Conditions:

- 6.33 If minded to grant this application then relevant conditions should be imposed relating to design details, material samples, site ownership management plan and landscape details.
- 6.34 Following revisions being made to the design of Blocks B and E, City Design noted that amendments to Block B document proposes lowering part of Block B to improve its relationship with the neighbouring properties with the re-location of the units to Block E. It is considered that reducing the height of the part Block B closest to the site boundary from 4 storeys to 3 will reduce the overbearing nature of this Block on No. 20 -32 Danby Street and potentially remove the impacts on the daylight/sunlight of these units and overshadowing of the garden of No. 24.
- 6.35 The re-provision of the units removed from Block B to Block E increases the height at the southern end of the Block E from:
- 2-3 storey facing south to an area of car parking and large industrial Adventure Playground building;
 - 3-4 storeys along Romney Avenue.

The increase in height of Block E locates the larger building element along Romney Avenue the primary route through the site. The additional massing creates focal corner built form element framing the entrance to the site. This approach will not create amenity issues for neighbouring residential properties.

Accordingly, the proposed amendments are considered supportable.

- 6.36 This application delivers a high quality development with generous green space and is supported

Conservation Officer

- 6.37 Conservation commented that the proposed new massing on the western block, Block E, is within similar parameters of scale and massing of the buildings along the site boundary, facing the Historic Stoke Park landscape. The four -storey element would be situated in the back of view from the open greenspace, and behind the visually cluttered form of the Youth centre. The increase in height of Block E would therefore not increase harm to appreciation of the Historic Landscape and setting of Stoke house. The architectural character of the block, in unison with the other buildings would ensure that the architectural and historic character of the Conservation Area were not negatively impacted. As previously stated, the historic and

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

architectural character of the present open field is limited, and its key contribution to the Conservation Area is by offering a buffer to the historic landscape.

- 6.38 We assess that the proposals would be acceptable when assessed against the NPPF and DM31 policies.

Landscape officer

- 6.39 The Landscape Officer made comments specifically in relation to landscape buffer to Stoke Park.
- 6.40 The existing vegetation is deciduous and, by comparison with the existing adjacent development, it could be expected to provide good visual screening for approximately eight months of the year from April to November. In winter the screening effect is partially reduced when the deciduous trees lose their leaves. It is important to note that the reduced winter screening effect is highly localised within the Stoke Park historic landscape, and the core historic parkland forming the bowl around Duchess Pond, and views to and from the Dower House, would be unaffected.
- 6.41 The proposed specimen trees planted within the red line boundary will further improve the screening, both in summer and winter views, afforded by the existing vegetation to establish a proportionate and appropriate landscape buffer at this location.
- 6.42 Consideration has been given to whether further evergreen planting should be provided to address the reduced screening effect in winter. Whilst it would be possible to plant say an additional 5-7 evergreen specimen trees along the development edge, there is relatively limited space between the existing vegetation and the proposed road to deliver more and would not represent a continuous screen. These additional trees would need to be native e.g. Scots Pine, and could typically be expected to take a further 25-40 years from planting to approach a screening height for the roof line of the development. As these trees matured the screening effect would not be maintained at the lower levels beneath the canopy of the trees. In short, any additional evergreen screening would be slow to realise and be both temporal and partial in the additional visual benefits it would deliver.

Arboricultural Officer

- 6.43 The general layout of the tree planting, tree species and site consideration that HTA have put together is great. The main concern is that the proposed tree stock is limited to trees with a total lifespan of around 50-70 years. A variety in the proposed species should be included.

Tree Strategy:

- 6.44 The Street trees are well specified.
- 6.45 The parkland and Swale trees will not thrive in the wet soil created by the swales.
- 6.46 Community space: No objection to the use of Honey Locust here. They are fast growing and short lived – 50-70 years max. Moreover, these trees have very thorny trunks and drop seed pods in autumn. The landscape architect is creating a covered area which will be lovely in the summer.
- 6.47 A reduction in the number of trees is recommended in favour of fewer trees with more longevity. (Oak, Plane, Sycamore, cedar of Lebanon, pine, beech, tulip etc).

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- 6.48 The provision of orchards is welcomed.
- 6.49 Parking courts: The image used for these appear to show multi-stemmed birch – these will be very challenging to manage over the next 20-40 years. Also, I would like to see more diversity of species including conifers and broadleaves, native and non-native.
- 6.50 Tree Pits in Hard Landscaping: Confirmation will be required to confirm which soil type will be within '150mm Subsoil to engineer's detail'.
- 6.51 The 5 year Maintenance Plan does not include any specific management for the trees within the swale or pond to the south west. It may not be necessary, but does the landscape architect think these areas need to be managed differently?
- 6.52 The latest landscaping proposals include updated species to ensure the longevity of the trees on site are diverse and provide long term amenity features across the site. The inclusion of Ginkgo as the species for the central square and Tilia cordata 'greenspire' for the area boarding Stoke Park Estate. The species selection within the swales has also been updated to ensure overlapping longevity of trees as the site matures.
- 6.53 From a species selection perspective, I believe the chosen species are diverse and have considered the existing and proposed land use.

Nature Conservation Officer

- 6.54 It would be helpful if the indicative landscape masterplan within the five year landscape maintenance plan specifically identified the areas of tall grassland meadow and nectar rich planting. Please see guidance below.
- 6.55 The proposed planting schedule in Appendix C within the five year landscape maintenance plan could usefully employ more native tree and shrub species. Guidance on nectar-rich planting.
- 6.56 It is recommended that the proposed planting includes nectar-rich flowering plants such as Korean mint, Agastache rugosa, Russian sage Perovskia atriplicifolia, lavender, thyme, borage and marjoram for pollinators such as bees and buddleia, lavender and michaelmas daisy for butterflies. To benefit pollinating insects it is best to use predominantly native species and avoid double flowers and cultivars with little or no pollen or nectar.

Landscaping

- 6.57 Landscaping of the site should employ a significant proportion of native species of local provenance including berry and fruit-bearing tree, hedgerow and shrub species for birds and nectar-rich flowering plants for invertebrates.
- 6.58 The wildlife pond should be at least 60 cm deep in its deepest part and have shallow sloping margins to maximise its value for wildlife (the latter appears to be proposed). The importation of non-native and invasive aquatic and marginal plants should be avoided.
- 6.59 The latest landscaping plans take into account earlier comments and therefore there are no more comments. As long as all works are undertaken as per planting plans.

Avon Gardens Trust

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- 6.60 The Trust welcomes the proposal to link the proposed development to Stoke Park by means of a linear park that would run through the development. The Trust would however expect to see harm to the setting of Stoke Park minimised, by the provision of a strong landscape buffer comprising trees and shrubs at the southern boundary of the application site.

Natural England

- 6.61 Natural England has no comments to make on this application.

Public Art

- 6.62 The Public Art Officer recommends that the Public Art Strategy complies with the proposed landscape scheme.
- 6.63 Case Officer Response: The Public Art Strategy was updated with budget included as requested and the public art officer verbally raised no further comment.

Archaeology Officer

- 6.64 No objection- everything previously dealt with at outline.

Sustainable Cities

- 6.65 The submitted information and sustainability statement are broadly in accordance with the strategy put forward by the overarching Sustainability Statement (Turley) submitted as part of the Outline consent ref 18/00703/P.
- 6.66 Policy BCS14 states: Development in Bristol should include measures to reduce carbon dioxide emissions from energy use in accordance with the following energy hierarchy:
1. Minimising energy requirements;
 2. Incorporating renewable energy sources;
 3. Incorporating low-carbon energy sources.
- 6.67 Point 1; Specific fabric improvements above existing Building Regulations ~(U values) has been provided and we welcome the fabric first approach. Achievement of a 10% reduction in carbon emissions through improvements above BR baseline in building fabric is excellent and reduces the amount of residual emissions remaining. I note proposed air tightness of the development at 4.5m3/h/m2 for domestic spaces which is welcomed and should be conditioned. In addition MVHR with summer bypass has been proposed to improve indoor air quality in doors, and thermal bridging is to be best practice.
- 6.68 Point 2: An ASHP strategy has been shown, with a communal system for the apartment blocks and individual ASHP for the dwellinghouses. This falls within the Heat Hierarchy found within BCS14 and is acceptable. This should be conditioned.
- 6.69 The Heat Hierarchy calls for a 20% reduction in residual emissions from renewable energy sources – the ASHP strategy more than achieves this with a 38% reduction through renewables.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- 6.70 Policy BCS13 states that development should adapt to climate change through measures including:
- Site layouts and approaches to design and construction which provide resilience to climate change
 - The use of green infrastructure to minimise and mitigate the heating of the urban environment.
 - Avoiding responses to climate impacts which lead to increases in energy use and carbon dioxide emissions.
- 6.71 It also states that Development should mitigate climate change through measures including high standards of energy efficiency including optimal levels of thermal insulation, passive ventilation and cooling, passive solar design, and the efficient use of natural resources in new buildings.
- 6.72 Overheating – The selection of the units to be assessed includes ‘worst case’ scenario options such a top floor flats, and is acceptable. We welcome the dynamic thermal assessment for 2080 medium emissions scenario, 50th centile and note that all living rooms and bedrooms deliver thermally comfortable conditions in the 2080 climate scenario.
- 6.73 Policy BCS15 states that development should address the materials to be used, and explore opportunities to enhance the biodiversity of the development. It also requires the provision of high speed broadband and BREEAM/Communities assessment where relevant.
- 6.74 I note the biodiversity of the site will be improved through new planting, creation of swales and proposed bat and bird boxes throughout the central park.
- BREEAM Communities
- 6.75 The statement supplied with respect to the BREEAM communities assessment is acceptable.
- Electric Vehicles
- 6.76 The DAS (HTA, 2020) illustrates the provision for electric car charging points as follows: “In line with Bristol City Council emerging planning policy 20% of the proposed parking spaces with have an electric vehicle charging point. This will provide charging facilities for a total of 68 car spaces. The remaining 80% of the parking spaces on the site will have a passive strategy which provides the infrastructure under adopted pavements/ highways to enable future provision for charging points to be installed”. This approach is welcomed.

Transport Development Management

Principle

- 6.77 This application seeks approval for reserved matters of detailed layout, appearance, landscaping and scale. Transport Development Management (TDM) considers the submitted general arrangement plan to be acceptable on highway safety grounds.

Romney Avenue

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- 6.78 Romney Avenue will measure 6m wide, with 2m footways and both parallel and perpendicular parking bays. To ensure vehicles using the perpendicular bays do not overhang the carriageway, as it is a bus route, the bays will measure 4.8m long with an additional 1.073m space to the rear. A speed survey was undertaken and found that traffic calming measures were not required.

Romney Avenue Bus Stops

- 6.79 In order to improve public transport links and encourage a modal shift the applicant will upgrade the existing bus stops. These will be relocated in line with each other between the Linear Park on Romney Avenue and will feature 16m raised kerbs which will help anyone boarding who has a pram, mobility impairment or uses a wheelchair. They will also feature tactile paving for anyone with a visual impairment. Both stops will also feature shelters, which neither of the existing stops currently benefits from. These will encompass RTI displays.

Romney Avenue Bus Gate

- 6.80 A number of objections have been received from local residents regarding the shortening of the bus gate and how it will operate. This has been carefully considered by the Council's Public Transport Team who has deemed the proposed length and the two-way design to be acceptable. Concern has also been raised regarding the enforceability of the bus gate, with comparisons being raised with the bus gate introduced on Baldwin Street. All signage and road markings will be designed in consultation with the team to ensure it can be successfully enforced utilising the existing ANPR (Automatic Number Plate Recognition) cameras which will be moved. The precise location and connection to the Council's UTC (Urban Traffic Control Centre) will need to be agreed with the Council's Parking Services Team. Construction traffic will not be permitted to utilise the bus gate during the construction period.

Hogarth Walk

- 6.81 Access onto Hogarth Walk was approved as part of the original parameter plan reviewed via the outline application 18/00703/P. It was fully reviewed, considered necessary, appropriate and acceptable. A speed survey was undertaken and found that traffic calming measures were not required. Any repairs required are not the applicant's responsibility to undertake and would need to be carried out via the Council's road maintenance budget. This would also need to be utilised to upgrade the road, if deemed necessary, by removing the top course and installing asphalt. A Highway Condition Survey will be carried out to ensure that any damage caused during the construction process is addressed.

Tertiary Street

- 6.82 The tertiary street running alongside the Linear Park has been designed as a one-way shared surface. This is to prevent any on-street parking. Illuminated "One-way Only" and "No Entry" traffic signage will be provided and the one-way will be enforced by a Traffic Regulation Order. Lighting columns will be placed within 1m wide plinths within the landscaped space in order to protect them from passing vehicles.

Tree Lined Streets

- 6.83 Some of the tree lined streets have parallel parking bays next to landscaped areas. All of these, including the street alongside the Linear Park, will feature footways so that passengers can get out of any parked vehicles safely. Swept path analysis has been provided showing an 11.4m long refuse vehicle passing a 4.98m long large saloon car travelling in the opposite direction along all two-way routes. Whilst this is not possible in some locations, the applicant has ensured that there is sufficient forward visibility that avoiding action can be taken, with one

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

vehicle able to give way to the offer. This is acceptable. A number of routes will be one way only. Illuminated “One-way Only” and “No Entry” traffic signage will be provided and the one-way will be enforced by a Traffic Regulation Order. A plan showing all required signage has been provided, although this will be fully assessed as part of the technical approval process required to adopt the highway layout under a Section 38 Agreement of the Highway Act 1980.

Extent of Adoption

- 6.84 A “Proposed Adoption Plan” has been submitted indicating the areas that will be put forward for adoption under a Section 38 Agreement of the Highway Act 1980. This is acceptable. One section of carriageway along the southern boundary of the site will not be adopted as it does not serve at least six frontagers. It will therefore remain private and the applicant will need to enter into an Indemnity Agreement in order for Bristol Waste vehicles to be able to access the road.

Access To Parking Courts

- 6.85 Access to each Parking Court have been designed as shared surfaces measuring at least 4.1m wide to enable two cars to pass each other along with space for pedestrians. These areas will remain private.

Retaining Structures

- 6.86 The site will feature a number of retaining structures, including oversized pipes of more than 1.2m in diameter, for which Approval in Principle will be required. To avoid any unnecessary delays it is recommended that the applicant’s structural engineers contact the Council’s Highways Bridges & Structures Team as soon as possible to agree the information that will need to be submitted to them for checking, so that Technical Approval can be granted as soon as possible. They can be contacted by emailing bridges.highways@bristol.gov.uk

Steps

- 6.87 Due to the level differences across the site a series of three sets of steps are proposed adjacent to Romney Avenue. Ramped access will also be provided for anyone in a wheelchair, mobility scooter, pushing a pram or with a mobility impairment or a cyclist so that they can access the route through to Danby Street. At the top of the steps a series of bollards will be placed to protect the area from accidentally incursions by vehicles from the adjacent car park. Anti-slip nosing/treads and hazard warning strips will be placed at the top and bottom for the benefit of anyone with a visual impairment.

Materials

- 6.88 A range of materials will be used across the site to construct the vehicle crossovers, carriageways, shared surfaces, footways and parking courts, as shown in the “Proposed Pavement Construction” Plan which has been submitted.

Connectivity / PROW

- 6.89 To improve connectivity two through routes are proposed. One will be to Danby Street and the other to the UWE Cycle Track. A number of objections have been received from local residents regarding safety implications and the potential conflict between cyclists/pedestrians, particularly in reference to the link to Danby Street. To address this K Barriers could be installed, as was agreed as part of the planning application to make a series of improvements to Stoke Park - 19/01213/FB. This would physically prevent cyclists from being able to ride straight through, as they would have to stop in order to negotiate the barrier. This would then

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

give them an opportunity to see if there were any pedestrians, in particular children, in front of them, thereby avoiding any potential collisions. The design and the overall road layout will be subject to a Road Safety Audit to ensure that the proposals are safe.

- 6.90 This will need to be arranged as part of the Section 278 Agreement and Section 38 Agreement of the Highway Act 1980 that will be required to allow them to undertake work to the existing highway network and for the Council to adopt the proposed new roads/footways. Public Right Of Way BCC/80/30 will be diverted so that it runs along the UWE Cycle Track and then down through Stoke Park via a new entrance that will be made in the fence, which will also be replaced, as shown in the plan below. The fee to undertake this through a Public Path Diversion Order was secured through the Section 106 Agreement. All of the cycle routes and the K Barrier are fully accessible. The ability to construct the through routes has been deemed possible by the applicant and the Council's Property Department.

Car Parking / Cycle Parking

- 6.91 End parallel parking bays will have 45° splays to enable motorists to easily manoeuvre in and out. The precise detail can be agreed as part of the Section 38 Agreement Technical Approval Process. Visitor's cycle storage will be required. All hedges will be no more than 0.6m high to ensure motorists have a clear view of approaching pedestrians/traffic. A number of objections have been received from local residents regarding the amount of parking that will be provided. As the Council operates a maximum standard, which has been in place since the last revision of the Local Plan, does not include visitor parking and aims to encourage the use of sustainable forms of transport, parking for up to 358 vehicles is permitted (inclusive of blue badge parking). The applicant proposes to provide parking for 345 vehicles. Of these 159 will be on-street, 48 will be on plot, 29 will be in garages and 109 will be in parking courts. To prevent those on-street being used by students/staff/visitors from the University of the West of England (UWE) restricted parking measures will be required.
- 6.92 To set this up including marking all the bays, providing signage, undertaking all of the legal work and statutory consultation will cost £150,000, which will need to be met by the applicant. This is required as if the bays were to remain private this would cause issues with drainage as surface water cannot drain from private land onto the adopted highway and vice versa. Objections have also been raised due to possible congestion that will be created. To gauge the potential impact of the development a comparison was made using TRICS (TRICS is an industry standard database of trip rates used to quantify the number of trips associated with new developments) of the number of two-way vehicular trips generated by the extant B1 use (based on 500 employees) and the proposed residential use. This found that during both am (8am to 9am) and pm (5pm to 6pm) peaks there would be a small net reduction in the overall number of trips created.
- 6.93 The existing roads within Cheswick Village are covered by a Permit Parking Area which residents of the development will not be able to park in. Subject to statutory consultation required as part of the Traffic Regulation Order process, waiting restrictions are planned to be introduced at all of the junctions along Hogarth Walk to prevent parking on the corners. This will help address any overspill parking and ensure emergency vehicles such as fire tenders and ambulances can access at all times. Additional waiting restrictions could be considered in response to comments received from local residents.

Waste

- 6.94 In order for Bristol Waste to be able to serve the apartment's waste stores dropped kerbs will be provided along with 1.5m wide doors. Each of the houses waste stores will have storage for a refuse bin, two recycling boxes (44ltr & 55ltr), a kitchen waste bin (29ltr) and a cardboard sack (90ltr).

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB****Construction Management**

- 6.95 A Construction Management Plan and Construction Environmental Management Plan are required. These will set out precise timings during which construction is permitted and methods to control dust such as ensuring all vehicles are sheeted and road sweeping vehicles are employed. These will be overseen by the Council's Highways Network Management and Pollution Control Teams to ensure they are abided by.

Recommendations

- 6.96 In order to implement the restricted parking measures to prevent the on-street parking bays from being used by students/staff/visitors to UWE restricted parking measures will be required. To design, consult and implement the scheme will cost £150,000 which will need to be met by the applicant.
- 6.97 Relevant planning conditions and advice notes are recommended relating to the management and maintenance of private streets.

The Coal Authority

- 6.98 The application site **does not** fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area.

Bristol Waste

- 6.99 Bristol Waste comment that for 268 individual houses we would provide the standard kerbside collection service and have set out the specification for waste containers and recommend reference to Planning Guidance for Waste and Recycling produced by Bristol Waste Company.

Sport England

- 6.100 Sport England is obviously disappointed that the 2018 outline application (ref 18/00703/P) was granted permission despite Sport England's objection for loss of playing field and sports hall/facilities without mitigation. Copy of response below. We raise the same concerns this time. What is being secured by the Council to mitigate the loss of playing field and sports hall/facilities? The NPPF (para 97) makes it clear that existing sports facilities (i.e. those which are used for sport, have been in the past or could be used in the future) should be protected unless specific conditions can be met.
- 6.101 Sport England objects to the application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 97 of the NPPF. The application raises issues regarding loss of playing field land and sports facilities without replacement.
- 6.102 Officer Response: This matter was dealt with at outline stage and cannot be revisited. Please see Key Issue A of this report and the outline application for further detail.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB****Crime Reduction Unit**

- 6.103 Crime figures, for a 12 month period to 05/01/2021 for the Beat area in which this proposed development sits, are as follows;

Arson and criminal damage- 134

Burglary- 72

Theft- 311

Violence against the person- 436

Anti-social behaviour- 928

Public order offences- 185

Vehicle offences- 104

- 6.104 The location of the proposed development suffers from not insignificant levels of crime and anti-social behaviour.

- 6.105 In light of this I have the following comments/recommendations;

- There has been no reference as to how the potential for crime and disorder will be addressed. I have noted that, in places, reference has been made to 'SBD 'standard' in reference to doors. Unless the doors mentioned are 'SBD' compliant with the applicant seeking to achieve SBD certification, this is not relevant and should not be taken as a security standard. In this location I strongly recommend that the applicant seeks to achieve Secured By Design certification (Silver) to ensure a good standard of physical security measures are achieved. Academic research consistently proves that SBD housing developments experience up to 87% less burglary, 25% less vehicle crime and 25% less criminal damage (New Homes 2019 para 1.4). It also has a significant impact on anti-social behaviour.

- Compartmentation within apartment blocks will restrict access to the appropriate floor/level of legitimate users, whilst deterring the opportunity for those wishing to cause issues for residents. Apartment blocks where access is unrestricted are far more likely to suffer from the impact of crime and disorder. I strongly recommend that the applicant considers this measure.

- Audio/Visual access control should be in situ at the communal entrances to the apartment blocks. Residents should have the ability to allow/deny access from their premise after visually identifying the caller.

- Bin and cycle storage for the apartments should have the same electronic access control (card or fob) as the communal entrance doorsets. Cycle theft is endemic in the Bristol area and every measure should be taken to mitigate the risk of cycle theft. Cycle stands should allow users to affix both the frame and wheel to any cycle stand.

- On street parking should be allocated to individual properties to encourage ownership of the area and reduce the possibility of conflict. Planting around parking spaces should be restricted to species with a mature height growth of less than 1m to avoid reducing natural surveillance.

- Ground anchors and/or metal support stands provide a primary point for securing motorcycles. This location is particular has suffered from high levels of motorcycle theft in recent years.

- Management of the central green areas, LEAP, swales, pond and play equipment will, in my view, be a key factor in deterring crime and anti-social behaviour. I note that after the initial five year maintenance period ongoing care of these areas will be passed to a management company. We would welcome the opportunity to engage with the chosen company to ensure

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

that any issues are addressed as they arise. I recommend that when seating and play equipment is being commissioned, in the initial stages, that vandal resistant seating and equipment is considered.

- 6.106 I have no objection to this development providing that relevant conditions in respect of Secured By Design certification (Silver) are applied.

Pollution Control

- 6.107 No objection

Air Quality

- 6.108 No objection. The reserved matters do not substantially influence air quality.

Contaminated Land Officer

- 6.109 Conditions relating to contamination are on the outline permission for this scheme, the applicants are reminded no construction is allowed to commence without condition 7 (Further site investigation) and condition 8 (Submission of remediation scheme) being discharged.
- 6.110 We are satisfied that the conditions on the outline permission will secure a development which is suitable for purpose and protective of human health and the environment.
- 6.111 Since the outline application was made no request to discharge the conditions has been submitted. Conditions relating to contamination are on the outline permission for this scheme

Housing Enabling Officer

- 6.112 Goram have secured the opportunity to redevelop the site to create a mixed tenure, high quality, sustainable and tenure-blind development that provides a policy compliant affordable housing offer and includes additional affordable units. The Outline application was approved with a Grampian Condition requiring completion of a S106 Agreement.

Affordable Housing Policy requirements

- 6.113 In accordance with the Local Plan Core Strategy (June 2011) and the Affordable Housing Practice Note (AHPN) 2018 the site is required to provide 30% affordable comprising a tenure mix of 77% Social Rent and 23% Shared Ownership Units. BCC policy is that shared ownership units are sold at an average of 40% equity sale and up to 1.5% rental on retained equity.
- 6.114 Rents should be index linked to ensure affordability of housing units for prospective tenants and shared-ownership purchasers who cannot afford market sale or market rent. Service Charges should not exceed £250 per annum and £650 per annum in respect of an affordable flat index linked.
- 6.115 As stated in the Local Plan “Residential developments should provide a mix of affordable housing units and contribute to the creation of mixed, balanced and inclusive communities. The tenure, size and type of affordable units will reflect identified needs, site suitability and economic viability.”

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- 6.116 The developer is expected to provide affordable homes on site without **any public subsidy**. The affordable units should be transferred to a Registered Provider who is a member of the Homes West partnership.
- 6.117 It is noted that the S106 agreed at outline stage. This permissions states that the owners agree that 30% (thirty per cent) of the total number of Residential Units comprising the Development shall be provided as Affordable Housing Units (with a tenure mix of tenure mix comprising 77% Social Rented Units and 23% Shared Ownership Units).
- 6.118 Under this reserved matters application there would be a 29.77% provision of S106 units in Bristol and an additional 25% of affordable housing is proposed, totalling 55% affordable homes. The 55% affordable homes mean that more than policy will actually be delivered on site.

7.0 EQUALITIES ASSESSMENT

- 7.1 The public sector equalities duty is a material planning consideration as the duty is engaged through the public body decision making process.

"S149 of the Equalities Act 2010 provides that a public authority must in the exercise of its functions have due regard to:-

- (a) eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Act
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
 - (c) foster good relationships between persons who share a relevant characteristic and those who do not share it.
- 7.2 During the determination of this application due regard has been given to the impact of the scheme upon people who share the protected characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 7.3 Every dwelling has also been designed to meet the requirements of Part M4(2), ensuring that homes are accessible for those with limited mobility and adaptable for residents whose needs change over time. 2% of all homes have also been designed to Part M4(3), providing a total of 6 wheelchair user dwellings in line with policy. 55% of homes are proposed to be affordable.
- 7.4 The scheme has been designed as tenure blind, with no difference between the quality or appearance of market sale or affordable dwellings. The distribution of affordable dwellings has also been carefully integrated across the site, ensuring a well-balanced community.
- 5% (17 spaces) of the total parking spaces are wheelchair accessible.
- 7.5 Due to the level differences across the site a series of three sets of steps are proposed adjacent to Romney Avenue. Ramped access will also be provided for anyone in a wheelchair, mobility scooter, pushing a pram or with a mobility impairment or a cyclist so that they can access the route through to Danby Street. At the top of the steps a series of bollards will be placed to protect the area from accidentally incursions by vehicles from the adjacent car park. Anti-slip nosing/treads and hazard warning strips will be placed at the top and bottom for the benefit of anyone with a visual impairment.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

7.6 It is not considered that there will be any adverse impact on equalities.

8.0 KEY ISSUES**(A) PRINCIPLE OF RESIDENTIAL DEVELOPMENT**

8.1 Outline planning permission for the development of this site for up to 268 residential dwellings (Class C3) was granted on the 19th November 2019 (Planning Permission Reference 18/00703/P). This permission has established the acceptability of residential development at the site. This application included detail in relation to the loss of playing field and implications for social infrastructure.

Density

8.2 The Urban Living Supplementary Planning Document looks at optimum densities for new development and requires it to be dense enough to build a sense of community but not so dense that it fails to produce a liveable place. Importantly development needs to make the most efficient use of land.

8.3 The Local Plan seeks a minimum indicative net density of 50 dwellings per hectare. Residential densities below this figure should only occur where it is essential to safeguard the special interest and character of the area.

8.4 The Urban Living SPD (2018) indicates that densities of 100units/per hectare will be targeted within outer urban settings such as Lockleaze. The outline permission for 268 dwellings provided a net density of approximately 51.5 units per hectare. This density is maintained at reserved matters stage and would remain above Local Plan (Policy BCS20) targets of 50 dwellings per hectare. Whilst the development would not meet Urban Living density targets, this is difficult at this particular site given topographical constraints and the wider context which has a prevailing density of 28-30 dwellings per hectare. Given the prevailing density, the reserved matters design is found to represent an appropriate uplift in density. As a result, the proposed density is supported in this instance.

i) Mix and balance

8.5 With regards to the proposed housing mix, it is noted that this aspect of the development was not established at outline stage. The site is located within the Lockleaze North Lower Super Output Area (LSOA) within the Lockleaze Ward. A portrayal of the proportion of different residential accommodation types in the LSOA can be obtained through review of Census data (2011). The Lockleaze North LSOA has a proportion of flats to houses at 24% flats and 76% houses. Of these residences, 19% have one bedroom, 16% have two bedrooms, 58% have three bedrooms, 4.5% have four bedrooms and 2% have five bedrooms or more.

8.6 On the basis of the statistics above, it is clear that there is a bias towards houses rather than flats within the local housing stock. There is also a particularly high concentration of three bedroom housing. Within the reserved matters design, 131 flats and 137 houses are proposed. Approximately 49% of the development would therefore be flats and 51% houses. The development would therefore marginally deliver more houses rather than flats. It is recognised there is demand for family housing within the city and the development would deliver this. Of houses proposed, 35% would have two bedrooms, 58% three bedrooms and 7% four bedrooms. The development would therefore provide a variety of different housing sizes which would make a positive contribution to the availability and diversity of housing within the local

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

area. Of flats proposed 40% would be one bedroom, 58% would have two bedroom and 2% would have three bedrooms. These are not commonly available housing sizes within the local area and would boost supply of these types of housing locally.

- 8.7 Overall, the development would help support the creation of mixed, balanced and inclusive communities through delivery of a mix of different types and sizes of housing to meet local need. The development accords with policy objectives and is deemed acceptable in this regard.

Accessibility

- 8.8 Compliance with policy DM4 requires that two per cent of new housing within residential developments of 50 dwellings or more should be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.
- 8.9 Every dwelling has been designed to meet the requirements of Part M4(2), ensuring that homes are accessible for those with limited mobility and adaptable for residents whose needs change over time. This is welcomed as it means there is potential flexibility for adapting larger homes to meet particular needs.
- 8.10 In addition to this, 2% of all homes have also been designed to Part M4(3), providing a total of 6 wheelchair user dwellings in line with policy.

These 6 dwellings comprise of the following:

-3 x social rent wheelchair accessible flats (1 x 2B3P wheelchair accessible flat, and 2 x 1B2P accessible flats).

-1 x shared ownership 1B2P wheelchair accessible flat

-2 x social rent 2B4P wheelchair accessible homes

All of these units are located at the ground floor level for easy access.

- 8.11 No lifts are proposed within the buildings however it is recognised within the Urban Living SPD that lift installation, management and maintenance can be costly, and therefore could be avoided as a way to reduce service charge/management costs. Furthermore lift access is not considered to be necessary given that there are no communal areas that require access by all residents other than those at ground floor level (such as bin storage, open space and car parking- all of which are at ground floor level).

Affordable homes

- 8.12 Policy compliant affordable housing contribution of 30% was secured via S106 agreement at outline stage. 77% of these will be for social-rent and 23% will be (intermediate) shared-ownership. Under this reserved matters application there would be a 29.77% provision of S106 units in Bristol and an additional 25% of affordable housing is proposed, totalling 55% affordable homes. The 55% affordable homes mean that more than policy will actually be delivered on site. These have been agreed by the Council's Enabling Officer, accord with policy requirements and the development is acceptable in this regard.
- 8.13 The scheme has also been designed as tenure blind, with no difference between the quality or appearance of market sale or affordable dwellings. The distribution of affordable dwellings has also been carefully integrated across the site, ensuring a well-balanced community.

Type and Tenure

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- 8.14 The Housing Enabling Team raised concern over the combination of social rented and open market units adjacent in Block A in terms of the future purchase and management of the affordable units by a registered provider.
- 8.15 The applicant has confirmed that all tenures have their own entrance and separate cores, of which are separated by a party wall, the two core/elements of the block can therefore be separately managed.
- 8.16 There was also the wish to see some four bedroom social rented units and a range of unit size accessible units, rather than all one bed. Therefore, following case officer advice, a further variety of homes has been provided. This is now acceptable.
- 8.17 Overall, the reserved matters design is within the parameters of the development consented at outline stage. The proposals will redevelop a brownfield site allocated for residential development to provide modern housing of sizes and types required within the area and city, providing policy compliant accessible and adaptable homes and delivering an appropriate uplift in density and meeting policy targets for affordable housing. In principle terms, the reserved matters design remains compatible with the outline permission and wider national and local planning policy.

B) CHARACTER, APPEARANCE, DESIGN, PUBLIC REALM, IMPACT ON THE STAPLETON AND FROME VALLEY CONSERVATION AREA AND LISTED STOKE PARK

- 8.18 As set out above, contributors from the City Design, Conservation, Public Art and Landscape Team, together with The Garden Trust and Natural England all raise no objection to the application proposal subject to conditions.
- 8.19 Part of the site is located within the Stapleton and Frome Valley Conservation Area and Stoke Park is a Registered Park and Garden (Grade II), both of which are designated heritage assets
- 8.20 The Authority is required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special regard to the desirability of preserving or enhancing the character or appearance of the area.
- 8.21 Section 16 (Conserving and enhancing the historic environment) of the NPPF 2021 (paragraph 200) sets out that any harm to the significance of a designated heritage asset should require clear and convincing justification.
- 8.22 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 and historic parks and gardens both nationally and locally listed.
- 8.23 Policy DM31 states that development within or which would affect the setting of a conservation area or Registered Historic Parks and Gardens will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance.
- 8.24 Section 12 (Achieving well-designed places) of the NPPF 2021 (paragraph 126) sets out that 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- 8.25 Policy BCS21 of the Core Strategy (2011) promotes high quality design, requiring development to contribute positively to an area's character, promote accessibility and permeability, promote legibility, clearly define public and private space, deliver a safe, healthy and attractive environment and public realm, deliver public art, safeguard the amenity of existing development and future occupiers, promote diversity through the delivery of mixed developments and create buildings and spaces that are adaptable to change. The adopted development management policies reinforce this requirement, with reference to Local Character and Distinctiveness (DM26), Layout and Form (DM27), Public Realm (DM28) and the Design of New Buildings (DM29).

Context

- 8.26 Lockleaze is part of the outer urban area which developed during the 20th Century beyond Bristol's Victorian suburbs. Development in this area follows post war garden suburb principles, with unified and formal character, consistent building lines and generous green spaces. As noted under key issue A, the Urban Living SPD highlights the need to increase density in such locations. Higher density development will emerge in the local area with sites at Gainsborough Square, Land South of Bonnington Walk (185 dwellings), and the Land West of Crome Road (74 Dwellings). These sites demonstrate the context of, and potential for, higher than prevailing density development at focal points in the community. The outline permission allows for up to 268 dwellings which is approximately 51.5 units per hectare.
- 8.27 The surrounding context is typified by relatively low densities with houses laid out to formal patterns and benefitting from generous plots. Within this context, significantly increasing density, as encouraged by current policy, can be challenging in design terms. The current scheme seeks to introduce a series of new housing types including targeted apartment blocks. Four storey apartment building are proposed fronting onto Romney Avenue which is one of the main highways in Lockleaze.
- 8.28 Policy (BCS20) specifically encourages higher density development in or close to other centres and along or close to main public transport routes. In this case, the site is also approximately 600m from Gainsborough Square which is a designated local centre for retailing and located on a main public transport route. Consequently, overall the site (which is allocated for housing) is appropriate for higher densities. The siting of the proposed four storey apartment blocks along Romney Avenue consequently follow principles set out in policy and is supported in principle subject to satisfying other criteria under this key issue.

Scale, Massing and Ground Levels

- 8.29 Whilst scale was a reserved matter, the detailed layout, unit types and locations of each of the unit types are based on the agreed parameter plans submitted with the outline application. The parameter plan notes maximum building heights for each type of unit on the site and the RM application is in broad accordance with this document by not exceeding these maximums. That being said this parameter plan set maximums and not minimums and scale was a reserved matter, subsequently a detailed assessment is undertaken below.
- 8.30 The site is in a location where higher densities are acceptable in policy terms and this is always likely to be associated with a degree of increased scale. Whilst objections have been received to the scale of 4 storey buildings proposed, in this case, the areas of taller 4 storey apartment buildings would be focused upon Romney Avenue, which is the primary vehicular route through the centre of the site. This minimises the visual impact of these on the existing context and also reinforces the spatial hierarchy of the neighbourhood to aid legibility and way-finding. The taller buildings would maintain an appropriate sense of enclosure and incorporate

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

the existing sloping land form. Tree planting is also used to help soften the visual impact and reduce the perceived scale from the street.

- 8.31 Overall, the location of the four storey blocks along Romney Avenue would be appropriate to the function and importance of this route and respectful of the position location within the townscape.
- 8.32 Around the perimeter of the site, the scale of the proposed buildings reduces down to two storey dwellings in order to better respond to adjacent two storey buildings. Concern has been raised from neighbouring residents about the visual impact of these buildings when read alongside existing houses that are at a lower level. Neighbours raise concern these buildings will appear dominant given proposed roof heights and the sites topography which is on an elevated position.
- 8.33 It is not considered that the roofs will be visually dominant. In short distance views to the site, the proposals will form part of the varied context of it's surroundings; properties in Cheswick Village range from 2-4 storeys and within Lockleaze there are 2 storey properties near to the site rising to 4 storey at Gainsborough Square. Stoke Park slopes down from the site and there are not wide ranging views across to Cheswick Village and beyond. The edge of the site includes tree planting to Stoke Park to create visual screening in views from Stoke Park. Houses are set back from the park edge and comprise 2 storey dwellings with apartment building E split level at 3-4 storeys. Ground levels fall from east to west therefore the ridge heights of the dwellings also reduce.
- 8.34 A number of neighbours have also said that the development should be dug down. The Applicants have confirmed that the proposed ground levels have been designed to accommodate the proposed development. The east side of the site has been fixed by the existing road. On the west side of the site, the levels have been raised to keep excavations out of the mudstone layer. Earth is proposed to be distributed around the site to create the levels and give the gradients needed for roads and drainage. In respect of drainage, levels throughout the site have been engineered to direct overland flows away from buildings. The road levels have been designed to retain exceedance flows within kerb lines and to direct flow down the road, where it would then find its way back into the surface water drainage network. Levels have also been designed where possible so that overland flows run towards areas of soft landscaping, with the attenuation basin situated at the low point of the site.
- 8.35 The proposed desire for these levels as submitted is therefore understood and officers have a duty to assess the scheme as submitted. The implications of not digging down and full impact of the development at the level proposed is however carefully considered in this committee report.
- 8.36 As a result of the ground levels, topography and proposed roof heights, following case officer advice, further sections through the development have been submitted with the application that help to show the impact of the development and how it would look alongside existing properties. Whilst the finished roof heights of the proposed houses around the majority of the site, would be higher than existing surrounding existing development, they would not differ to such a degree when viewed cumulatively with separation distances whereby they would read as incongruous additions, 'tower over' or be at complete odds with surrounding development or conservation area.

Heritage Assets:

- 8.37 A number of objections have been received from neighbouring residents expressing concern about the visual impact of the development on the listed Stoke Park and Stapleton and Frome

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

Valley Conservation Area. South Gloucestershire's Conservation Officer has also raised an objection on this ground.

- 8.38 The overall height of the houses with elevations onto Stoke Park would be higher than those permitted for the adjacent development, which was dug down.
- 8.39 In this instance, the two developments clearly differ from one another and have different impacts on the listed park. Therefore each case is assessed on its own merits. Clear differences include: The extent of the row on the boundary with the Park (1), proposed tree planting (2) and the inclusion within this development of a central linear green space (3):
- (1) The built form edging the Grade II listed historic parkland is limited to a gable end and a pair of houses as a continuation of the frontage created in the Aurora Springs development. This is opposed to a full stretch of new building as was approved on the adjacent site.
- (2) A series of additional trees are proposed behind existing mature vegetation to provide improved screening on the boundary. Trees have been chosen to be mature and have a long life span.
- (3) The scheme includes a central linear space which maximises the sense of connection to Stoke Park and provides a continuous green link from the western edge of the site into the Stoke Park Estate. The benefits of the proposed continuous green link are fully recognised and supported. This open space also ensures that the visibility of proposed new dwellings are minimised when looking into the site.
- 8.40 The Applicants have submitted a section to show the extent of development that would be visible when trees are in full leaf. Plan 'HTA-A_DR_0153 Proposed Site Section EE&FF'. This clearly shows that the buildings, including the revised Block E, would be well screened and subsequently when these trees are in leaf, there would not be any detrimental visual harm. It is noted, as per some residents' comments that these trees will not always be in leaf, however the extent of the development alongside the boundary comprising of a gable end and a pair of houses is not considered to result in such detrimental harm that would warrant the refusal of the scheme. Adjacent houses in Aurora Springs would also be visible when these trees are not in leaf despite them being at a lower height.
- 8.41 Overall the impact of the development on Listed Stoke Park is found to be acceptable in line with planning policy and the Stapleton and Frome Valley Conservation Area is preserved.
- 8.42 Officers have undertaken the assessment required under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and have given special regard to the desirability of preserving or enhancing the character or appearance of the area. They have given the harm caused considerable importance and weight in reaching this conclusion.

Design of new buildings:

- 8.43 In respect of specific building design, elements have been influenced by the historic local Dower House building which helps to reinforce the local character. The elevations are well ordered and visually cohesive and the proposed architecture responds positively to the varied styles and materials in the immediate residential area. The apartment block entrances are legible and accessible via Romney Avenue. The building entrances provide activity, surveillance and visual interest along the streets.
- 8.44 Bristol City Council's City Design Team have advised that the architectural detailing delivers a well-detailed architectural response that will enhance the overall scheme. The team have

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

asked for further large scale details and details of materials and boundary treatments via condition were permission forthcoming to ensure that there would be a high quality finish.

- 8.45 Overall, the developments design responds to positive aspects of local appearance and character. The layout positions the higher density elements on Romney Avenue which is supported by policy. The overall architectural approach responds positively to the varied styles in the immediate area. Conditions would be applied to ensure this quality is not lost between consent and construction.
- 8.46 The development is found to accord with all relevant national and local planning policy and is acceptable in terms of appearance and design.

Public Realm:

- 8.47 At the heart of the development is a central area of open space including a swale with biodiverse planting, timber play equipment and trail and outdoor exercise facilities, delivering a high quality amenity area, green street frontages and enabling the continuation of Stoke Park through the site.
- 8.48 The proposed planting plan has been revised to ensure longevity of trees and results in a well-considered public realm.

Public Art:

- 8.49 The aim of the public art strategy is to deliver an art programme that is embraced by the new and existing residents incorporating informal play, access to nature and places to meet. Bristol City Councils Public Art officer was consulted as part of the assessment of the case and on receipt of confirmation of an adequate budget commitment has raised no objections and welcomes the interactive landscape idea.

C) NEIGHBOURING AMENITY

- 8.50 Detailed layout, scale and appearance were not considered at outline stage and therefore the impact of the development to neighbouring properties was not assessed in any detail previously. This will now be assessed under the current reserved matters submission which includes: elevation detail, sections and a daylight study enabling a full assessment into the impact on neighbouring amenity to be undertaken.
- 8.51 Section 12 (Achieving well-designed places), paragraph 130 of the NPPF 2021 outlines that planning policies and decisions should ensure that developments create places with a high standard of amenity for existing and future users.
- 8.52 Policy BCS21 (Quality Urban Design) of the Core Strategy outlines that all new development within Bristol will be expected to strive to achieve high standards of urban design. With regards to amenity it is outlined, that new development is expected to safeguard the amenity of existing development.
- 8.53 Policy DM29 (Design of New Buildings) of the SADMP outlines that new buildings should be designed to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

Use

- 8.54 In terms of use, the proposed use of the site for residential purposes is in line with the sites allocation and a similar use to neighbouring sites. There will be an increase in the intensity of

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

residential use, associated with increased traffic movements, noise and activity. However this would not be out of character for the area. The additional traffic movements were considered under the outline application 18/00703/P and are again mentioned in Transport Development Managements comments under subheading 'Internal Consultation'.

Noise

- 8.55 It is noted that the outline permission was for a maximum of 268 dwellings and the reserved matters design now reflects this. At outline stage, the Council's Pollution Control Team confirmed that they do not envisage the number of units proposed would cause any harm in this instance, given the local site context and density of development as well as the residential nature of noise generated by the development.
- 8.56 In relation to construction noise and disturbance, it is highlighted that a 'Construction Management Plan' and 'Construction Environmental Management Plan' were sought via conditions (numbers 15 and 16) attached to the outline permission. These have been submitted with proposed measures reviewed by both Transport Development Management and Pollution Control, who have confirmed in correspondence that these details are acceptable respectively under application 21/02917/COND. Subject to the development being carried out in accordance with the content of these documents, the construction impacts to neighbouring amenity and the environment will be within acceptable and within manageable limits.
- 8.57 It is noted that the development includes renewable energy generation technology in the form of air source heat pumps for dwellings. It will be required that the rating level of any noise generated by air source heat pumps is at least 5 dB below the background level as determined by BS4142: 2014 Methods for rating and assessing industrial and commercial sound. Subject to this measure, the air source heat pumps will not be harmful to neighbouring amenity and living conditions. Conditions would be attached to this reserved matters application accordingly.

Impact of the proposed development and neighbouring dwellings

- 8.58 Turning to the relationship between proposed development and neighbouring dwellings given: separation distances, ground levels and building heights, there are some challenging amenity relationships that require careful consideration. The overall building heights, taking into consideration the ground levels, will for the most part be taller than existing buildings around the perimeter of the site and would clearly have a physical presence/ impact on them. Given this and the level of concern/ number of objections from neighbouring residents, relationships with all neighbouring properties around the perimeter of the site are considered in detail within an appendix. This will cover impact to overlooking and privacy, daylight, overshadowing where appropriate and overbearing impact. A more general overview of the amenity impacts is also undertaken below:

Overlooking/ Loss of privacy:

- 8.59 As a rule of thumb in Bristol, which provides a guide rather than a rigid rule, where habitable windows directly face one another, guidance is that window to window distances should be 21metres. Within BCC's Guide for Designing House Alterations and Extensions SPD2 (2005), it is stated: "a gap of 21 metres should generally be provided. In more densely developed, inner urban locations this distance may be less".
- 8.60 It is noted that South Gloucestershire Council's recently adopted Householder Design Guide (2021) a 'back to back' distance of 20m is cited as a sufficient distance, however, it is noted that this distance should only be a starting point in any assessment and the characteristics of a site may allow some degree of variation from window-to-window distances.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- 8.61 There are some plots around the site that do not achieve the desired separation distance of 21 metres, however, it should be recognised that this 21m separation distance is only a guide, rather than a rigid rule and window to window distances of less than 21 metres are found in many parts of Bristol, particularly in areas where higher densities of housing are sought. In such locations much lesser separation distances have been approved.
- 8.62 The closest habitable window to habitable window distance that can be found, where windows are not obscure glazed, is 18.7 metres and this is on Hermitage Wood Road. This is only marginally short of the 21metre rule of thumb and given the way the proposed houses are spaced, they are not always directly opposite existing properties on Hermitage Wood Road. Whilst it is not ideal where separation distances fall below the recommended 21 metres (particularly when the development will be higher than existing neighbours) closer relationships and some shortfalls are, expected to a degree where higher densities of housing are sought. This is identified in Bristol City Council's Supplementary Planning Document 2.
- 8.63 As stated above such distances can be found elsewhere in Bristol and are found in the immediate area as identified within the comparative study. Whilst South Glos have objected where distances are below 20metres comparative analysis has been undertaken and demonstrates that this arrangement is not unusual within approved developments in South Glos.
- 8.64 It is also recognised that the vast majority of the site complies with the 21metres recommended rule of thumb. Please note the windows within the chamfered edge of block B have been illustrated as obscure glazed and the side of proposed units 48 and 47 would be conditioned as obscure glazed were permission forthcoming to prevent any detrimental harm to the existing houses opposite.
- 8.65 As well as considering window to window distances it is also important to review whether the proposed development would result in any detrimental harm through overlooking/ loss of privacy to neighbouring amenity spaces/gardens.
- 8.66 In this instance the proposed houses still maintain some distance to the boundary and subsequently any overlooking/loss of privacy would be focused on the ends of gardens rather than the more utilised sections of gardens which tend to be closer to the dwelling house. When this is taken cumulatively, with the fact the adjacent existing neighbouring windows will already have clear views of these gardens, the overlooking and loss of privacy that could occur from proposed development, and on a site that is allocated for housing, is not found to be so detrimental that it would warrant the refusal of the scheme in this instance.
- 8.67 Overall the proposed development is found acceptable in respect of overlooking and a loss of privacy.
- Loss of light:
- 8.68 Following case officer advice a number of additional indicative sections have been submitted with the application. These mark on a 25 degree line from the nearest opposite ground floor window. On receipt of case officer advice a full daylight study was also submitted with the application.
- 8.69 The 2011 BRE Guidelines state:
- 'If this angle is less than 25 degrees for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building.' (Page 7, Paragraph 2.2.5)

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- 8.70 Where development does not cross this 25 degree line existing neighbouring properties should retain sufficient levels of daylight and sunlight amenity. In instances where this 25 degree line has been crossed, technical analysis has been undertaken within detailed daylight and sunlight study/assessment and the findings are then reviewed in greater detail within the submitted report. A more detailed review of the study and impacts on all neighbouring properties around the site is undertaken within the appendix attached to this committee report however a summary of the results across the whole site are also set out below.
- 8.71 On receipt of revised plans altering Block B and Block E, an addendum was submitted to accompany this study. Review of the daylight study findings was undertaken by Officers. Within the submitted daylight study the following technical assessments were undertaken of relevance to this Key Issue:
- “25 degree line spot tests and daylight/sunlight assessments (Vertical Sky Component - ‘VSC’, NO Sky Line ‘NSL’ and Annual Probable Sunlight Hours ‘APSH’) against sensitive existing neighbouring residential properties;”
- 8.72 The summary findings of the report for existing neighbours amenity in respect of daylight and sunlight is as follows:
- 8.73 Overall, 242 (98%) of the total 247 neighbouring windows assessed will meet the recommended VSC criteria and 191 (99%) of the 192 neighbouring rooms assessed will meet the recommended NSL criteria. The remaining five windows and one room will fall below the recommended BRE criteria for daylight.
- 8.74 Of the 119 windows relevant for the sunlight (APSH) assessment, 114 (96%) windows will meet the recommended BRE criteria for winter and total sunlight. The remaining five windows will fall below the recommended BRE criteria for sunlight.
- 8.75 As can be seen from the summary of findings, the vast majority of the development would comply with BRE guidance however there are a few areas that do not. In this instance and in respect of daylight and sunlight for existing neighbours, the 8 properties (20,22,24,26,28, 56 Danby Street, 47 Hogarth Walk and 323 Romney Avenue) that will experience technical breaches of the recommended BRE Guidelines in terms of daylight and/or sunlight are discussed and reviewed in detail in the daylight, sunlight and overshadowing report and within the appendix of this report. The breaches are minor (for reasons detailed in the appendix) such as the windows serve bedrooms or are secondary windows to rooms that meet the BRE Guidance. Given this, these minor breaches are not found to result in such harm that would warrant the refusal of the scheme when viewed in line with paragraph 125c of the NPPF 2021 which sets out that:
- “... local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”
- 8.76 This is also reiterated in Bristol's Urban Living SPD (page 64) which states that a flexible approach should be applied when using the BRE guidelines to assess the daylight, sunlight and overshadowing impacts to new developments in dense urban environments.
- 8.77 This level of harm should then be weighed into the planning balance and against the wider regeneration benefits of the scheme. See conclusion and planning balance section of this committee report.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

Overshadowing:

- 8.78 The daylight study submitted includes technical analysis for shadowing 'Sun Hours on Ground (overshadowing) assessments for proposed amenity areas within the Site on 21st March'. This assessment was undertaken against neighbouring amenity areas which are considered to be sensitive to the proposed development due to their location and distance in relation to proposed massing on the site. In total 44 gardens were assessed and 42 of the 44 private gardens assessed will meet the recommended BRE Guidelines on 21st March. The two gardens that did not meet the criteria on this date (24 Danby Street and no. 37 Long Wood Meadows) are assessed in more detail within the appendix and following further review are not considered to result in detrimental harm that would warrant the refusal of the scheme in this instance for the reasons stated in the appendix.
- 8.79 The study confirms that the results of neighbouring gardens that were assessed indicate that the gardens serving properties along Hermitage Wood Road or Shubb Leaze would meet the test on 21st March.
- 8.80 In addition to this, imagery has been provided to show the shadow casts of the proposed and existing surrounding buildings across the year. A summary of findings in relation to overshadowing against each edge of the site is undertaken below:

Eastern edge of the site:

- 8.81 Shadows are cast away from the site boundary during the earlier hours of the day. As the afternoon approaches the shadows are starting to cast to the east however the shadowing would affect the proposed gardens of the proposed houses and not reaching far enough to detrimentally harm gardens to the east. Subsequently there is not found to be any detrimental harm through shadowing.

Northern edge of the site

- 8.82 The existing houses on Hermitage Wood Road with South facing gardens would experience some shadowing to the very end section of their outside amenity spaces over the course of the day, from morning through until later afternoon. The separation distances are such that this shadow would not affect most of the garden and in particular the portion of the garden closest to the dwellinghouse, which is often regarded as the most used section of amenity space. The two storey houses proposed along the northern boundary are semi-detached to maximise sunlight penetration between them. Given this, it is not considered that any detrimental harm would arise here that would warrant the refusal of this application in this instance.

Western edge of the site

- 8.83 Some partial shadowing of gardens would be cast from the development at 9am and this would gradually improve over the morning and at 11 am when the shadow moves northwards there would not be any further shadowing to these occupiers.

Southern edge of the site

- 8.84 As a result of the orientation the proposed development would not cast a shadow on the north facing gardens of those properties on Hogarth walk fronting onto the proposed development. By virtue of these gardens orientation these gardens already receive limited light over the day.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

8.85 Overall, there is no detrimental harm from overshadowing.

Overbearing impact/ sense of enclosure

8.86 In order to assess whether a proposal would have an overbearing impact, the height differences, separation distance and exact context need to be reviewed cumulatively. Separation distances to the boundary are also important to consider, ensuring that development would not result in any detrimental harm through appearing overbearing to any existing occupiers amenity space. Whether a development would appear overbearing, is a less technical and a more subjective assessment. The separation distances between the; existing neighbouring houses and proposed development; between the proposed development and boundary treatments: indicative sections; ridge height information; house height differences have all been carefully reviewed to assess this impact. Relationships with all existing properties around the perimeter of the site has been undertaken within the appendix.

8.87 A number of occupiers around the site have objected to the development on the grounds of overbearing impact. This is as a result of the proposed height differences and ground levels. Neighbour concerns here are fully understood given the majority of the site would be taller than existing neighbouring properties.

8.88 Following requests from neighbours and case officer advice, a clear plan showing the height differences to adjacent homes was submitted in order to help concerned residents and officers better understand the relationships of the proposed development alongside the existing. This was then consulted on and neighbours have maintained their objections and raised additional concerns in respect of overbearing impact on being clearer over the height differences. This is considered carefully here and in more detail within the appendix.

8.89 To the eastern edge of the site proposed houses range from 1.585 metres lower to 3.52 metres higher.

To the northern edge of the site proposed houses are between 1.319 and 2.535metres higher (with the exception of proposed houses 144 to 147 which are 0.149metre higher)

To the western edge of the site proposed houses are between 1.085metres and 1.9metres higher.

To the south of the site proposed houses are between 3 and 5.447metres higher.

8.90 Whilst some of the height differences around the site are quite significant this must be viewed cumulatively with the separation distances to meaningfully assess overbearing impact. Given this, the sections are of key importance in this assessment.

8.91 Sections around the site have been provided and the majority do not cross a 25 degree line when taken from the presumed centre point of the ground floor window. Where the line is crossed daylight and sunlight analysis has been undertaken and the relationship reviewed in further detail. Whilst this 25 degree test is used for assessing daylight, it identifies building heights and separation distance and subsequently is also of some relevance here.

8.92 A significant change in roof height to existing development is at the south east end of the site where proposed units 55 to 57 are identified as being almost 5.5metres higher. At this point the houses opposite are sited 28.4metres away at the closest point and 8.8metres away from the boundary at the closest point. These are relatively significant separation distances. It is also noted that the height difference does decrease towards the eaves which would be closest to the boundary with these occupiers. The height differences to the southern edge are such

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

that some overbearing impact could be felt by these occupiers and therefore this degree of harm, must be reviewed carefully in the planning balance against the regeneration benefits.

- 8.93 There are 3 two storey semi-detached pairs of houses on Romney Avenue that front onto the four storey apartment Block E located 26.0m to 26.9m away with the narrowest separation distance to the north. The height differences between existing homes and apartment blocks would be 6.146m. These existing houses on Romney Avenue would clearly be impacted by the proposals and their outlook would be altered. This arrangement is not ideal but the separation distance across a wide road is also recognised. A degree of harm through overbearing impact on these occupiers could be experienced here and subsequently this impact must be reviewed carefully in the planning balance against the regeneration benefits
- 8.94 A detailed assessment of overbearing impact has been undertaken within the appendix included with this application.
- 8.95 Overall the degree of harm found should be weighed proportionately against the scheme's wider public benefits in a planning balance exercise. See conclusion and planning balance.

Revisions to Block B and Block E

- 8.96 Over the course of the application and following case officer advice, revised plans were received that reduced the northern end of the Block B building from 4 storeys to 3 storeys.
- 8.97 Revisions were sought following officer concern given this blocks overall form, massing, siting and separation distance to properties behind at 24 to 28 Danby Street. Officer concerns were heightened on a review of the daylight study which showed a number of breaches of the recommended BRE Guidelines for daylight to these specific properties.
- 8.98 On receipt of revisions, the proposed development performs better in terms of neighbouring daylight/sunlight, with more windows/rooms meeting the recommended BRE criteria for daylight. Revisions also improved the relationship in respect of overbearing impact, perception of overlooking and shadowing, where previously Block B was found to result in overall cumulative harm that could not be outweighed.
- 8.99 In reducing Block B, units were lost and these were then accommodated within Block E, making the massing of this building greater. The increase in scale to Block E is not ideal, however at this part of the site, fronting Romney Avenue and where separation distances are at least 26 metres to the houses opposite, the amenity impacts on existing neighbouring properties on Romney Avenue is a preferable arrangement to the former Block B arrangement opposite 24-28 Danby Street. The impacts of Block E against the houses on Romney Avenue are considered within the detailed appendix. In this instance, whilst not ideal, the revised arrangement is not found to result in any detrimental harm that would not be outweighed by the regeneration benefits of the scheme. See appendix and the Daylight, Sunlight & Overshadowing Report and addendum submitted with the application for further detail.

Conclusion on neighbouring amenity

- 8.100 Following the receipt of revised plans, reducing the massing of Block B and on receipt of further information including a: daylight study; comparative study and sectional detail, officers (for the reasons set out under this key issue and the appendix) do not find this level of harm to be so detrimental to warrant the refusal of the scheme.
- 8.101 Officers acknowledge that the relationship of the proposed development against the existing residential properties at the boundaries of the development are not always ideal as a result of a challenging existing topography and proposed building heights. A degree of harm would be

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

experienced in parts and the development, which is almost all higher than existing surrounding residential properties, would inevitably have an impact on these existing occupiers. However, Officers acknowledge as per design ,BRE guidance and text within the NPPF 2021, that one of the key factors in achieving more intensive, higher density forms of development is a more flexible approach while still maintaining liveable environments.

- 8.102 Furthermore relatively minor amenity deficiencies should be weighed proportionately against the scheme's wider public benefits in a planning balance exercise. In this instance officers find the multiple wider regeneration benefits would outweigh this degree of harm. For further information please see the 'Conclusion and Planning Balance' section of this committee report.

(D) FUTURE RESIDENTS AMENITY

- 8.103 In considering the impact of the proposal on the amenity of future residents, particular regard has been paid to nationally described space standards, dual aspect flatted units and outdoor amenity.

i) Nationally Described Space Standards

- 8.104 The development has been designed so that all dwellings of all sizes, including both houses and flats meet the requirements of the nationally described space standard for their respective unit size. This will ensure that the development delivers homes which offer sufficient space to accommodate the everyday living and needs of future occupants. All dwellings (100%) would also be at minimum dual aspect which will ensure that all homes achieve good access to light, outlook and natural ventilation. All proposed houses would also benefit from access to a private garden. These vary in size and scale however all would offer the opportunity for private outdoor amenity space.

- 8.105 All future occupiers of the proposed flats have recessed balconies that provide a minimum area of 5sqm for single bedroom 2 person apartments plus 1m2 for every additional person; this is in with the Urban Living SPD which recognises balconies as contributing towards a high standard of living. Officers understand the importance of such private amenity space for occupiers in the recovery from the impact of COVID-19.

- 8.107 All of the proposed units will also have access to communal greenspace that run along the entire centre of the site providing a high quality public realm with play equipment, a play trail and exercise facilities.

ii) Dual aspect flatted units:

- 8.108 The Urban Living SPD promotes the completion of dual aspect rooms, which assist natural light, choice of views and cross ventilation providing greater capacity to address potential overheating problems.
- 8.109 Of the 131 proposed apartments, inclusive of 10 flat over garage buildings (FOGS) 34 units are single aspect. These single aspect units are all to be found within the apartment blocks. This equates to 26% of the overall flatted units within the apartment blocks being single aspect. The overall number of single aspect units is not ideal and subsequently is reviewed in further detail below.
- 8.110 The apartment buildings have been orientated along a north-south axis - maximising the number of east & west facing dwellings and minimising the number of north-facing dwellings. Where single aspect apartments are used, these have a shallow plan to maintain good light penetration and ventilation. All of these units will have large openable windows and also have

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

access to a large private balcony space. Where possible, balconies have been orientated to maximise solar gain and views of new and existing open space. The shape of balconies has also been designed with the chamfered corners to enable residents maximum light and views.

- 8.111 It is acknowledged that there will be an impact for the single aspect apartments facing North and North West which will receive less natural light. In total 5 of the 34 units are north facing including three units in Block A and two units in Block E. Of those units which are N/NW facing, all overlook public realm spaces/soft landscaping with the exception of 3 units located within Block A which overlook a quieter, tertiary tree lined street.
- 8.112 In addition to the above and following case officer advice daylight technical analysis was undertaken which finds that 99% of the rooms within the houses and apartment blocks will meet the minimum recommended Annual Daylight Factor targets and 97% achieve recommended levels of 'no sky Line' proposed development will meet minimum ADF targets. Subsequently daylight levels within rooms and the overall extent of light penetration into rooms are in line with guidance for the majority of the site. The small number of rooms that fall below the target criteria are predominately located below overhanging balconies (which restrict the view of the sky), or are less sensitive bedrooms.
- 8.113 Officers asked the applicant to explore other materials such as glass balustrades for the balconies which may improve these results. These were discounted for maintenance, privacy and thermal performance purposes. Officers accept this reasoning.

iii) Outdoor Amenity

- 8.114 The apartments have been designed to locate habitable rooms away from communal circulation areas and the mirrored handing of apartments and houses results in like-for-like room placements across party walls.
- 8.115 In summary, all residential units meet the national space standards and provide outside amenity space in the form of private gardens or balconies. In addition there is also linear green space in the centre of the site providing a high quality public realm with play equipment, a play trail and exercise facilities. All of the proposed houses are dual aspect however the number of single aspect flats is relatively high for a new development and includes some N/ NW facing units. These units receive less natural light. A comparative analysis was submitted that confirms a number of approved developments with a lower proportion of dual aspect units. Given this and in light of all the reasons detailed above, including the full findings of the technical analysis that was undertaken, officers find the level of impact is acceptable.

(E)TRANSPORT AND MOVEMENT

- 8.116 Section 9 (Promoting Sustainable Transport) of the NPPF 2021 outlines that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
- 8.117 Policy BCS10 states that developments should be designed and located to ensure the provision of safe streets. Development 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 states that parking must be safe, secure, accessible and usable. It sets out the minimum requirements for cycle parking and refuses storage provision in new development.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

- 8.118 Policy DM32 (Recycling & Refuse Provision in New Development) of the SADMP outlines that all new development should provide bin and recycling storage facilities fit for the nature of development, with adequate capacity for the proposed development, in a location which is safe and accessible for all users and does not harm the visual amenity of the area or neighbouring amenity.
- 8.119 The comments of Bristol's Transport Development Management Team (TDM) are set out above. It is noted that the outline permission (18/00703/P) agreed the principle acceptability of development of up to 268 dwellings at the site in terms of accessibility.
- 8.120 Several conditions were applied to the outline permission relating to further highways information and requirements. These included conditions: 4 (Demolition Management Plan), 5 (Approval of Highway Works), 6 (Highway Condition Survey), 14 (Approval of Highway Works), 15 (Construction Management Plan), 17 (Highway to be adopted), 18 (Travel Plans), 19 (Pedestrian/ Cycle Links), 29 (Completion of Pedestrians/Cyclists Access), 30 (Installation of vehicle crossover), 31 (Romney Avenue Bus Link), 32 (Car club), 33 (Electrical Vehicle Charging Points), 34 (Parking Strategy). 35 (Waste Management Strategy) which all will be required to be fulfilled.

Bus Gate

- 8.121 The outline application permitted the shortening of the bus gate subject to conditions to prevent its misuse. The length of the bus gate has therefore been established and cannot be revisited. TDM have confirmed again under this reserved matters submission that they are confident that a short bus gate can be enforced by cameras (which are conditioned under the outline consent) therefore abuse should be very limited. TDM have also confirmed in response to objections received that construction traffic will not be permitted to utilise the bus gate during the construction period.

Parking

- 8.122 The amount of parking should meet but not be above the maximum standard, particularly when taking into account the sites access to alternative 'sustainable' transport modes. In this instance the development encourages sustainable modes of travel whilst meeting minimum parking standards. This is welcomed and is the best solution in order to meet planning policy and prevent a development that is dominated by car parking in a sustainable location. TDM's comments go into further detail on overspill. Please see their comments.
- 8.123 To prevent on-street parking spaces being used by students/staff/visitors from the University of the West of England (UWE) a scheme of restrictive parking measures is required and a £150,000 contribution needed to set this up. This further contribution has been agreed and will be incorporated into the current unsigned S106.
- 8.124 All houses would include a dedicated waste and recycling enclosure to the front of the site. These are of sufficient size and scale to accommodate bins and recycling receptacles required by the development. The apartments include a separate communal waste and recycling store adjacent to the building entrance. This provides direct access for refuse collection operatives to transfer bins to the collection vehicles.
- 8.125 All houses would include a cycle storage shed within the rear garden. Secure rear access is provided to all gardens to avoid the need to bring bikes through the house. The apartments include communal cycle storage facilities. Where possible, some cycle parking is provided within secure stores inside the building. These are located adjacent to building entrances. Additional external facilities are provided where internal storage is not possible. In these

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

cases, secure, covered enclosures will be provided in areas that are well overlooked. Cycle and refuse storage would also be conditioned were permission forthcoming.

- 8.126 Subject to conditions and the additional stated contribution, the development is not found to cause any access, transport or highways issues and consequently is deemed in accordance with policy and acceptable in this regard.

(F) IMPACT TO TREES, GREEN INFRASTRUCTURE & NATURE CONSERVATION

- 8.127 Policy BCS9 seeks to ensure that the integrity and connectivity of the green infrastructure network is maintained/ enhanced. The loss of green infrastructure should only be allowed where it is necessary on balance, to achieve the policy aims of the Core Strategy, with appropriate mitigation for the lost green infrastructure assets required.
- 8.128 Policy DM19 states that development likely to impact on habitat, species or features, which contribute to nature conservation in Bristol will be expected to be informed by an appropriate survey/ assessment of impacts, be designed/ sited in so far as practically and viably possible, to avoid any harm to habitats, species and features of importance.
- 8.129 Policy DM15 (Green Infrastructure Provision) sets out criteria for the provision of certain types of green infrastructure assets and the circumstances when they should be included in development proposals.
- 8.130 With regards to trees, the policy states that all new development should integrate important existing trees. Development which would result in the loss of Ancient Woodland, Aged trees or Veteran trees will not be permitted. 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 outlined (Bristol Tree Replacement Standards - Policy DM17).
- 8.131 In relation to trees and green infrastructure, it is noted that compensation for loss of existing trees on site was agreed under the outline permission. This required 67 trees to be planted on site in accordance with the Bristol Tree Replacement Standard and Policy DM17. This was secured by condition 21 attached to the outline permission (18/00703/P). The reserved matters design includes proposals for planting of a total of 94 trees with additional tree planting within the central open space. The development will therefore deliver a significant improvement in tree planting and green infrastructure at the site and meets the requirements of policy.
- 8.132 On receipt of revisions the Arboricultural Officer has commented that the latest landscaping proposals include updated species to ensure the longevity of the trees on site are diverse and provide long term amenity features across the site. The species selection within the swales has also been updated to ensure overlapping longevity of trees as the site matures.
- 8.133 In respect of species the chosen species are diverse and have considered the existing and proposed land use.
- 8.134 The Romney House development also includes a large centralised park. It is proposed to improve the landscape biodiversity on the site through a large variety of new tree planting and herbaceous planting within the streets and park. Additional meadow rich grasslands and an extensive swale strategy is proposed throughout the park providing a green and biodiverse development.
- 8.135 It is therefore concluded that proposed development would accord with policy expectations and make a positive contribution to biodiversity and green infrastructure.

(G) SUSTAINABILITY & CLIMATE CHANGE

- 8.136 Section 14 of the NPPF 2021 states "The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure".
- 8.137 Paragraph 154 of the NPPF, 2021 outlines that "new development should be planned for in ways that: can help to reduce greenhouse gas emissions, such as through its location, orientation and design".
- 8.138 Core Strategy Policy BCS13 Climate Change Requires development to both mitigate and adapt to climate change.
- 8.139 Core Strategy Policy BCS14 Sustainable Energy Provides criteria for assessing new renewable energy schemes, with a presumption in favour of large-scale renewable energy installations. Requires new development to minimise its energy requirements and then incorporate an element of renewable energy to reduce its CO2 emissions by a further 20%. Supports the delivery of a district heating network in Bristol.
- 8.140 Core Strategy BCS15 Sustainable Design and Construction Requires all development to engage with issues around sustainable design and construction. Requires larger non-residential developments to be assessed against BREEAM, and super major developments to also be assessed using BREEAM Communities. Contains additional policy content relating to refuse storage and broadband provision.
- 8.141 Core Strategy Policy BCS16 Flood Risk and Water Management Principally addresses the issues around development in flood risk areas but also requires all development to include water management measures to reduce surface water run-off, including sustainable drainage systems (SUDS).
- 8.142 Several conditions were applied to the outline permission relating to sustainability and climate change. These included conditions 22 (Sustainability), 23 (Energy Efficiency and Renewable Energy), 24 (Overheating Assessment) and will be required to be fulfilled. The Sustainable Cities Team have seen information for these conditions, also submitted under the application and have raised no objection. Further conditions would also be secured under this reserved matters application.
- 8.143 A Sustainability and Energy Statement addendum was submitted with the application. This sets out how buildings are designed using fabric first approach to design and construction incorporating both passive and active energy efficiency measures that will deliver long term reductions in carbon emissions in line with Policy BCS13.
- 8.144 This Sustainability and Energy Statement addendum also outlines how the development will minimise energy use and carbon emissions. A saving in CO2 of 38.52% is estimated to be achieved annually compared to the building regulations compliant baseline assessment across the site. Air source heat pumps have been specified to achieve this 38.52% reduction in line with Policy BCS14. Though not zero carbon, the specification of heat pumps does provide a

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

route to zero carbon heating and hot water as the carbon intensity of mains (grid) electricity reduces.

- 8.145 The addendum also sets out a commitment to improved energy and water standards in lieu of the use of BREEAM Communities scheme. The inclusion of appropriate storage space for refuse and recyclable materials within the development. The provision of high-speed broadband to all new dwellings and a commitment to sustainable construction utilising sustainable materials including timber sourced from FSC or equivalent sources and targeting materials for major building elements with an A or A+ rating according to the Green Guide. This is in line with Policy BCS15.
- 8.146 Subject to the measures above, the development will be policy compliant and contribute to minimising the effects of climate change through reducing carbon emissions and increased efficiency.

(H) DRAINAGE & FLOOD RISK

- 8.147 Policy BCS16 (Flood Risk and Water Management) of the Core Strategy states that development in Bristol will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding.
- 8.148 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).
- 8.149 The site is not located within a flood zone and is not at risk of flooding.
- 8.150 Wessex Water has confirmed that the proposed surface water flow rate and connection point has been accepted.
- 8.151 Condition 25 (Sustainable Drainage System (SuDS) attached to the outline planning permission required details of a sustainable drainage scheme for the site to be submitted. The proposed drainage, management and maintenance strategy will consequently be secured via this condition. Subject to this measure, the development would avoid causing any significant increase in flood risk locally.

9.0 CONCLUSION AND PLANNING BALANCE

- 9.1 The principle of this site being developed for housing has been established by virtue of the outline planning permission (Planning Permission Reference 18/00703/P. The reserved matters design is within the parameters of the previously agreed outline consent.
- 9.2 The Government's 2020 Housing Delivery Test (HDT) results (published in January 2021), after the determination of application 19/06175/P) show that it does not have a deliverable 5 year housing land supply.
- 9.3 The Planning and Compulsory Purchase Act 2004 (Section 38(6)) provides that planning decisions shall be taken in accordance with the Development Plan unless other material considerations indicate otherwise. As set out in the NPPF (Paragraph 11), there is a presumption in favour of granting sustainable development unless the application of policies gives a clear reason for refusing permission. In line with the NPPF, substantial weight should be placed on the proposed delivery of new homes on brownfield land within an urban location (Paragraph 118). In addition, the site is allocated for residential development and outline

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

planning permission has been granted for the development of new homes, which is subject to certain principles and conditions.

- 9.4 The NPPF confirms that in the planning system, achieving sustainable development has three overarching objectives; economic, social and environmental.
- 9.5 The development would achieve the economic objective by delivering 268 homes in an accessible location that is allocated for residential development and has planning permission for housing. This would be delivered within the next 5 years to support the city's five year housing land supply and contribute to meeting the city's housing need. In addition, the developer is working in partnership to deliver on-site training and skills opportunities and the construction will provide employment throughout the delivery of the project.
- 9.6 The social objective is met by providing a range of high-quality, adaptable, homes to meet the needs of present and future generations. The homes are designed to meet and exceed the recommendations in Bristol's Urban Living SPD, including a design that responds well to the site context: the homes are NDSS compliant, private and communal amenity space is proposed, and multi-functional green infrastructure is provided. Safety has also been considered in the design with homes orientated to ensure passive overlooking of the green spaces.
- 9.7 The development includes 55% affordable housing, which is supported by Bristol's Enabling Officer and designed to be tenure blind with a variety of house types. There is substantial green infrastructure to be delivered to support health, cultural and well-being outcomes on a site that is currently vacant and underused, including a central play area; outdoor gym; community orchard; footpaths; open green space and SUDs with a swale and pond. A community square is included as a focal point to provide a space to foster interaction and provide a space for the community to use. In addition, a public art strategy is secured that includes community engagement as a key theme for the delivery of public art. The developers are also working to partner with local organisations to deliver outcomes through the development that will deliver social value through the scheme.
- 9.8 The environmental objective is achieved by making effective use of brownfield, vacant land in a sustainable location within the city's boundary with a density of development that is in line with the outline planning permission. Biodiversity benefits and wildlife connectivity is achieved through the delivery of a central green space that connects to Stoke Park including trees, a swale, wildlife pond and biodiverse shrub planting. The streets proposed will be tree-lined in accordance with paragraph 131 of the NPPF. The proposals are supported by the sustainability officer and the buildings are designed using fabric first approach to design and construction incorporating both passive and active energy efficiency measures. Air source heat pumps (ASHP) are proposed to provide on-site renewable energy generation; the houses are proposed to include individual ASHP and a community ASHP district heating solution is proposed for the apartment blocks. Overall, this achieves a reduction in CO2 emissions by 38.5%, exceeding policy requirements. The applicant is also committed to sustainable construction utilising sustainable materials including timber sourced from FSC or equivalent sources and targeting materials for major building elements with an A or A+ rating according to the Green Guide. Waste is minimised through a Construction Environmental Management Plan and by minimising the need to dispose of material off-site in creating ground levels. Measures to reduce the risk of flooding also include SuDS with swales and attenuation ponds to manage surface water run-off.

Development Control Committee B – 1 September 2021

Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB

- 9.10 When reviewing the overall balance that takes into account the positive regeneration benefits of the proposal, the minor harm identified to amenity is therefore considered to be outweighed in this instance subject to conditions and the additional contribution referenced in key issue E.

10.0 COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 10.1 The CIL liability for this development is £1,717,068.42 , however social housing relief may be claimed on those residential dwellings included in the development that are to be managed by a Housing Association for the provision of affordable housing.

11.0 RECOMMENDATION

11.1 Approve details of Reserved Matters.

- 11.2 Amend the outstanding Section 106 Agreement to be attached to outline planning permission 18/00703/P to include provision of £150,000 towards relevant transport mitigation measures.
- 11.3 Secure delegated authority to finalise the planning conditions to be attached to the decision notice.

Development Control Committee B – 1 September 2021
Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB

APPENDIX

Detailed assessment of amenity between proposed development and neighbouring dwellings, reviewing light loss, overbearing impact and overlooking/ privacy is undertaken below alongside Key Issue C of the committee report.

Overshadowing for the two private gardens assessed not to meet the recommended BRE Guidelines on 21st March has also been carried out in the below text. Assessment of overshadowing for the remainder of properties is assessed under Key Issue C of the report.

-Houses located to the East of the development site

37 Long Wood Meadows-

Overlooking/loss of privacy: The existing house has a flank side elevation. Some views of this occupiers garden could occur from upper level windows within the nearest parts of the proposed development (namely unit 16, sited 13.7metres from the boundary) although these would be at an angle and a distance that would prevent any detrimental harm.

Visually overbearing:

The nearest proposed 4 bedroom, 6 person 2 storey development (unit 17) would have a ridge height set 2.66 metres higher than number 37 Long Wood Meadows. The side wall would be set 3.9 metres away from the boundary and 5.4 metres away from number 37s side wall. The side wall of the existing property is flank and therefore this would not appear overbearing from inside this dwelling. The proposed nearest dwelling (unit 17) is of a similar depth to number 37 and runs alongside the length of the flank side wall rather than directly against the garden preventing any detrimental harm through an overbearing impact or sense of enclosure to this occupiers amenity space in this instance. **Loss of sunlight/daylight:** Technical analysis suggests that this property would comply with the BRE's recommended daylight (VSC and NSL) and sunlight (APSH) criterion and therefore there will be a negligible impact upon the daylight/sunlight amenity.

Overshadowing: This dwellings private garden is assessed within the daylight sunlight report/ overshadowing technical analysis and is found to be one of two that fall below the recommended BRE Guidelines on 21st March. This is accepted in this instance for the following reasons:

-The daylight study results show that this property receives good light to its garden in summer months, when the garden would be in most use, with 93.34% of the area receiving more than 2hrs of good light a day.

-Only part of the garden would be in shadow at certain times of the day and at certain times of the year.

-The existing garden is already north facing and already experiences shadowing.

-Shadows are cast away from the site boundary during the earlier hours of the day. As the afternoon approaches the shadows are starting to cast to the east and the side of the garden is partially shadowed. The majority of the garden to the rear would however remain unaffected from shadowing by the proposed development.

Overall, this would not result in harm which would warrant the refusal of planning permission. For this reason the impact on 37 Long Wood Meadows is found acceptable.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB****45 Danby Street-**

Overlooking/loss of privacy: The existing house has a flank side elevation. Some direct views of the garden could occur from upper level windows within the nearest proposed 2 bedroom 4 person 2 storey houses however these are set 13.7 metres away from boundary with the garden preventing any detrimental harm in this regard. Number 37 Longwood Meadows has windows within the rear elevation directly overlooking this occupiers garden at a comparable distance.

Visually overbearing: The development has a ridge height set 1.585 metres lower and the rear wall of the proposed houses are set 17.1 metres away from the side wall of number 45. The lower ridge height and separation distance would prevent any detrimental harm through overbearing impact to this occupier house and garden.

Loss of sunlight/daylight: Technical analysis suggests that this property would comply with the BRE's recommended daylight (VSC and NSL) and sunlight (APSH) criterion and therefore there will be a negligible impact upon the daylight/sunlight amenity.

76 Danby Street-

Overlooking/loss of privacy: The existing house has a flank side elevation. Some direct views of the garden could occur from upper level windows within the nearest proposed 3 bedroom 5 person 2 storey houses however these are set 13.2 metres away from boundary with the garden preventing any detrimental harm in this regard.

Visually overbearing: The proposed 3 bedroom, 5 person 2 storey development, units 9 and 10 of the proposed development, would have a ridge height set 1.032 metres lower. Unit 11 of the proposed development would have a ridge height set 0.532 metres lower and the rear wall of these proposed houses are set 13.2 to 13.3metres away from the boundary and 14.7 metres away from the side wall of number 76. The side wall of the existing property is flank and therefore this would not appear overbearing from inside this dwelling. The lower ridge height and separation distance would prevent any detrimental harm through overbearing impact/ sense of enclosure to the garden.

Loss of sunlight/daylight: Technical analysis suggests that this property would comply with the BRE's recommended daylight (VSC and NSL) and sunlight (APSH) criterion and therefore there will be a negligible impact upon the daylight/sunlight amenity.

58 Danby Street-

Overlooking/loss of privacy: This bungalow has a blank façade sitting right against the site boundary. Some direct views of the garden could occur from upper level windows within the nearest proposed 2 bedroom 4 person 2 storey houses (units 8) however these are set 13.8 metres away from boundary with the garden preventing any detrimental harm in this regard. Proposed boundary treatments would prevent any direct overlooking into patio doors. Some views could be afforded from upper level windows into the velux roof lights although the roof lights are angled and subsequently views would not be direct. When cumulatively considering the angled views with the separation distance between dwellings it is not considered there would be any detrimental harm through overlooking or a loss of privacy in this instance.

Visually overbearing: The proposed 2 bedroom 4 person 2 storey houses would be set 3.52 metres higher than number 58 Danby Street. The rear wall of the existing property is flank and therefore this would not appear overbearing from inside this bungalow. The garden is set 13.8 metres away and so this separation distance is considered adequate to prevent any detrimental harm from the nearest

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

proposed development having an overbearing impact or resulting in a sense of enclosure to the garden.

Loss of sunlight/daylight: Technical analysis suggests that this property would comply with the BRE's recommended daylight (VSC and NSL) and sunlight (APSH) criterion and therefore there will be a negligible impact upon the daylight/sunlight amenity.

56 Danby Street-

This neighbouring occupier has objected on amenity grounds and raised a number of concerns including: Privacy from upper level windows which could look through velux windows within the rear roof slope of the bungalow, patio doors to the lounge and the garden. Concerns over a loss of light and overshadowing. See assessment below.

Overlooking/loss of privacy: This bungalow has a blank upper façade sitting right against the site boundary. Some direct views of the garden could occur from upper level windows within the nearest proposed 3 bedroom 5 person 2 storey houses (Unit 2 and 3) however these are set approximately 14.5 metres away from boundary with the garden preventing any detrimental harm in this regard. Proposed boundary treatments would prevent any direct overlooking into patio doors. Some views could be afforded from upper level windows into the velux roof lights although the roof lights are angled and subsequently window to window views would not be direct. When cumulatively considering the angled views with the separation distance between dwellings it is not considered there would be any detrimental harm through overlooking or a loss of privacy in this instance.

Visually overbearing: The proposed 3 bedroom 5 person 2 storey houses (units 3 and 4) would have a ridge height set 2.51metres higher than number 58 Danby Street. The rear wall of the existing property is flank and therefore this would not appear overbearing from inside this bungalow. The proposed houses are set 13.5metres away from the boundary with the garden; this separation distance is considered adequate to prevent any detrimental harm via overbearing impact or a sense of enclosure.

Loss of sunlight/daylight: This property experiences a breach of the recommended BRE Guidelines and the submitted 'Daylight, Sunlight & Overshadowing Addendum Report' reviews the breach in further detail. Officers agree on the basis of the review (quoted below) that the Proposed Development is acceptable in terms of daylight and sunlight.

'56 Danby Street

Daylight

All windows and rooms assessed will meet the recommended BRE Guidelines for VSC and NSL and thus will experience a negligible daylight impact as a result of the Proposed Development.

Sunlight

Of the five windows relevant for assessment, one isolated ground floor window (*W4/190*) serving an LD will fall below the recommended criteria for total and winter sunlight.

However, this window is oriented north west and has been assessed as the LD it serves (*R1/190*) benefits from three other windows, one of which is located within 90 degrees due south.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

This window achieves 2% winter probable sunlight hours and 17% APSH in the existing context which is already below the BRE's recommended 5% for winter and 25% for APSH, and fall to 0% and 11% in the proposed context.

Furthermore, the mitigating windows serving this LD experience less than a 20% alteration from the existing condition, which indicates that the alterations in sunlight to other windows serving this room are unlikely to be noticeable.'

The relationships of the proposed houses alongside the bungalows at number 56 and 58 Danby Street are found acceptable in this instance for the reasons above despite objections received from neighbouring residents. *It is also recognised that proposals should not prejudice the future development potential of adjoining sites and in this instance the bungalows were built close to the edge of the boundary with a site allocated for housing.*

34 Danby Street-

Overlooking/loss of privacy: The existing house has a flank side elevation. Some direct views of the end of the garden could occur from upper level windows within the nearest proposed 3 bedroom 5 person 2 storey house (Unit 1) however these are set 13.5 metres away from boundary with the garden preventing any detrimental harm in this regard. Angled views of the garden could also occur from Block B although this is set 22.4metres from the boundary preventing any detrimental harm in this regard.

Visually overbearing: Block B would have a ridge height set 2.202metres higher than the side wall of number 34 however at its closest point the boundary of number 34 is set 22.4metres away. The side wall of the existing property is flank and therefore this would not appear overbearing from inside this dwelling. The separation distance and angle would prevent any detrimental harm through overbearing impact/ sense of enclosure to the garden.

Loss of sunlight/daylight: Technical analysis suggests that this property would comply with the BRE's recommended daylight (VSC and NSL) and sunlight (APSH) criterion and therefore there will be a negligible impact upon the daylight/sunlight amenity.

30-32 Danby Street

Overlooking/loss of privacy: These houses have a window to window distance in excess of the 21 metre rule of thumb and are set between 22 and 27.7metres away and set 16.2metres away from the boundary preventing detrimental harm through overlooking to this occupiers amenity space.

Visually overbearing: Following revision, the end section of Block B would be 0.522metres lower than the houses opposite preventing any detrimental harm through overbearing impact/ sense of enclosure to the garden.

Loss of sunlight/daylight:

Both of these occupiers would have previously experienced breaches of the recommended BRE Guidelines for daylight but on receipt of revisions to Block B are now fully compliant.

24-28 Danby Street:

Overlooking/loss of privacy: These terraced houses have windows within their rear elevation and are sited opposite proposed Block B which includes a number of windows.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

Block B is set at a slight angle and views are therefore not direct other than between 24 Danby Street within the chamfered edge of Block B where windows have been obscure glazed following case officer advice.

There would be glazed windows within the rear elevation of Block B that result in some overlooking of these houses gardens, given the distances to the boundary at around 9.7metres. The overlooking would be at a slight angle and there are already angled views of these gardens from other existing properties within the terrace.

Window to window distances are approximately 21metres and when these distances reduce at the chamfered edge the windows as stated above are obscure glazed

On receipt of revised plans reducing the massing of Block B behind this terrace, the height of the block would be 0.5metres lower which address previous officers concerns about the extent of windows proposed within this larger block increasing perception of overlooking to an unacceptable degree.

Visually overbearing: Following revision, Block B would be set 0.5 metres lower than the rear wall of number 24 to 28 Danby Street and is set approximately 5.5 to 9.7metres from the boundary with the garden. This reduction in massing (which originally had a ridge height 2.48 metres higher) overcomes officers previous concerns in respect of: outlook, a sense of enclosure and overbearing impact to these occupiers rear amenity spaces.

Loss of sunlight/daylight: Following revision, Block B only marginally crosses a 25 degree line from the centre point of the ground floor window opposite. Further technical analysis has been undertaken against the revised plans. The further technical analysis shows that for number 28 Danby Street which previously experienced breaches of the recommended BRE Guidelines for daylight, is now compliant in relation to daylight and all windows and rooms assessed will meet the recommended BRE Guidelines for VSC. Within number 26 Danby Street – One additional window and one additional room will now meet the BRE Guidelines for daylight (VSC and NSL). There is also improved performance to 24 Danby Street.

Whilst performance for these occupiers is improved, there are still breaches and the submitted 'Daylight, Sunlight & Overshadowing Addendum Report' reviews these breaches in further detail. Officers agree on the basis of the review (quoted below) that the Proposed Development is acceptable in terms of daylight and sunlight.

Please note that LD refers to a Living/ Dining Room

'24 Danby Street

Daylight

Of the six windows serving four rooms that have been assessed, four windows and all four rooms will comply with the recommended BRE criteria for daylight.

Two ground floor windows (*W5/220 and W6/220*) serving an LD will experience alterations in VSC of 20.03% and 22%, which are just above the 20% change recommended by the BRE Guidelines. These windows enjoy high levels of VSC of 28% and 32% in the existing context due to the largely vacant nature of the Site opposite, and will retain 25% and 22% VSC.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

Furthermore, the LD served by these windows will fully comply with the recommended NSL criteria and will retain in excess of 97% daylight distribution to its room area, which should ensure it remain sufficiently lit in the proposed context.

It should also be noted that floorplans obtained from online planning research indicate that there is another living room on the first floor of this property (R3/221), which will fully comply with the recommended BRE Guidelines for daylight.

Sunlight

All windows relevant for assessment will meet the recommended BRE Guidelines for winter and total sunlight and thus will experience a negligible sunlight impact as a result of the Proposed Development.'

'26 Danby Street

Daylight

Of the three windows serving two rooms that have been assessed, two windows and both rooms will comply with the recommended BRE criteria for daylight.

One ground floor window (W4/220) serving an LD will experience an alteration in VSC of 22%, which is just above the 20% change recommended by the BRE Guidelines. This window retains 25% VSC, which is just below the 27% recommended by the BRE, and the LD is also served by a mitigating window that experiences less than a 20% alteration from the existing condition and retains 24% VSC.

Furthermore, the room as a whole will comply with the recommended NSL criteria and retain in excess of 96% daylight distribution to its room area, which should ensure it remain sufficiently lit in the proposed context.

Sunlight

Of the three windows relevant for assessment, one isolated ground floor window (W3/220) serving an LD will fall below the recommended criteria for winter sunlight.

This window achieves 6% winter probable sunlight hours in the existing context and falls to 4% in the proposed context, which is just below the 5% recommended by the BRE Guidelines.

Furthermore, this window will retain 37% APSH in the proposed context and the LD also benefits from a mitigating window that will retain 17% winter sunlight and 50% APSH, which should ensure that the LD as a whole retains sufficient access to sunlight amenity throughout the year with the Proposed Development in place.'

'28 Danby Street

Daylight

All windows and rooms assessed will meet the recommended BRE Guidelines for VSC and NSL and thus will experience a negligible daylight impact as a result of the Proposed Development.

Sunlight

Of the three windows relevant for assessment, one isolated ground floor window (W1/220) serving an LD will fall below the recommended criteria for winter sunlight.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

This window achieves 7% winter probable sunlight hours in the existing context and falls to 4% in the proposed context, which is just below the 5% recommended by the BRE Guidelines.

However, this window will retain 38% APSH in the proposed context and the LD also benefits from a mitigating window that will retain 17% winter sunlight and 51% APSH, which should ensure that the LD as a whole retains sufficient access to sunlight amenity throughout the year with the Proposed Development in place.'

Overshadowing: Number 24 Danby Streets private garden is assessed within the daylight sunlight report/ overshadowing technical analysis and is found to fall below the recommended BRE Guidelines on 21st March. Private gardens for 26-28 do however meet the guidelines. In respect of number 24 Danby Street, this property receives good light to its garden in summer months, when the garden would be in most use, with 86.34% of the area receiving more than 2 hrs of good light a day (cited as the appropriate standard in BRE Guidelines) and large portions of the remaining overshadowed area being adjacent the garden shed where it is unlikely the occupiers will use. Furthermore, with the 50% area standard in mind, it is noted that in the existing context only 51% of no.24s existing garden receives more than 2hrs of sunlight a day, meaning that any building erected on the Romney House plot was likely to pull this figure below the BRE guideline.

22 Danby Street-

Overlooking/loss of privacy: This building has an undercroft leading to a small forecourt and no private garden. There are no windows within the ground floor of the rear elevation. Three windows exist at the upper level; the most southerly windows partially overlook Block B. The nearest upper level window is sited approximately 21 metres from the chamfered edge of Block B. The angles between existing and proposed windows, use of obscure glazing within the chamfered edge of Block B, the siting of Block B not directly opposite this property and separation distances prevent any detrimental harm by virtue of overlooking and or a loss of privacy

Visually overbearing: The rear windows within 22 are sited far enough away from Block B to prevent any detrimental harm by overbearing impact/ sense of enclosure.

Loss of sunlight/daylight: This property experiences breaches of the recommended BRE Guidelines and the submitted 'Daylight, Sunlight & Overshadowing Addendum Report' reviews these breaches in further detail. Officers agree on the basis of the review (quoted below) for the relevant properties that the Proposed Development is acceptable in terms of daylight and sunlight.

'22 Danby Street

Daylight

All windows and rooms assessed will meet the recommended BRE Guidelines for VSC and NSL and thus will experience a negligible daylight impact as a result of the Proposed Development.

Sunlight

Of the five windows relevant for assessment, one isolated ground floor window (W3/231) serving an LKD will fall below the recommended criteria for winter sunlight.

This window achieves 6% winter probable sunlight hours in the existing context and falls to 3% in the proposed context.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

However, this window will retain 36% APSH in the proposed context and the LKD also benefits from three mitigating windows that will retain 6-8% winter sunlight and 29-43% APSH, which should ensure that the LKD as a whole retains sufficient access to sunlight amenity throughout the year with the Proposed Development in place.'

20 Danby Street (comprised of 9 flats)

Overlooking/loss of privacy: This building is sited 19 metres away from Block B. Where upper level windows face this building they have been annotated as obscure glaze preventing the opportunity for any overlooking or a loss of privacy.

Visually overbearing: The separation distance angle of the building and height difference here are such that proposed development would not result in any adverse harm through overbearing impact/sense of enclosure

Loss of sunlight/daylight: This property experiences breaches of the recommended BRE Guidelines and the submitted 'Daylight, Sunlight & Overshadowing Addendum Report' reviews these breaches in further detail. Officers agree on the basis of the review (quoted below) for the relevant properties that the Proposed Development is acceptable in terms of daylight and sunlight.

'20 Danby Street

Daylight

Of the 36 windows serving 18 rooms that have been assessed, 35 windows and 17 rooms will comply with the recommended BRE criteria for daylight.

One isolated window (W7/240) serving a ground bedroom (R4/240) will fall below the recommended BRE Guidelines for VSC and NSL.

The window will experience an alteration in VSC of 20.5%, which is only just above the 20% change recommended by the BRE Guidelines. The bedroom will experience a 23% alteration in NSL and will retain over 74% daylight distribution to its room area.

This less sensitive bedroom is also served by a mitigating window (W8/240) which fully complies with the recommended VSC criteria and retains over 27% VSC, which should ensure that a sufficient view of the sky is retained.

Sunlight

All windows relevant for assessment will meet the recommended BRE Guidelines for winter and total sunlight and thus will experience a negligible sunlight impact as a result of the Proposed Development.'

Overshadowing: No detrimental harm given separation distance and siting of communal amenity space.

Houses located to the North of the development site

Overlooking of amenity spaces- The proposed houses on this northern edge are all sited between 9 and 9.7metres from the boundary. Any overlooking/loss of privacy would be focused on the ends of gardens rather than the more utilised sections of gardens which tend to be closer to the dwelling house. When this is taken cumulatively, with the fact the adjacent existing neighbouring windows will already have clear views of these gardens, the overlooking and loss of privacy that could occur from

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

proposed development, and on a site that is allocated for housing, is not found to be so detrimental that it would warrant the refusal of the scheme in this instance.

18 Danby Street

Overlooking/loss of privacy: The existing three storey house has a flank side elevation. Some views of this occupiers garden could occur from upper level windows within the nearest parts of the proposed development although these would be at an angle and a distance that would prevent any detrimental harm.

Visually overbearing: The nearest proposed 3 bedroom, 5 person 3 storey development (unit 144) would have a roof height that is 0.149metres higher than number 18 Danby Street. The side wall of the existing property is flank and therefore this would not appear overbearing from inside this dwelling. The proposed nearest dwelling (unit 144) is of a similar depth to number 18 and runs alongside the length of the flank side wall rather than directly against the garden preventing any detrimental harm through an overbearing impact or sense of enclosure to this occupiers amenity space in this instance.

Loss of sunlight/daylight: Technical analysis suggests that this property would comply with the BRE's recommended daylight (VSC and NSL) and sunlight (APSH) criterion and therefore there will be a negligible impact upon the daylight/sunlight amenity.

Overshadowing: This dwellings private garden is assessed within the daylight sunlight report/ overshadowing technical analysis and is found to retain two or more hours of direct sunlight to over 50% of their areas on 21st March, or experiences less than a 20% alteration from their existing condition and thus meets the recommended BRE Guidelines.

1 and 3 Hermitage Road

Overlooking/loss of privacy: Number 1 and 3 Hermitage Wood Road are sited opposite proposed units 141, 142 and 143. The window to window distance between these properties is between 18.7 and 19metres. The separation distance found here is such that a limited degree of overlooking could occur, however this is not considered to be so detrimental in this instance to warrant the refusal of this case. Please see Key Issue C of this committee report for further detail as to why officers do not find this harm to be detrimental.

Visually overbearing: The nearest proposed 3 bedroom, 5 person 2 storey development (units 141, 142 and 143 opposite) would have a roof height that is 1.319metres higher than numbers 1 and 3 Hermitage Wood Road. The proposed houses are set between 9.6 and 9.7metres from the boundary. These separation distances and height differences are such that the proposal dwellings would not appear overbearing or result in a sense of enclosure.

Loss of sunlight/daylight: Technical analysis suggests that number 1 Hermitage Wood Road would comply with the BRE's recommended daylight (VSC and NSL) levels and sunlight (APSH) criterion and therefore there will be a negligible impact upon the daylight/sunlight amenity. The Daylight study and sections identify that number 3 meets this 25 degree test. As a result, whilst no detailed technical analysis has been undertaken for no 3 Hermitage Wood Road this existing neighbouring properties should retain sufficient levels of daylight and sunlight amenity.

5, 7 and 9 Hermitage Wood Road

Overlooking/loss of privacy: Numbers 5, 7, and 9 Hermitage Wood Road are sited opposite proposed units 137, 138, 139, 140. The window to window distance between these properties is

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

between 19.3 and 19.6 metres. This relationship is accepted for the reasons set out under Key Issue C of this committee report for further detail as to why officers do not find this harm to be detrimental.

Visually overbearing: The nearest proposed 3 bedroom, 5 person 2 storey development (units 137, 138, 139, 140 opposite) would have a roof height that varies between the three properties between 2.030 and 2.45metres higher than numbers 5, 7, and 9 Hermitage Wood Road. The proposed houses are set between 9.3 and 9.5metres from the boundary. These separation distances and height differences are such that the proposal dwellings would not appear overbearing or result in a sense of enclosure.

Loss of sunlight/daylight: No detailed technical analysis has been undertaken for these properties because they would not cross a 25 degree line when taken from the nearest opposite ground floor window. Therefore, these existing neighbouring properties should retain sufficient levels of daylight and sunlight amenity.

11 to 19 Hermitage Wood Road:

Overlooking/loss of privacy: All of these houses have a window to window distance in excess of the 21 metre rule of thumb (window to window distances between 22 and 23.1 metres).

Visually overbearing: The nearest proposed 3 bedroom, 5 person 2 storey development (Units 132 to 136 opposite) would have a roof height that varies between the three properties between 1.78-2.535metres higher than numbers 11 to 19 Hermitage Wood Road. The proposed houses are set between 9 to 9.3metres from the boundary. These separation distances and height differences are such that the proposal dwellings would not appear overbearing or result in a sense of enclosure.

Loss of sunlight/daylight: Even where the overall height difference is the greatest which is opposite 15 and part of 17 Heritage Wood Road, sections show that the development would not cross a 25degree line from the centre point of the nearest ground floor window. No detailed technical analysis has been undertaken for these properties because they would not cross this 25 degree line and therefore, these existing neighbouring properties should retain sufficient levels of daylight and sunlight amenity.

Houses located to the West of the development site

Loss of sunlight/daylight: Sections show that for numbers 20 to 38 Shubb Leaze the development would not cross a 25degree line from the centre point of the nearest ground floor window. No detailed technical analysis has been undertaken for these properties because they would not cross this 25 degree line and therefore, these existing neighbouring properties should retain sufficient levels of daylight and sunlight amenity.

Overlooking of amenity spaces- Vegetation on this boundary is being retained and will provide some screening. This vegetation provides a buffer between proposed dwellings and existing neighbouring amenity spaces. Furthermore the proposed development is set away from the boundary and any overlooking to gardens that could occur would not be detrimental, particularly when considering these gardens will be overlooked to a degree and more closely (albeit at an angle) from existing neighbouring windows.

Numbers 32 to 38 Shubb Leaze

Overlooking/loss of privacy: All of these houses have a window to window distance in excess of the 21 metre rule of thumb (window to window distances between 27.8 to 29.8metres).

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

Visually overbearing: The nearest proposed 3 bedroom, 5 person 2 storey development (Unit 132 opposite) whilst higher would not result in any detrimental harm through overbearing impact or sense of enclosure given these separation distances and given how far numbers 32 to 38 Shubb Leaze are from the boundary with the site.

Numbers 26 to 30 Shubb Leaze

Overlooking/loss of privacy: All of these houses have a window to window distance in excess of the 21 metre rule of thumb (window to window distances between 21.7 to 23.3 metres).

Visually overbearing: The nearest proposed 2 bedroom, 4 person 2 storey house (Units 130 and 131 opposite) are 1.9metres higher than numbers 26 to 30 Shubb Leaze. The proposed houses are set between 6.5 and 11metres from the boundary. When also considering how far numbers 26 to 30 Shubb Leaze are from the boundary it is not considered that there would be any detrimental harm through overbearing impact or sense of enclosure.

Number 24 Shubb Leaze

Overlooking/loss of privacy: This house has a window to window distance in excess of the 21 metre rule of thumb and is set 26.2metres away

Visually overbearing: The nearest proposed 3 bedroom, 5 person 2 storey development (Units 96 and 97 opposite) would have a roof height 1.511metres higher. The proposed houses are set between 10.7 and 11.4metres away. These separation distances and height differences are such that the proposal dwellings would not appear overbearing or result in a sense of enclosure.

Number 20 to 22 Shubb Leaze

Overlooking/loss of privacy: These houses have a window to window distance in excess of the 21 metre rule of thumb and are set between 24.1 and 24.8metres away

Visually overbearing: The nearest proposed 3 bedroom, 5 person 2 storey development (Units 94 and 95 opposite) would have a roof height 1.284metres higher. The proposed houses are set between 8.6 and 9.3metres away. These separation distances and height differences are such that the proposal dwellings would not appear overbearing or result in a sense of enclosure.

Number 18 Shubb Leaze

Overlooking/loss of privacy: This house has a window to window distance in excess of the 21 metre rule of thumb and 22.1metres away

Visually overbearing: The nearest proposed 2 bedroom, 4 person 2 storey development (Unit 93) would have a roof height 1.28metres higher. The proposed house is set 7metres away from the boundary. These separation distances and height differences are such that the proposed dwelling would not appear overbearing or result in a sense of enclosure.

Loss of sunlight/daylight: No breaches identified in daylight assessment

Number 16 Shubb Leaze

Overlooking/loss of privacy: This house has a window to window distance 0.1 metres short of Bristols recommended 21 metre rule of thumb at 20.9metres. Please see Key Issue C of this committee report for further detail as to why officers do not find this harm to be detrimental.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

Visually overbearing: The nearest proposed 2 bedroom, 4 person 2 storey development (Unit 92) would have a roof height 1.28metres higher. The proposed house is set 5.9metres away from the boundary. These separation distances and height differences are such that the proposed dwelling would not appear overbearing or result in a sense of enclosure.

Loss of sunlight/daylight: No breaches identified in daylight assessment

Number 14 Shubb Leaze

Overlooking/loss of privacy: This house is not directly opposite the proposed development. It is nearest to proposed Unit 58, although this property is clearly angled away from number 14s rear façade and garden. There would not therefore be any direct overlooking. Furthermore the distance between the corner of proposed number 58 with the nearest section of number 14 would still be approximately 16metres away. There is also a significant amount of vegetation on the boundary here which is not being removed by the proposed works.

Visually overbearing: The nearest proposed 2 bedroom, 4 person 2 storey development (Unit 58) would have a roof height 1.085metres higher. The corner of number 58 is 2 metres away from the boundary. The separation distances, height differences and angle of proposed house which is not directly opposite number 14 is such that the proposed dwelling would not appear overbearing or result in a sense of enclosure.

Loss of sunlight/daylight: No breaches identified in daylight assessment

Houses located to the South of the development site

Overlooking of amenity spaces- The proposed houses on this southern edge (other than where windows would be conditioned to be obscure glazed) are all sited between 8.5 and 27.2metres from the boundary. Any overlooking/loss of privacy would be focused on the ends of gardens rather than the more utilised sections of gardens which tend to be closer to the dwelling house. When this is taken cumulatively, with the fact the adjacent existing neighbouring windows will already have clear views of these gardens, the overlooking and loss of privacy that could occur from proposed development, and on a site that is allocated for housing, is not found to be so detrimental that it would warrant the refusal of the scheme in this instance.

37-45 Hogarth Walk

Overlooking/loss of privacy: These houses have a window to window distance in excess of the 21 metre rule of thumb and are set between 25.4 and 29.8metres away

Visually overbearing: The nearest proposed 2 bedroom, 4 person 2 storey development (Units 52 to 57 opposite) would have a roof height that varies between the three properties between 5.301 and 5.522metres higher than numbers 37-45 Hogarth Walk. The proposed houses are set between 8.8 and 11.4metres from the boundary. The height difference here is not ideal but at the distances set away from the boundary and to existing houses rear facades, which are between 25.4 and 29.8metres, it is not considered that the harm would be detrimental.

Loss of sunlight/daylight: Technical analysis suggests that these properties would comply with the BRE's recommended daylight (VSC and NSL) and sunlight (APSH) criterion and therefore there will be a negligible impact upon the daylight/sunlight amenity.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB****47 Hogarth Walk**

Overlooking/loss of privacy: This house has a window to window distance in excess of the 21 metre rule of thumb and is set 25.4metres away.

Visually overbearing: The nearest proposed 2 bedroom, 4 person 2 storey development (Units 51) would have a roof height 5.376metres higher than numbers 47 Hogarth Walk. The proposed house is set 8.5 metres from the boundary. The height difference here is not ideal but at the distances set away from the boundary and to the existing houses rear façade over 25metres away it is not considered that the harm would be detrimental.

Loss of sunlight/daylight: This property experiences a breach of the recommended BRE Guidelines and the submitted 'Daylight, Sunlight & Overshadowing Addendum Report' reviews the breach in further detail. Officers agree on the basis of the review (quoted below) that the Proposed Development is acceptable in terms of daylight and sunlight.

'47 Hogarth Walk

Daylight

All windows and rooms assessed will meet the recommended BRE Guidelines for VSC and NSL and thus will experience a negligible daylight impact as a result of the Proposed Development.

Sunlight

Of the three windows relevant for assessment, two windows will satisfy the recommended BRE criteria i.e. meet the APSH targets for the annual/winter periods, or retain at least 0.8 times their former values, or otherwise will see no absolute alteration beyond 4% for the whole year.

One isolated ground floor window (*W3/30*) will fall below the recommended criteria for total sunlight. This window will meet the recommended guidelines for winter sunlight as it experiences no change in winter probable sunlight hours from the existing the proposed context.

This window is oriented north east and has been assessed as the unknown room it serves (*R3/30*) benefits from two other windows, which are located within 90 degrees due south. The BRE Guidelines acknowledge in paragraph 3.1.6 that orientation limits the quantum of available sunlight hours:

'A south-facing window will, in general, receive most sunlight, while a north facing one will only receive it on a handful of occasions (early morning and late in summer). East and west facing windows will receive sunlight only at certain times of the day.'

This window achieves 21% APSH in the existing context which is already below the 25% recommended by the BRE Guidelines and falls to 16% in the proposed context.

Furthermore, the mitigating windows serving this room experience less than a 20% alteration from the existing condition and retain 3% and 4% winter sunlight and 21% and 34% APSH, which should ensure that the room as a whole retains sufficient access to sunlight amenity throughout the year with the Proposed Development in place.'

49 to 55 Hogarth Walk

Overlooking/loss of privacy: The proposed units 48 and 47 have side windows facing rear windows of the existing properties opposite and set between 17.4 and 18.2metres away. Were permission

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB**

forthcoming it is agreed that a condition would be added to ensure these side windows are obscure glazed via a condition preventing any detrimental harm through overlooking or a loss of privacy.

Visually overbearing: The nearest proposed 2 bedroom, 4 person 2 storey development (Units 47 and 48 opposite) would have a roof height difference up to 4.305metres higher than the existing properties. These houses are set between 1.5 and 2.5metres away from the boundary.

The height difference here is not ideal. The separation distance to the rear façade of the existing houses is such that any overbearing impact would instead be felt to these occupiers' amenity spaces. In this instance the depth of the houses does not span the full width of any individual garden minimising any harm that could arise here. The impact here would need to be weighed against the wider regeneration benefits.

Loss of sunlight/daylight: Technical analysis suggests that all of these properties would comply with the BRE's recommended daylight (VSC and NSL) and sunlight (APSH) criterion and therefore there will be a negligible impact upon the daylight/sunlight amenity.

57 to 79 Hogarth Walk

Overlooking/loss of privacy: These houses have a window to window distance in excess of the 21 metre rule of thumb and are set between 23 and 38.9metres away

Loss of sunlight/daylight: Technical analysis suggests that all of these properties would comply with the BRE's recommended daylight (VSC and NSL) and sunlight (APSH) criterion and therefore there will be a negligible impact upon the daylight/sunlight amenity.

Visually overbearing: The house height differences here are not known and this is detailed within the officers report, however in the case of proposed units 34 to 47 (located opposite 57-79 Hogarth Walk), further information is not deemed necessary for the following reasons. At this location the proposed ground levels fall at a slight gradient from Romney Avenue towards the west of the site and the proposed house types are a consistent height along this boundary. Hogarth Walk also falls from Romney Avenue to the west but at a steeper gradient. The height differences between Hogarth Walk properties and units 55-57 therefore represent the maximum height difference along this boundary with the difference decreasing closer to Romney Avenue. Furthermore separation distances to the boundary are similar or greater here. On this basis it is not considered that any detrimental harm through overbearing impact or a sense of enclosure would be experienced here to a degree that would warrant the refusal of the case.

81 to 87 Hogarth Walk

Overlooking/loss of privacy: These houses are not directly opposite the proposed development and are sited in excess of 40 metres from the nearest proposed unit preventing any detrimental harm.

Visually overbearing: The nearest proposed units are in excess of 40 metres away and set far away from the boundary preventing any detrimental harm.

Loss of sunlight/daylight: Sections show that for numbers 81 to 87 Hogarth Walk the development would not cross a 25degree line from the centre point of the nearest ground floor windows. Therefore no detailed technical analysis has been undertaken for these properties because they would not cross this 25 degree line and therefore, these existing neighbouring properties should retain sufficient levels of daylight and sunlight amenity.

Development Control Committee B – 1 September 2021**Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB****Romney Avenue****313 -321 Romney Avenue**

Overlooking/loss of privacy: These houses have a window to window distance in excess of the 21 metre rule of thumb and are set between 26 and 29metres away

Visually overbearing: Whilst the separation distances between Romney Avenue and Block E are great, there will be some impact here given the existing two storey houses are located opposite the part four storey block where height differences are around 6 metres. Please see Key Issue C of the report and the need to weigh in any harm against the wider regeneration benefits of the scheme.

Loss of sunlight/daylight: Technical analysis indicates that the following properties will comply with the BRE's recommended daylight (VSC and NSL) and sunlight (APSH) criterion and therefore there will be a negligible impact upon the daylight/sunlight amenity within these properties:

Number 323 Romney Avenue

Overlooking/loss of privacy: This house has a window to window distance in excess of the 21 metre rule of thumb and is set 26metres away. The agent has confirmed from a review of layout types and rightmove that they believe the two upper level side windows within this property to serve a bathroom preventing any detrimental harm.

Visually overbearing: Whilst the separation distances between 323 Romney Avenue and Block E are great, there will be some impact here given the existing two storey houses are located opposite the part four storey block where height differences are around 6 metres. Please see Key Issue C of the report and the need to weigh in any harm against the wider regeneration benefits of the scheme.

Loss of sunlight/daylight:

This property experiences breaches of the recommended BRE Guidelines and the submitted 'Daylight, Sunlight & Overshadowing Addendum Report' reviews these breaches in further detail. Officers agree on the basis of the review (quoted below) for the relevant properties that the Proposed Development is acceptable in terms of daylight and sunlight.

'323 Romney Avenue

Daylight

Of the eight windows serving eight rooms that have been assessed, seven windows and all eight rooms will comply with the recommended BRE criteria for daylight.

One isolated first floor window (*W8/141*) will experience an alterations in VSC of 29%, which in excess of the 20% change recommended by the BRE Guidelines. However, this window enjoys a high level of VSC 36% in the existing context due to the largely vacant nature of the Site opposite, and will retain 25% VSC in the proposed context, which is just below the 27% recommended by the BRE Guidelines.

Furthermore, the room served by this window will fully comply with the recommended NSL criteria and will retain in excess of 85% daylight distribution to its room area, which should ensure it remain sufficiently lit in the proposed context.

Sunlight

Development Control Committee B – 1 September 2021

Application No. 20/05477/M : Romney House Romney Avenue Bristol BS7 9TB

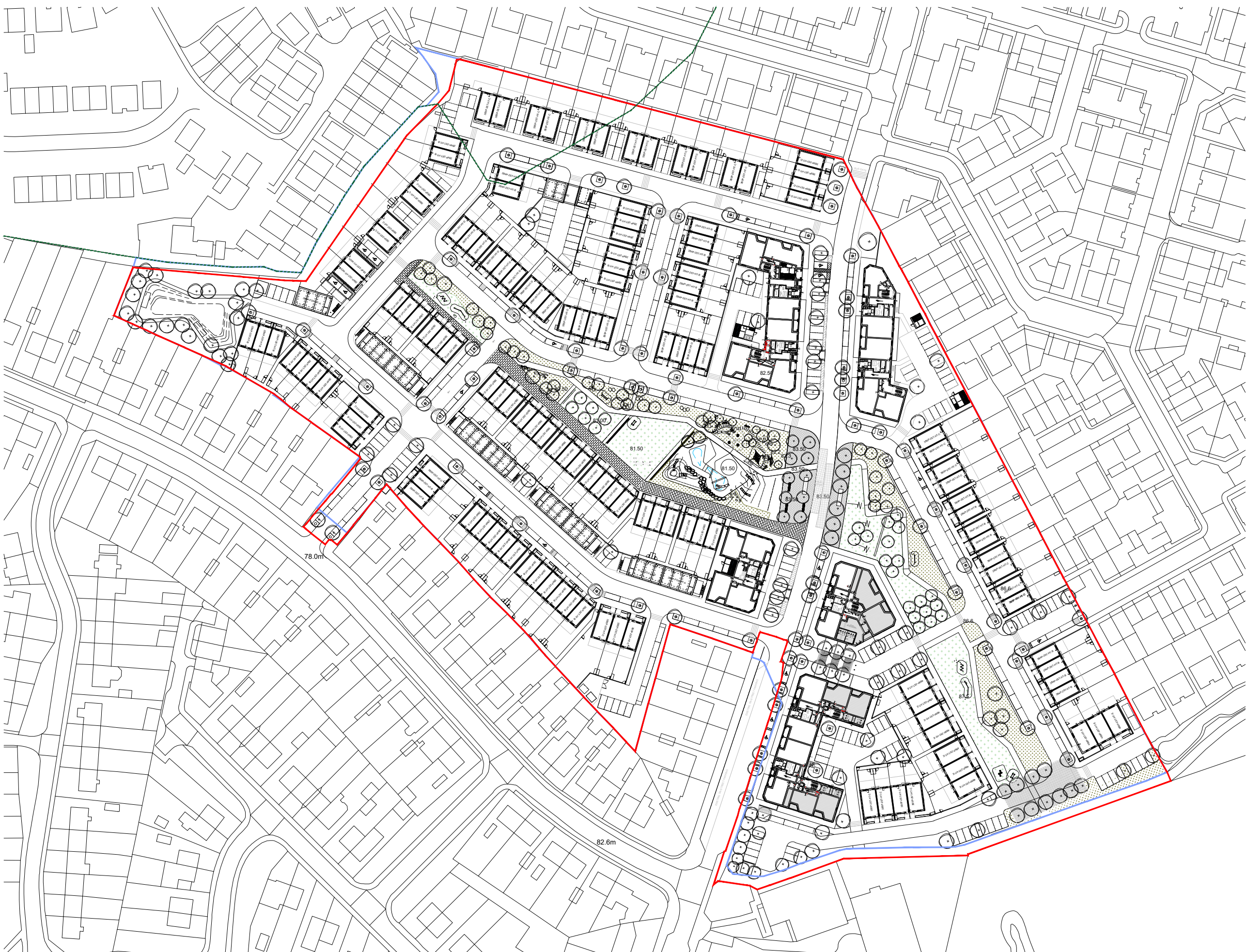
All windows relevant for assessment will meet the recommended BRE Guidelines for winter and total sunlight and thus will experience a negligible sunlight impact as a result of the Proposed Development.'

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Supporting Documents

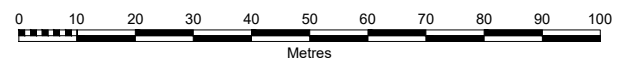
1. Romney House Romney Avenue

1. Proposed Site Plan
2. Screening by Stoke Park
3. Sections North
4. Sections East
5. Sections South
6. Sections West



Rev	Date	Drawn	Description
-	07.08.19	PPR	Issue for bid submission
A	07.11.19	PPR	Issue to Consultant for Information
B	29.11.19	NHE	Revised Site Plan
C	03.01.20	NHE	Revised Site Plan
D	23.02.20	NHE	Revised Site Plan
E	14.07.20	NHE	Draft Issue for Costing
F	17.08.20	PPR	Issue for Co-ordination
G	27.10.20	NHE	Revised Site Plan
H	30.10.20	NHE	Issue to Client
J	06/11/20	PPR	Issue for Planning
K	23/11/20	PPR	Revised - Issue for Planning
L	12.01.21	NHE	Revised Energy Strategy
M	21.01.21	NHE	Revised Site Plan

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 - Drawing to be read in conjunction with specification.
- Legend:
- Site Boundary (Total Site Area - 5.20 ha)
 - Ownership Boundary
 - Council Jurisdiction Boundary



Proposed Site Plan
drawing title Romney House, Bristol

client / project Vistry & Goram Homes
Romney House

FOR PLANNING
status

HTA-A_DR_0100
drawing number

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Scale

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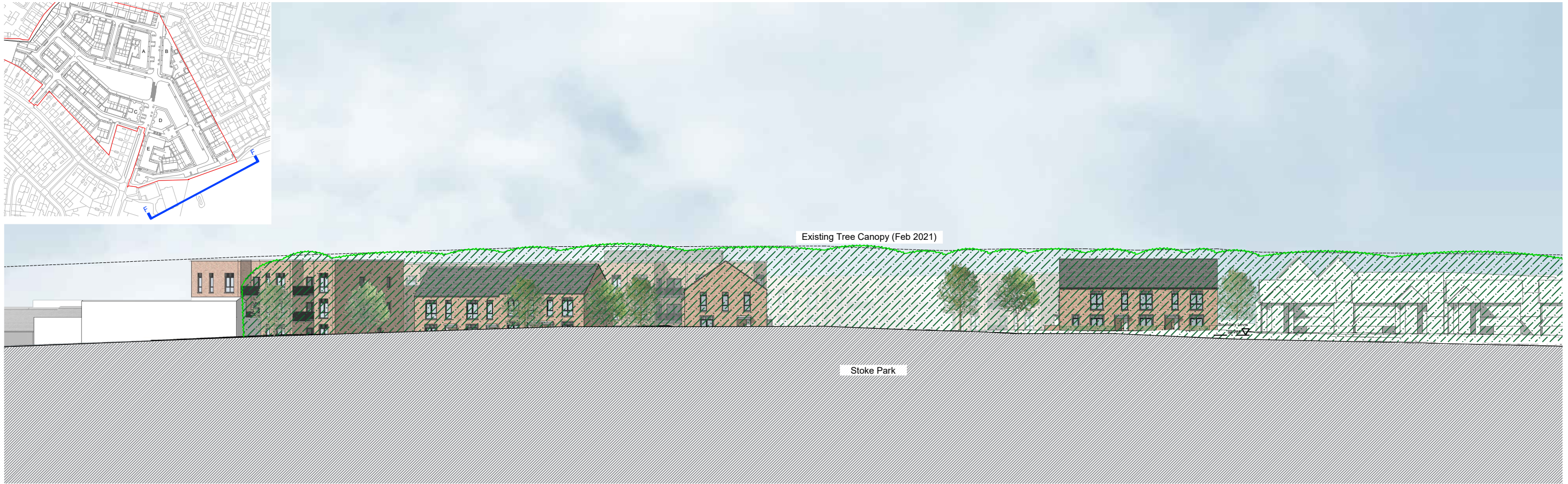
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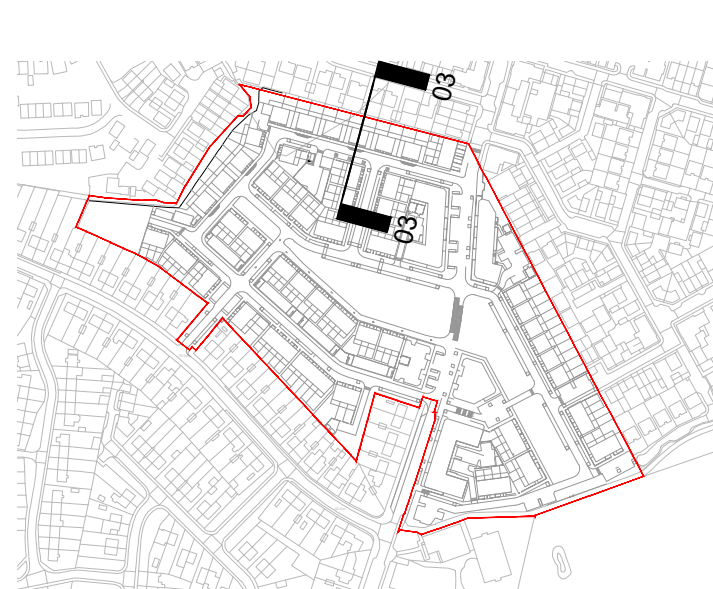
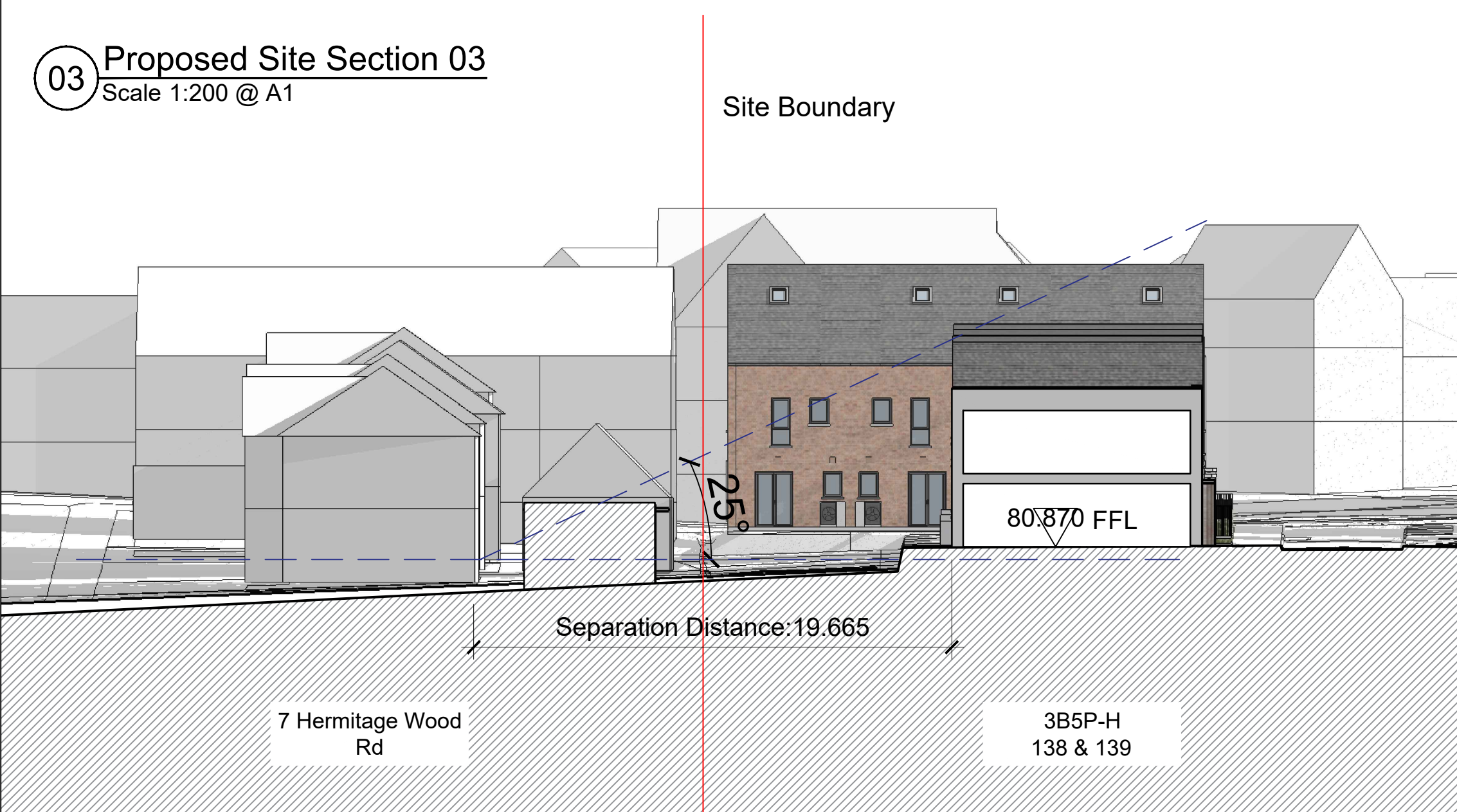
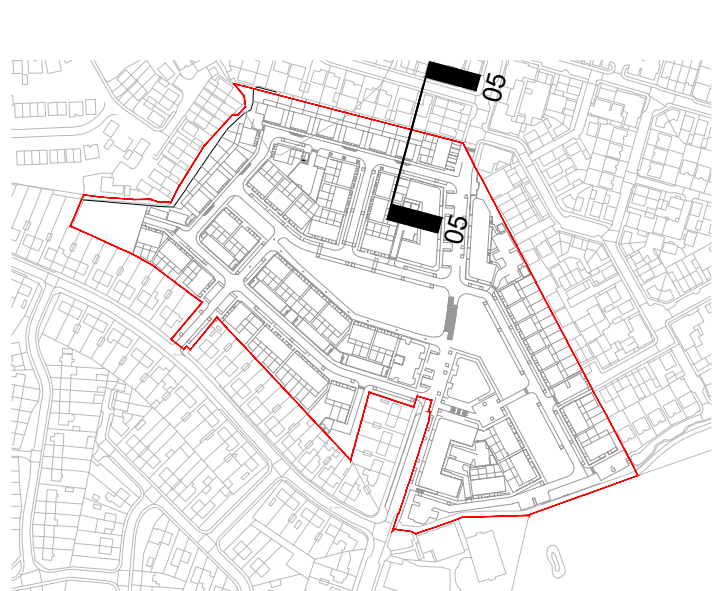
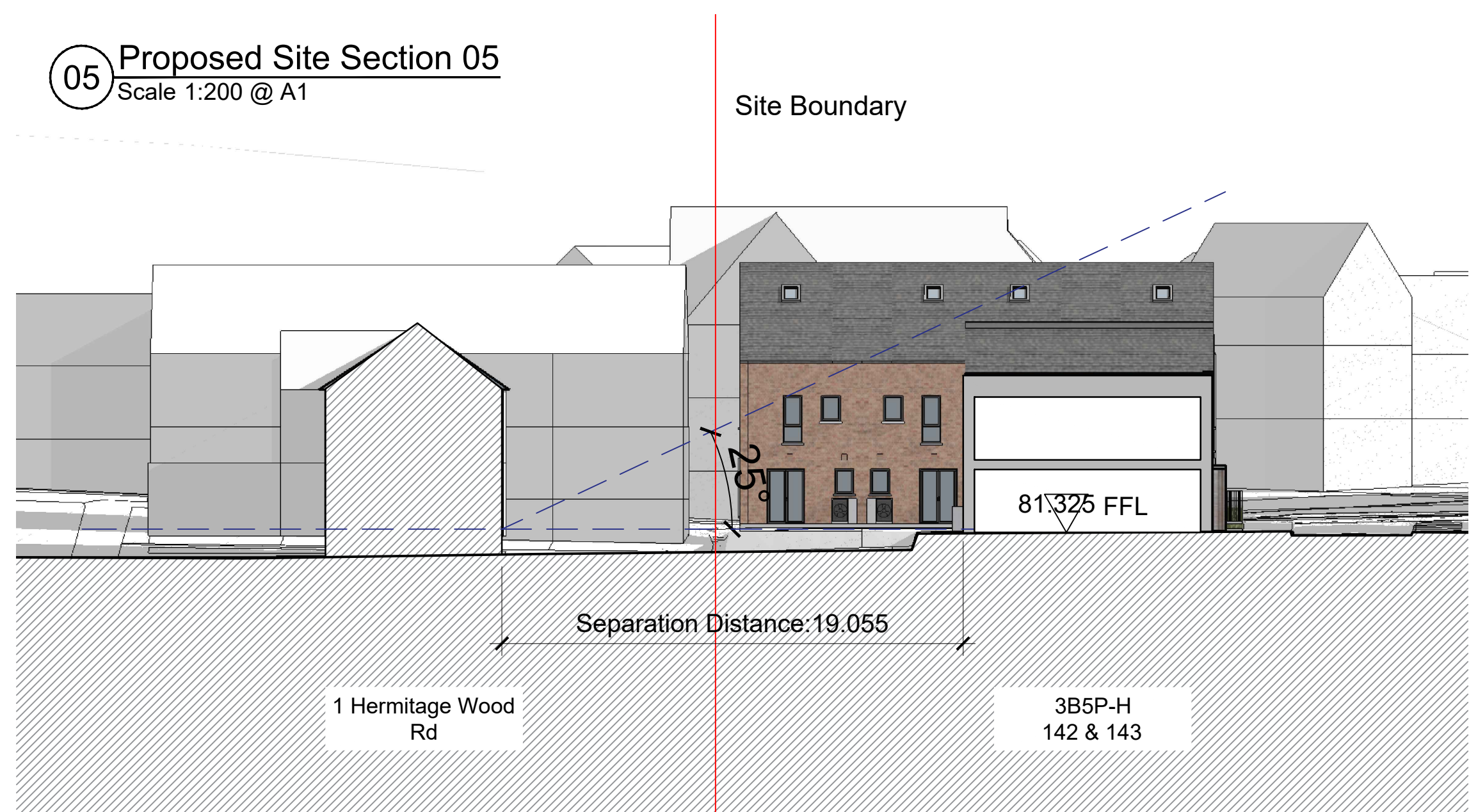
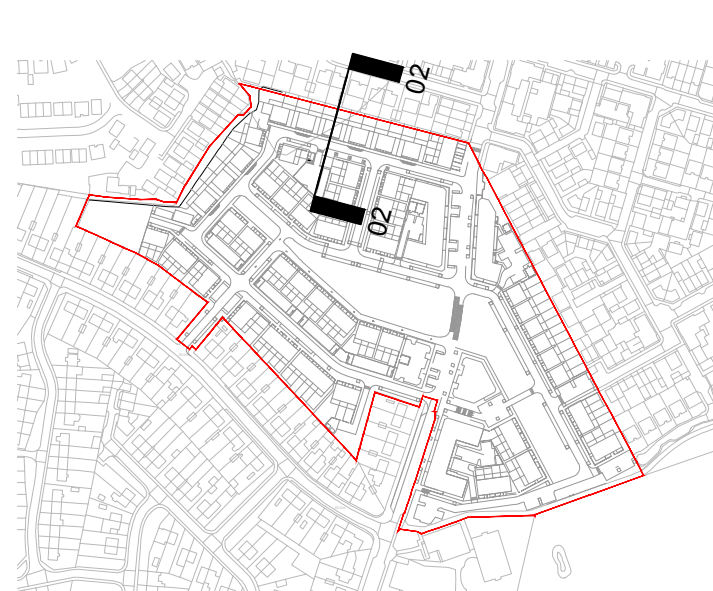
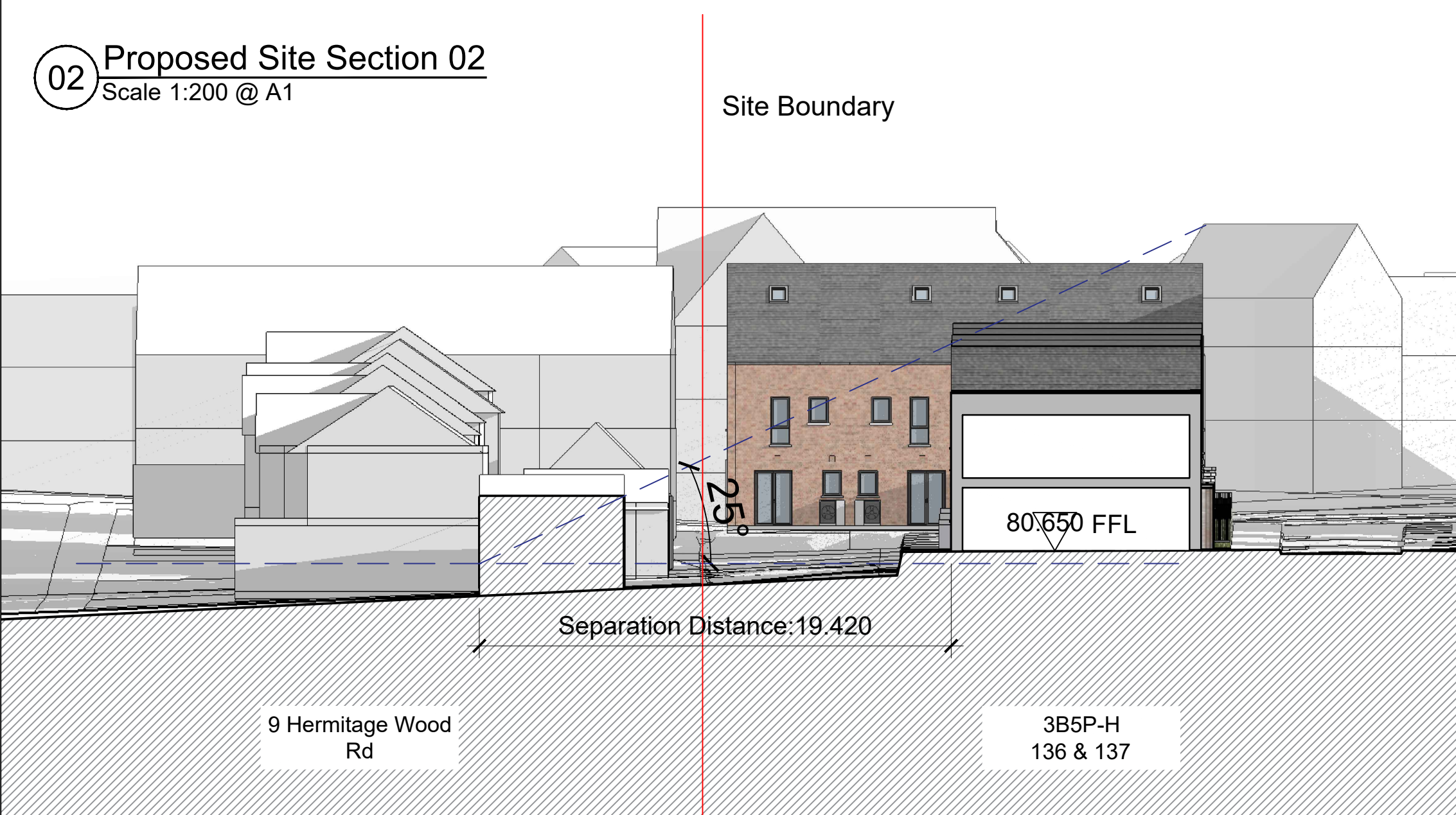
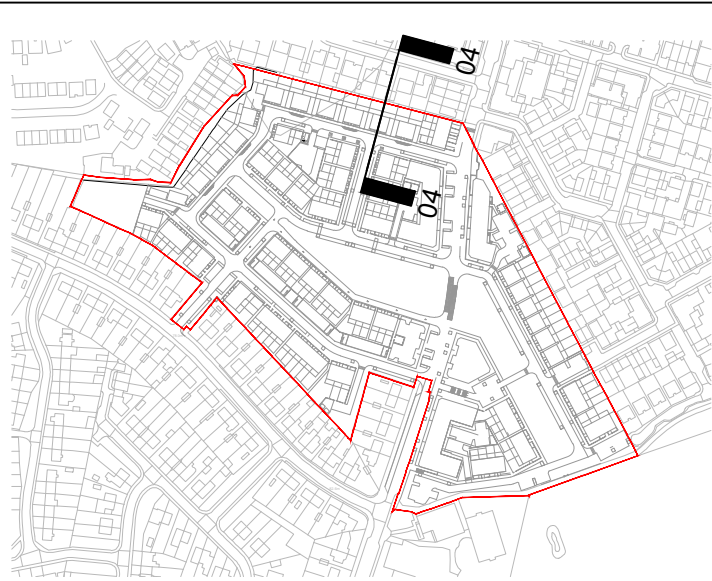
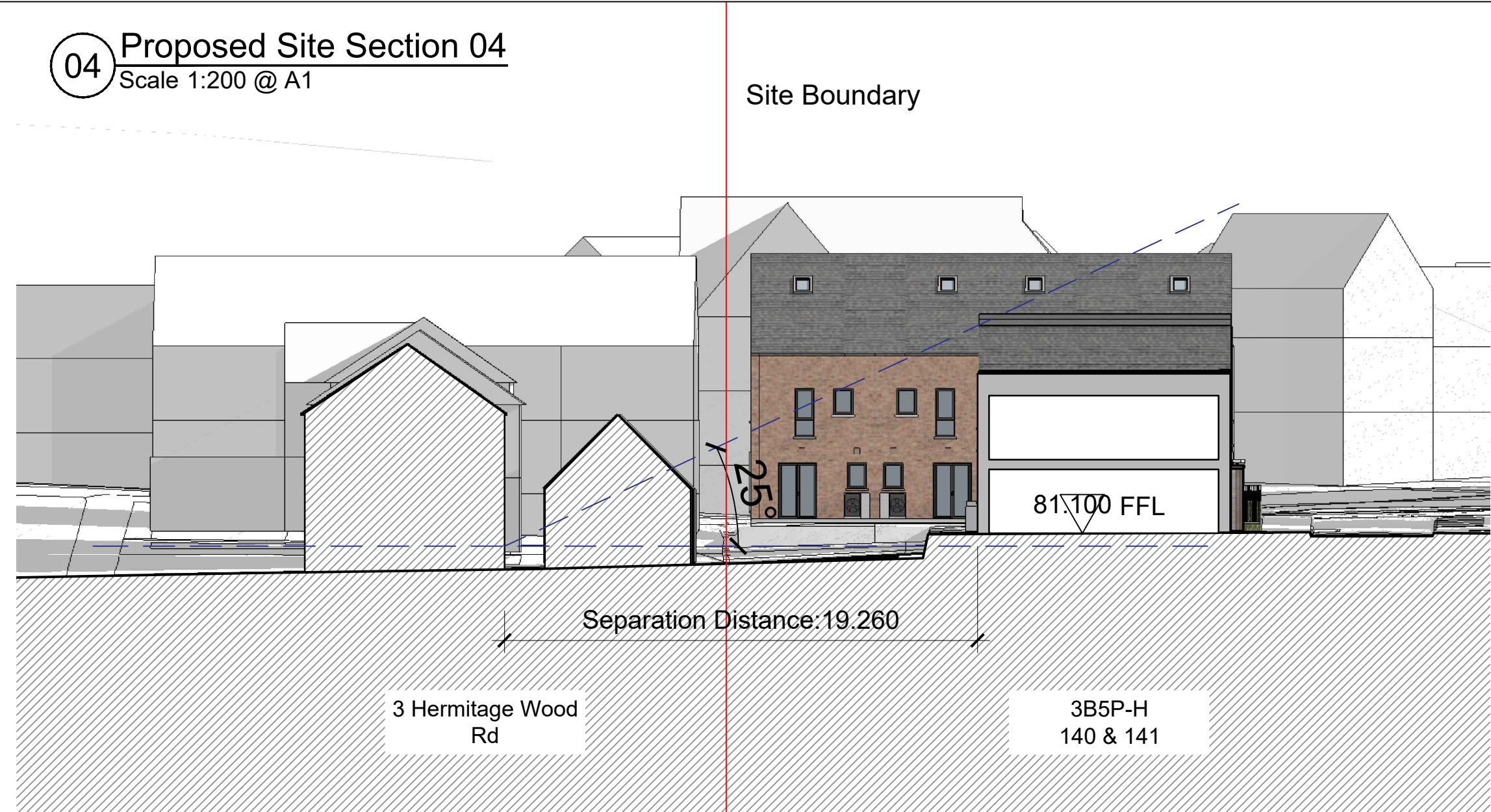
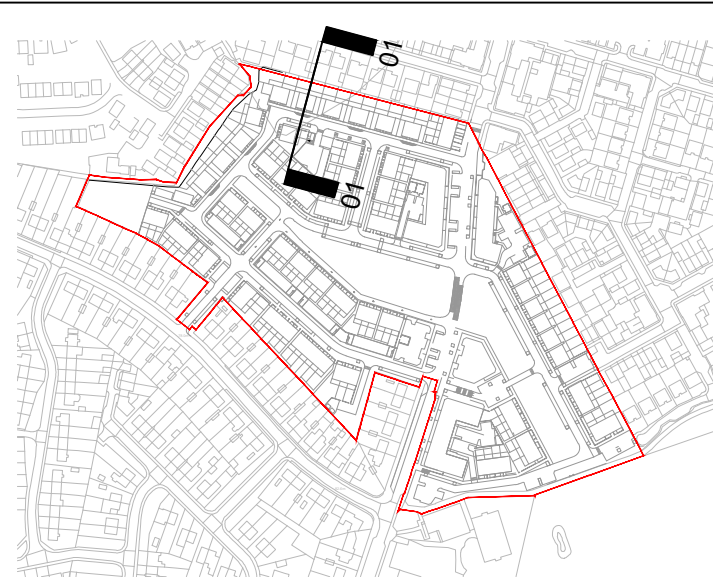
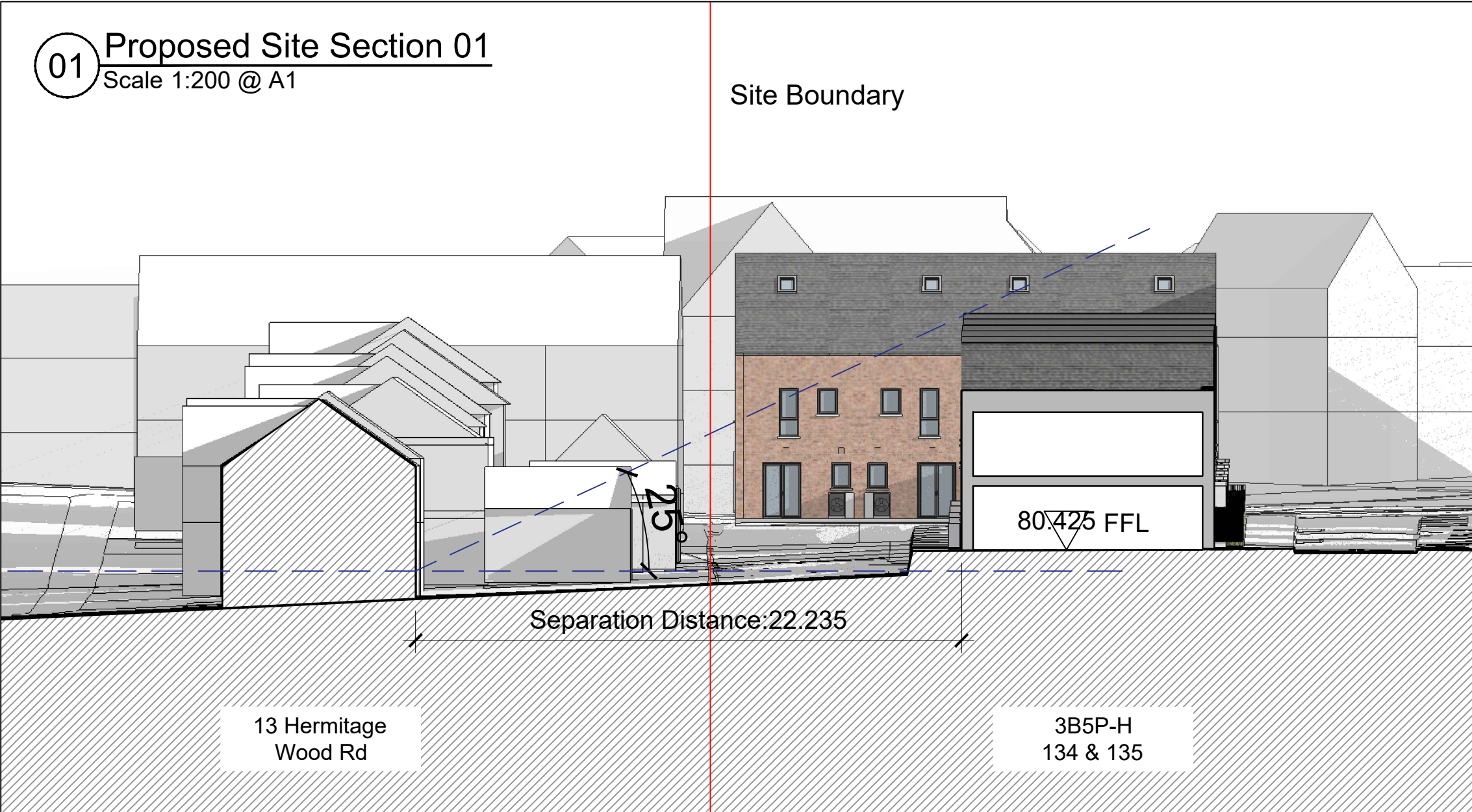
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Proposed Site Section EE



Proposed Site Section FF



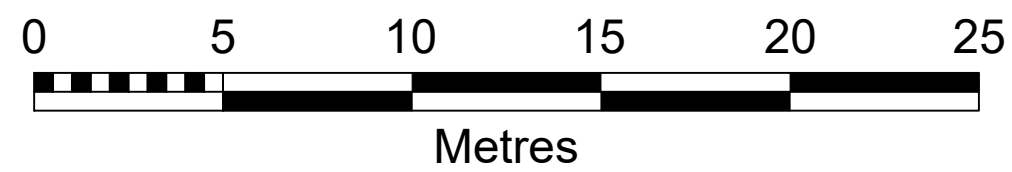
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Legend
--- 25deg VSC based on standard glazing size due to lack of survey information - assumed 1.05m above ground level following standard glazed patio door height

NB. Where adjacent building has a blank wall/gable facing onto the site no 25 deg line has been shown.

Where available survey information has been used to form the basis of the existing building information shown. Where this has not been available OS map information has been used.



Proposed Site Sections
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Vistry and Goram Homes
Romney House
client / project

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status

HTA-A_DR_0157
drawing number

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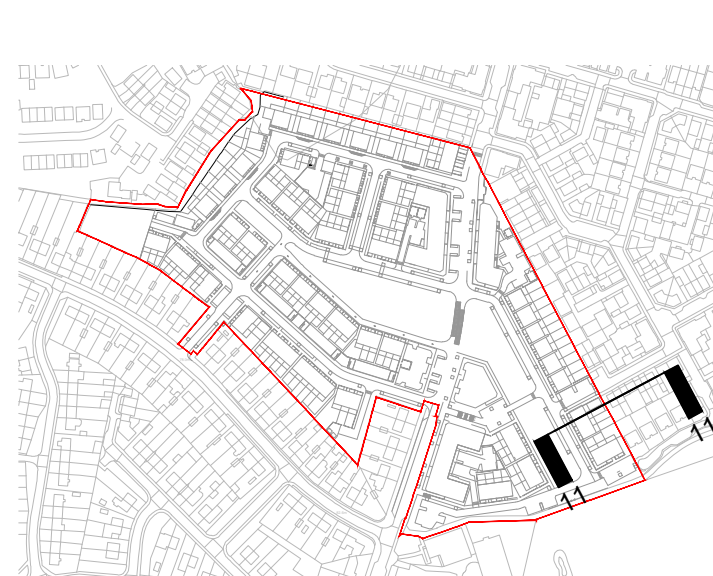
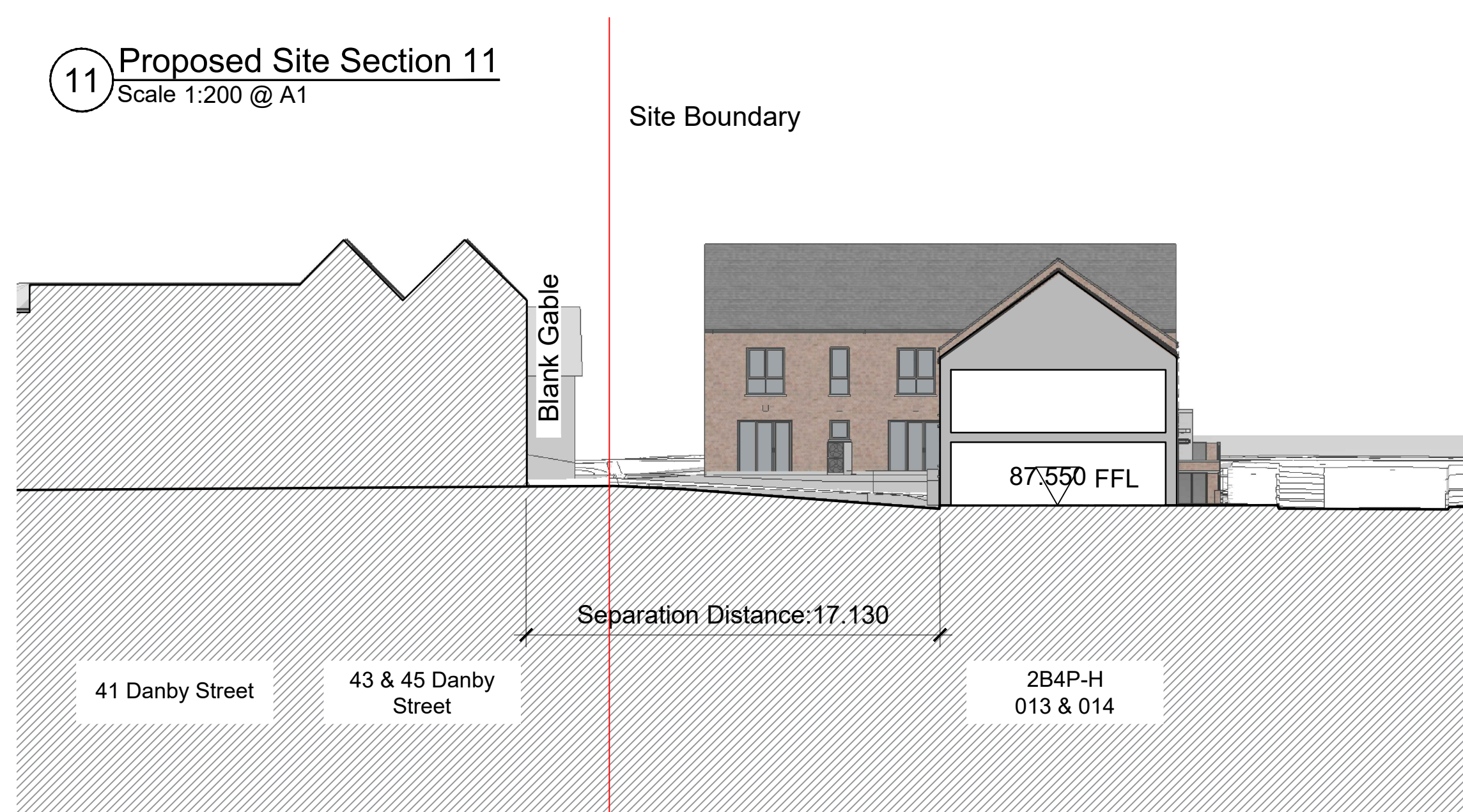
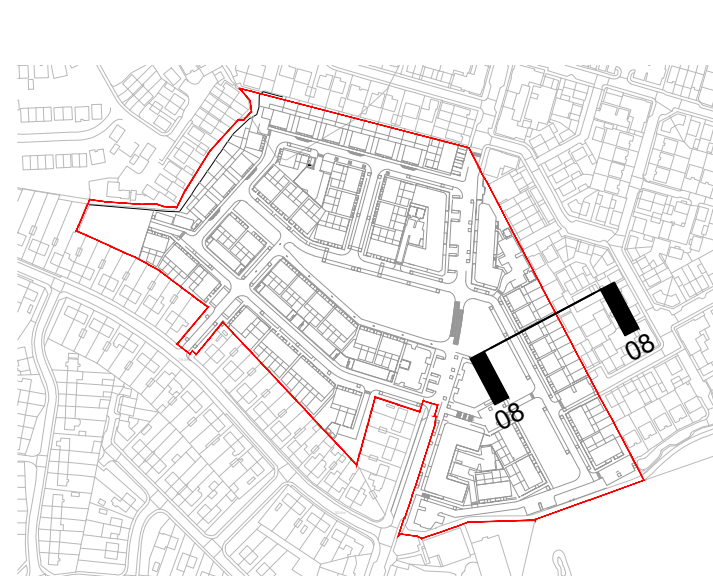
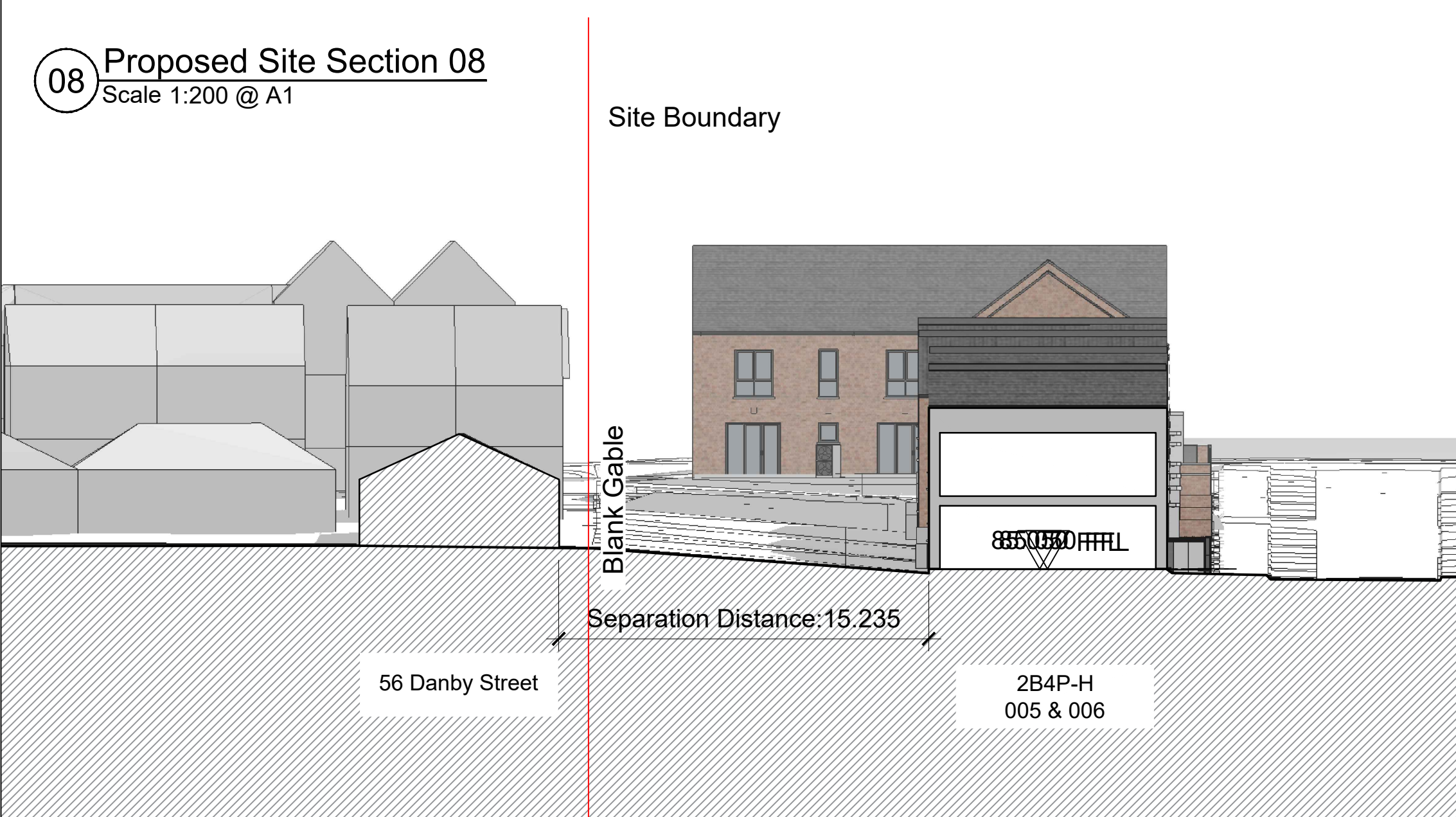
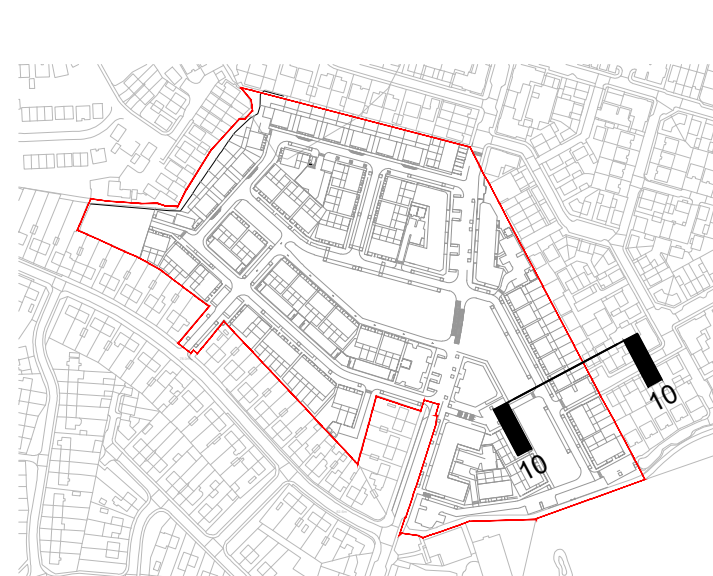
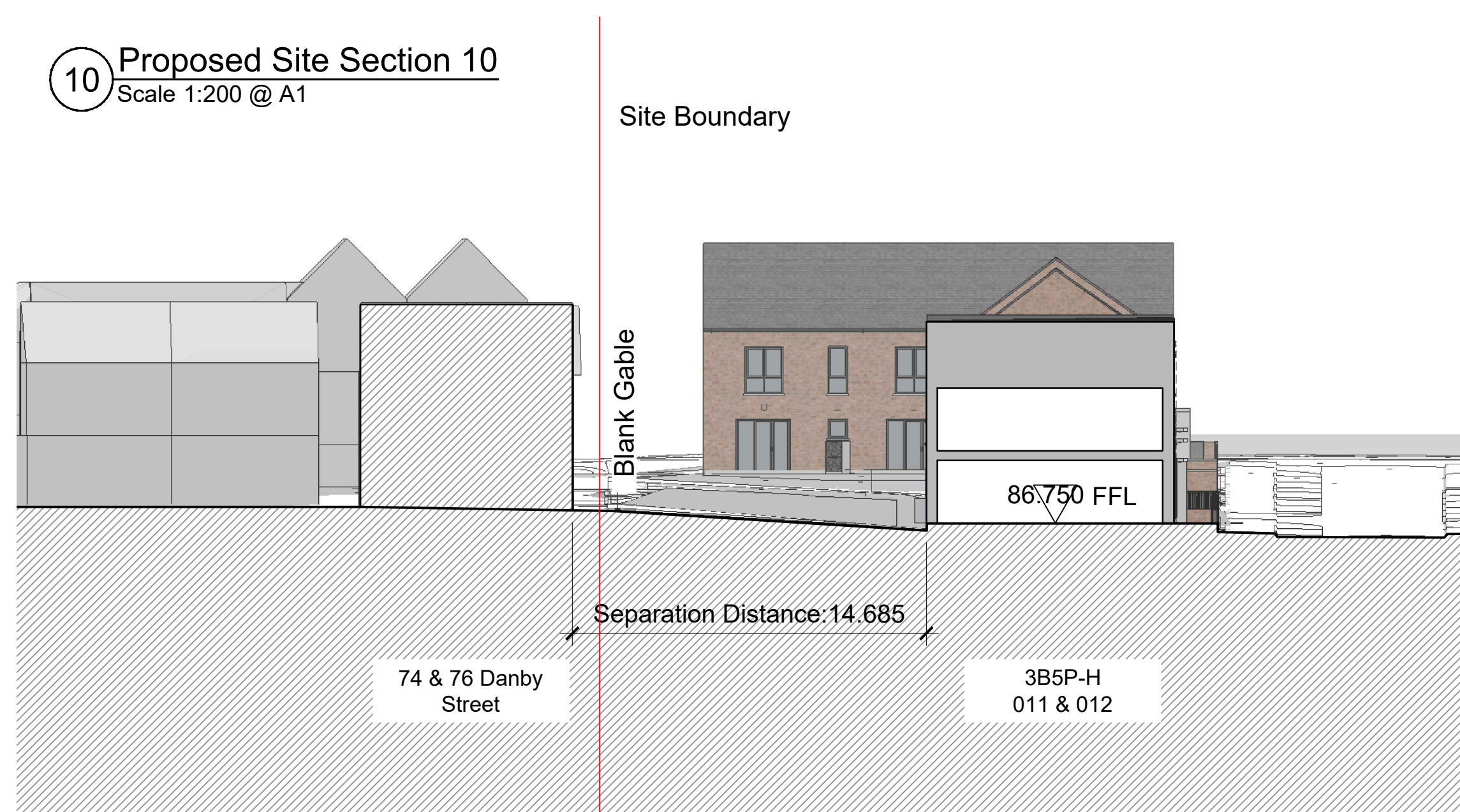
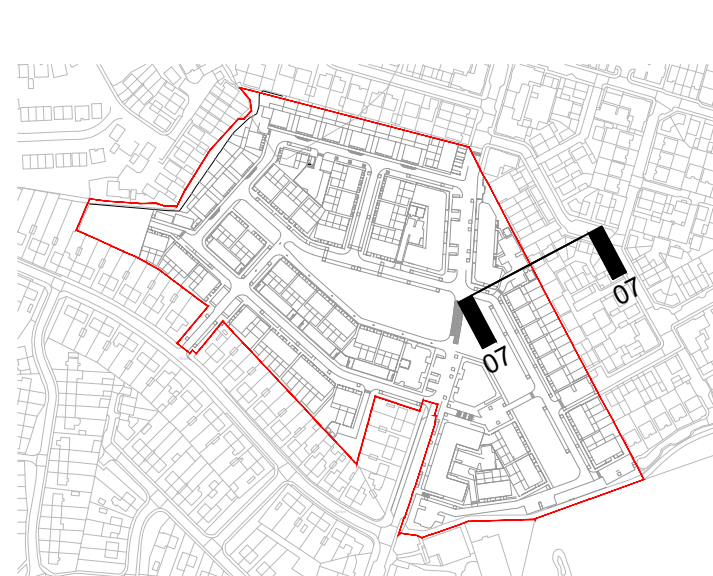
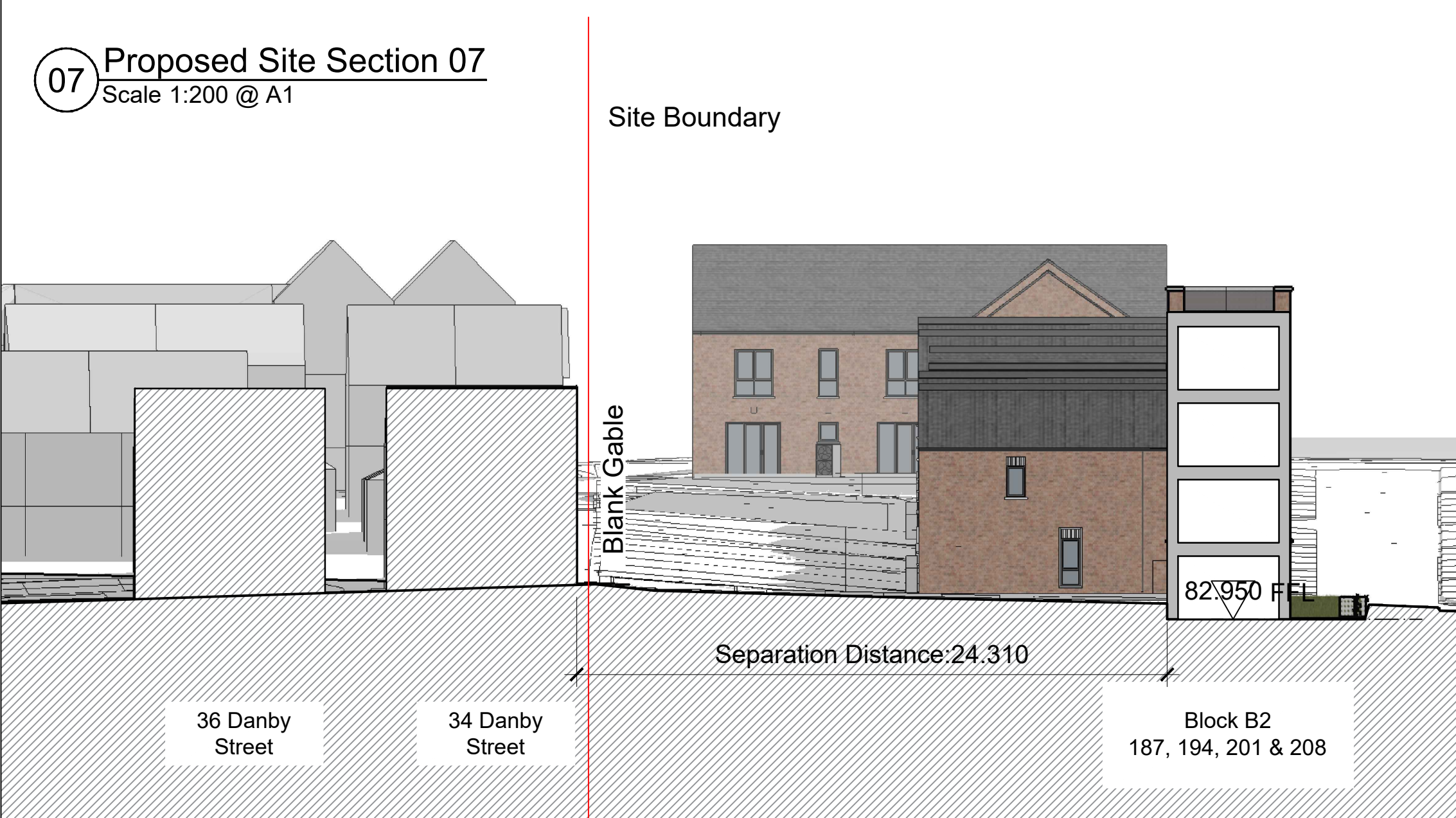
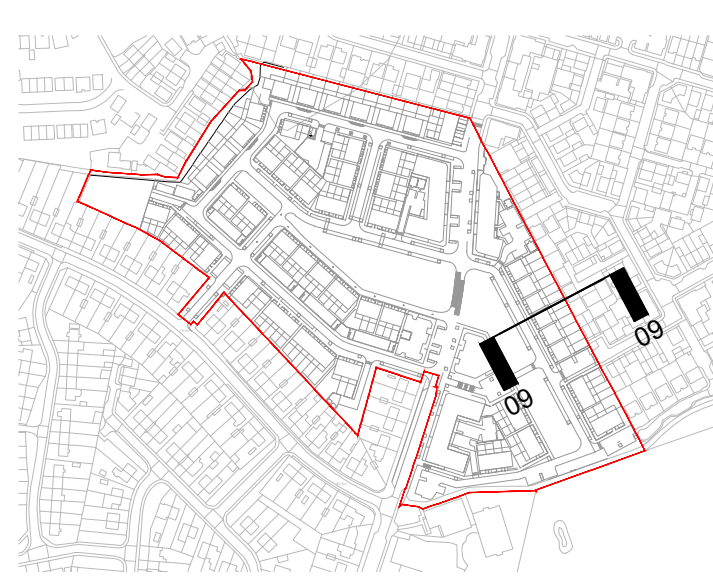
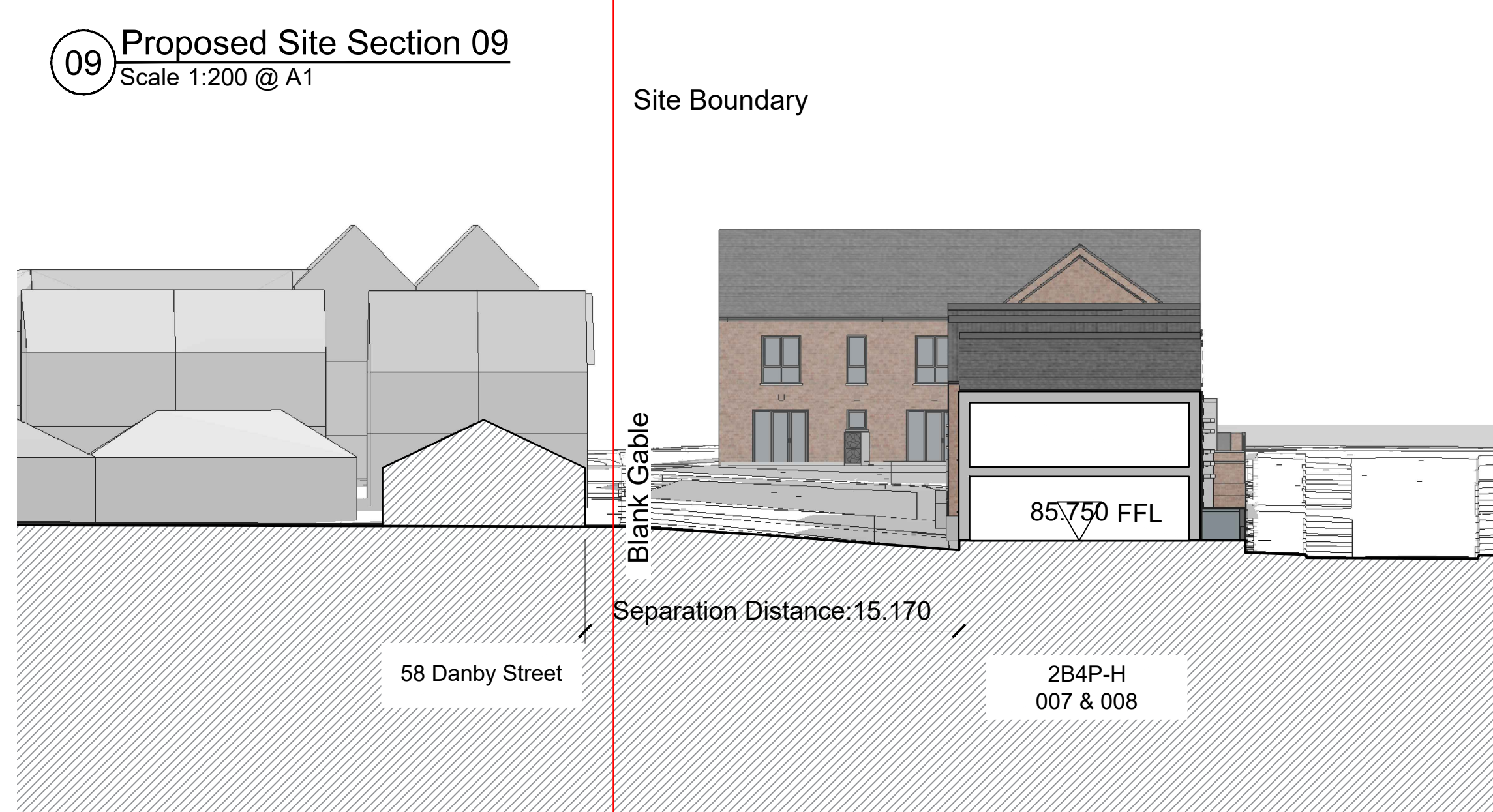
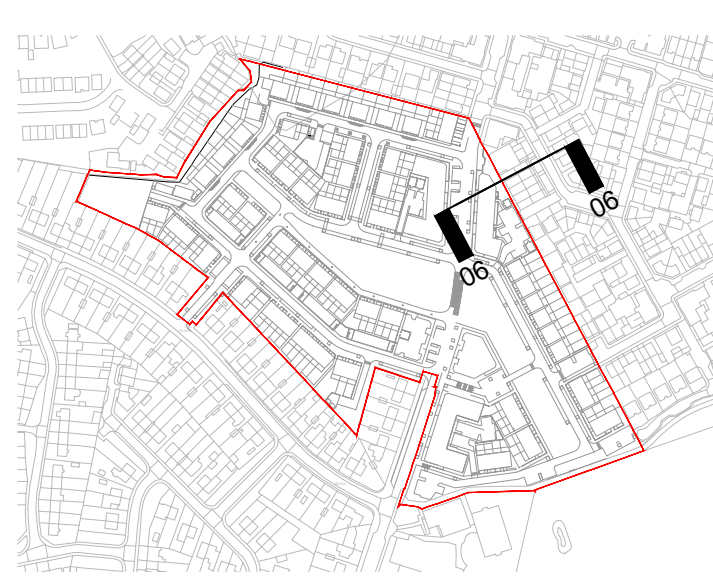
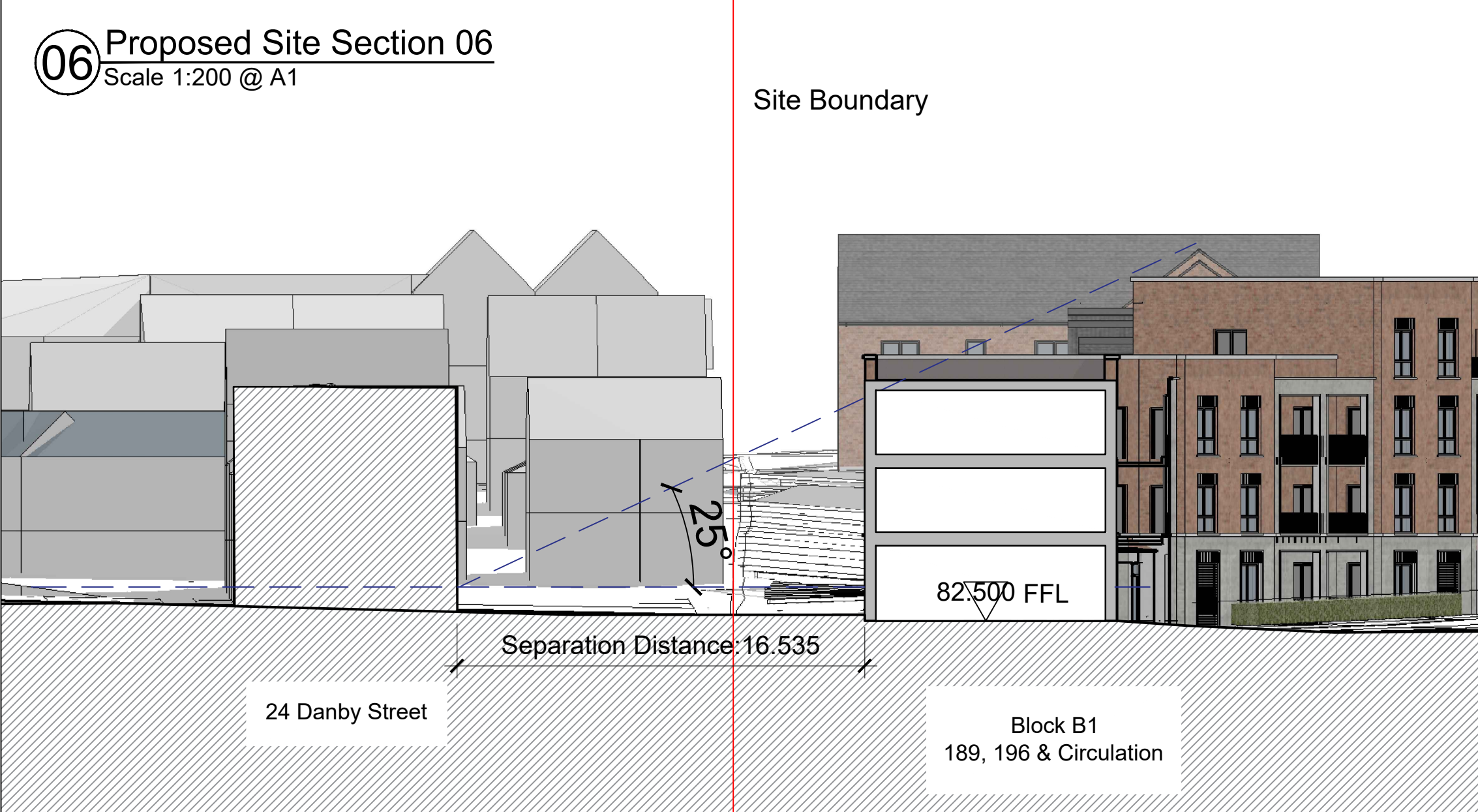
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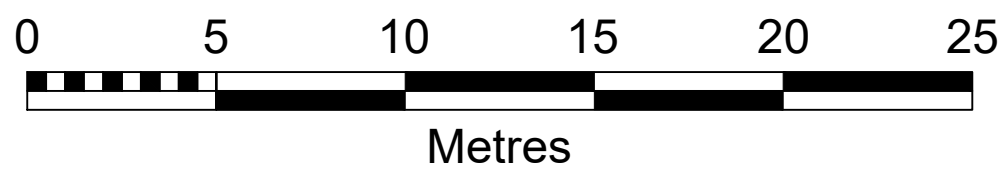
Rev Date Drawn Description
A 17.05.21 NHE Initial Issue
A 14.07.21 NHE Revised Blocks B & E

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Legend
--- 25deg VSC based on standard glazing size due to lack of survey information - assumed 1.05m above ground level following standard glazed patio door height

NB. Where adjacent building has a blank wall/gable facing onto the site no 25 deg line has been shown.

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Romney House
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drawing number

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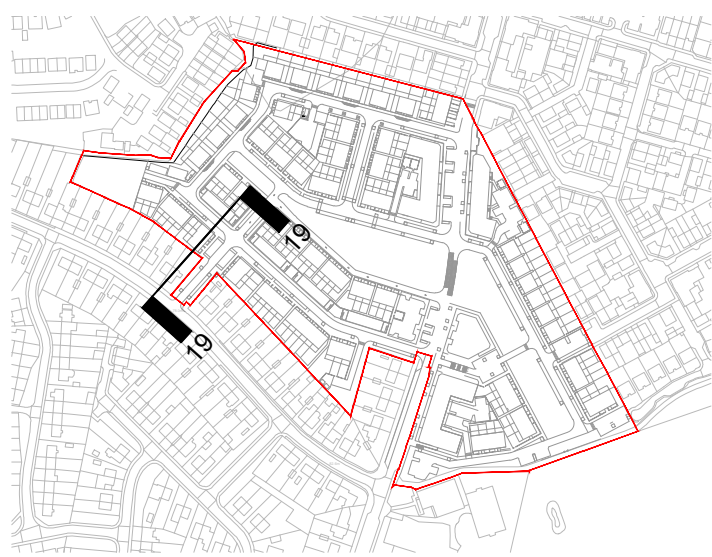
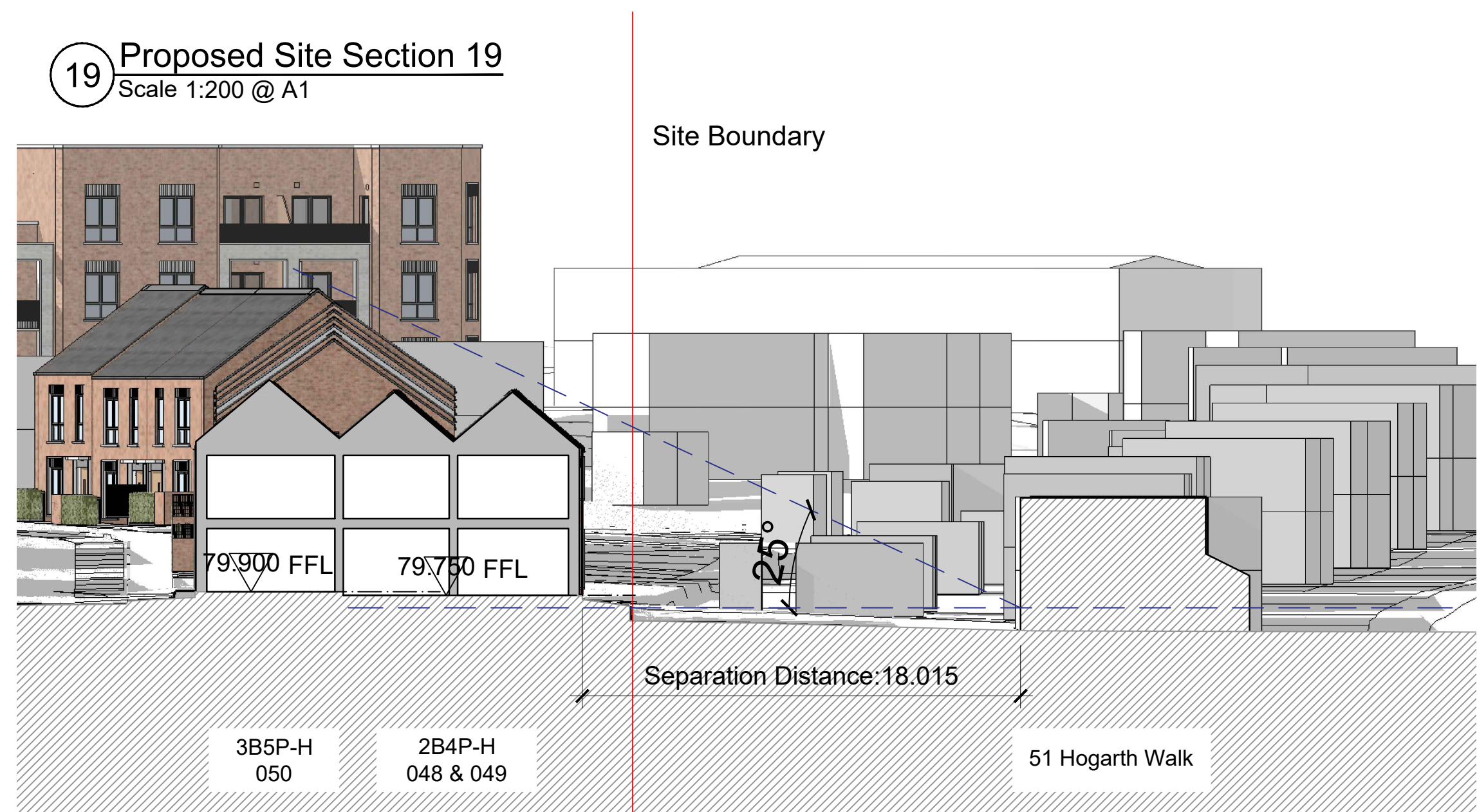
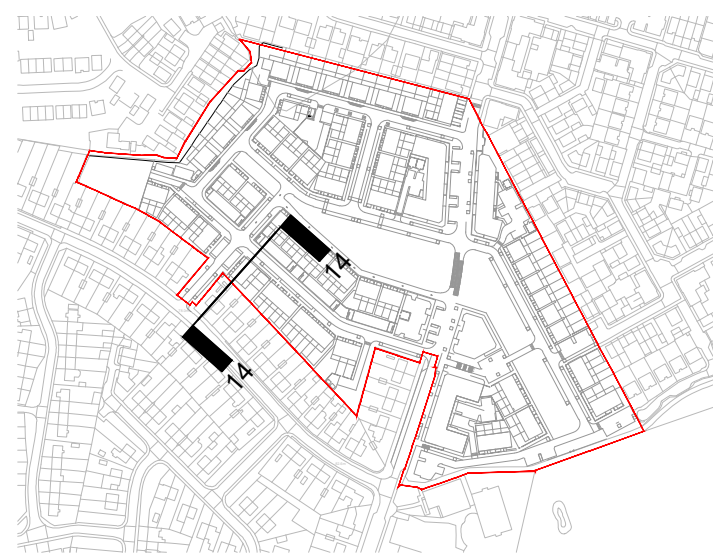
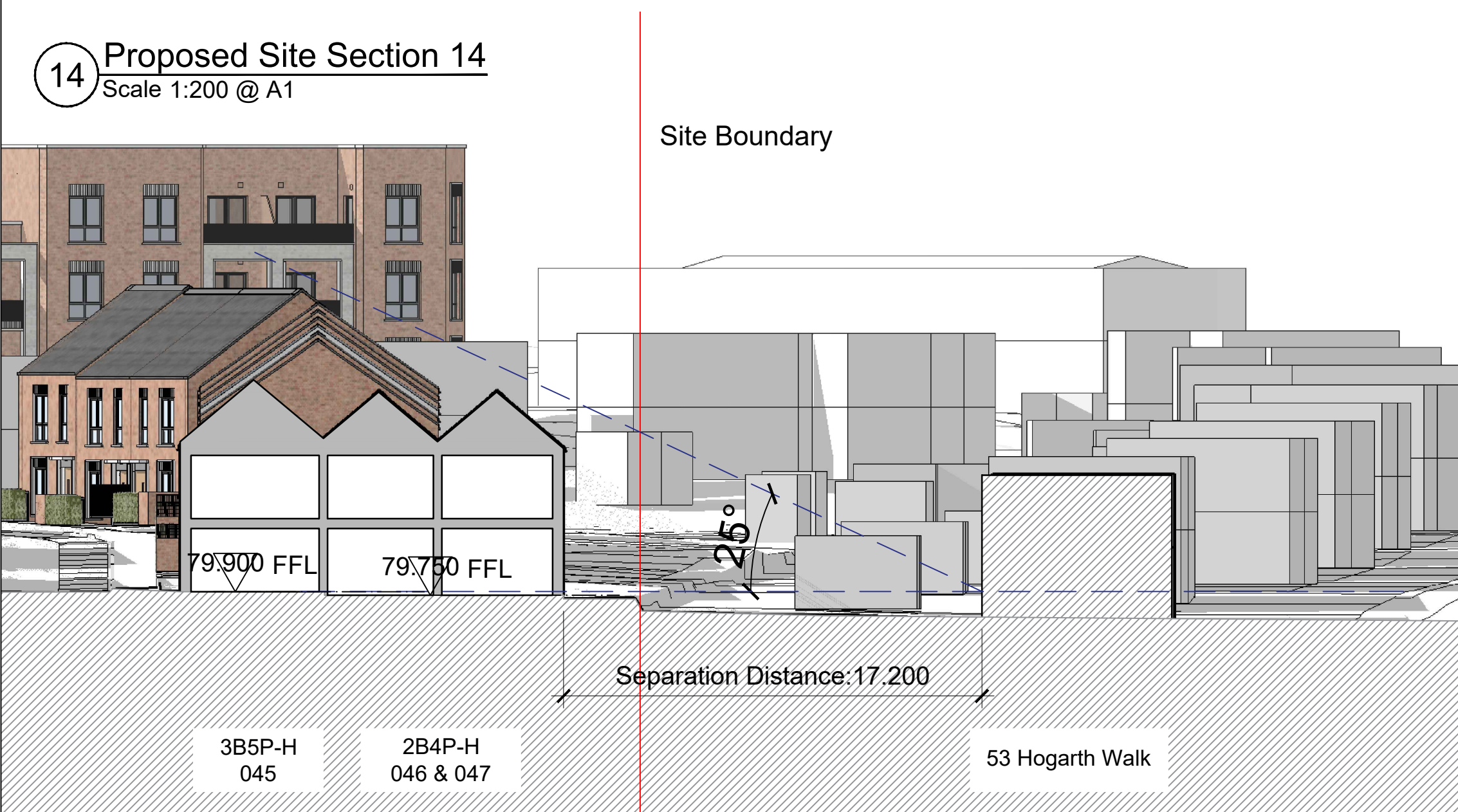
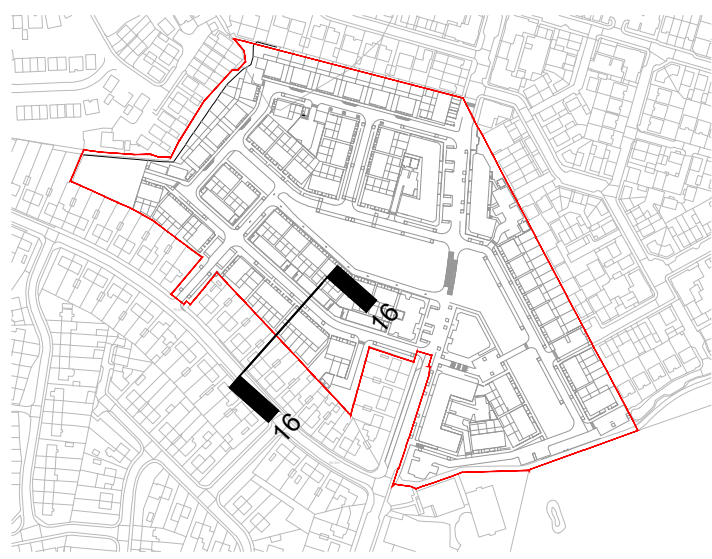
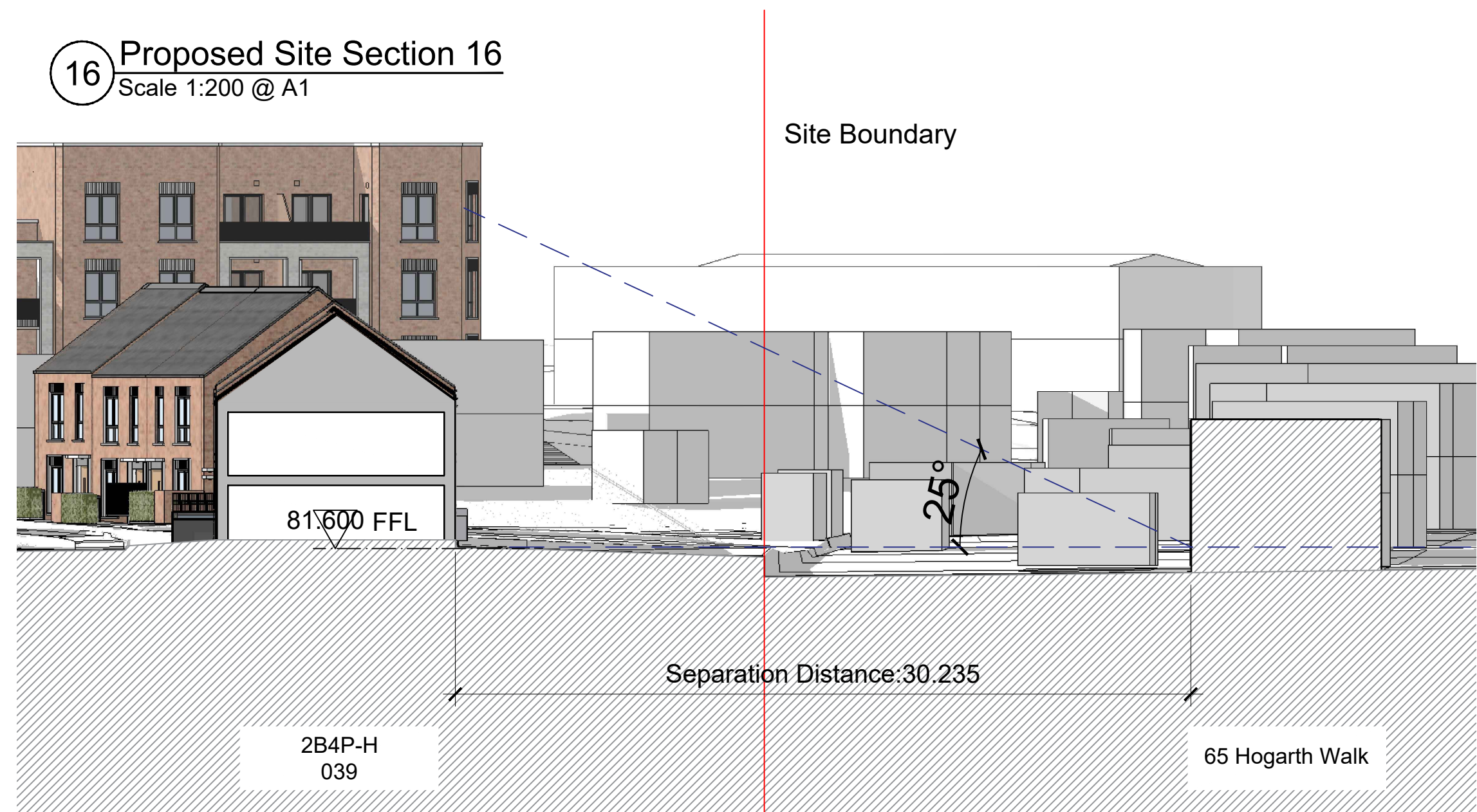
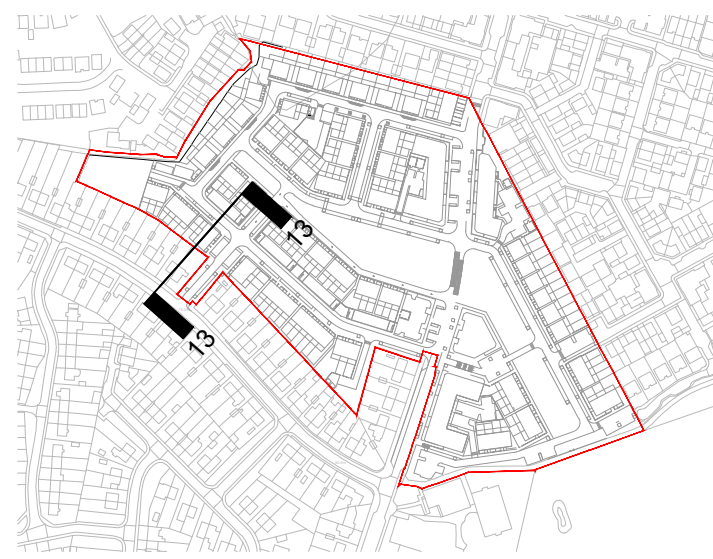
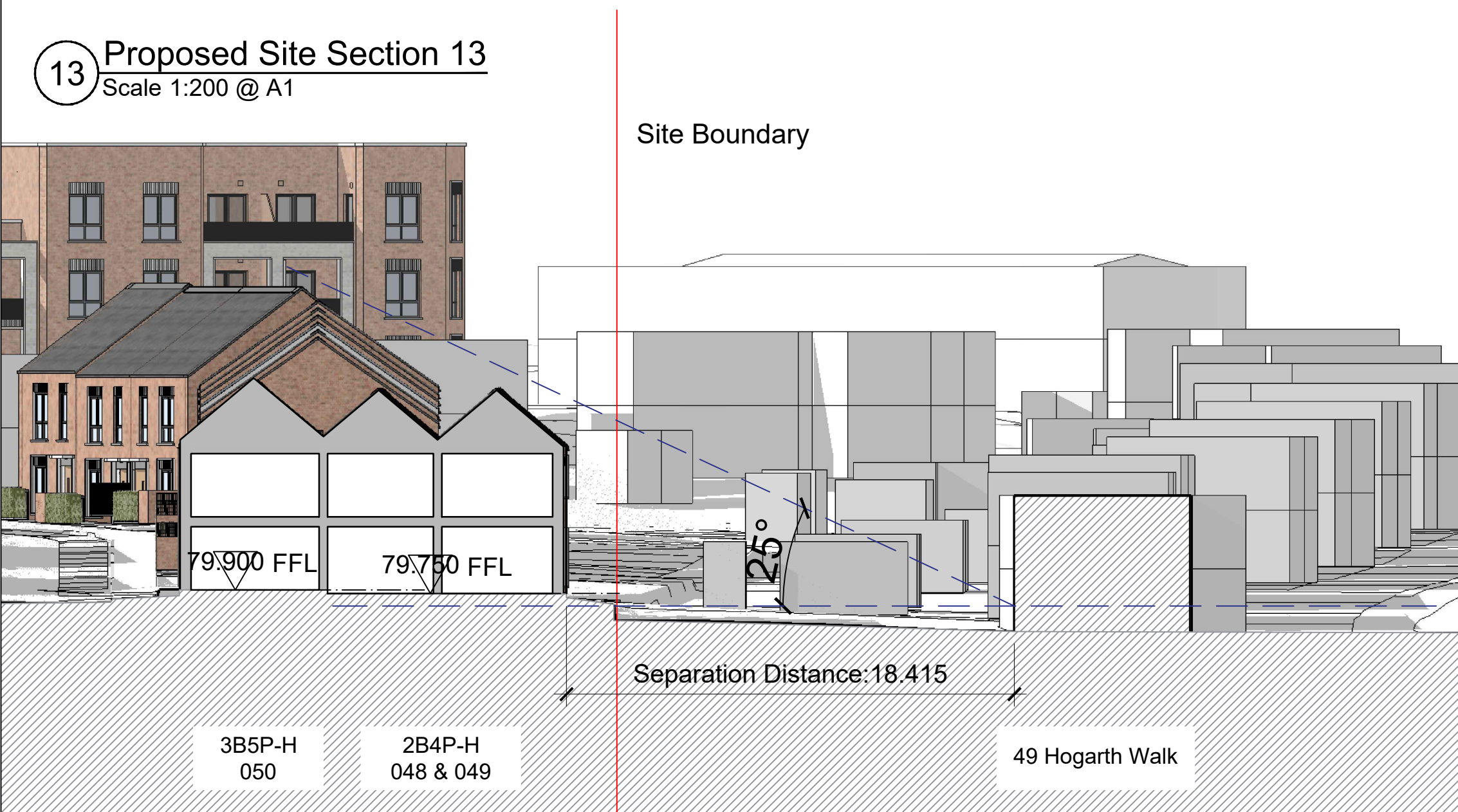
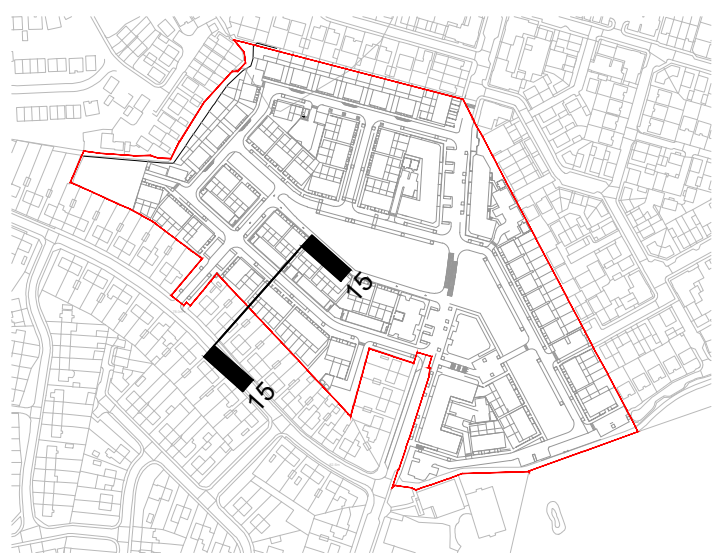
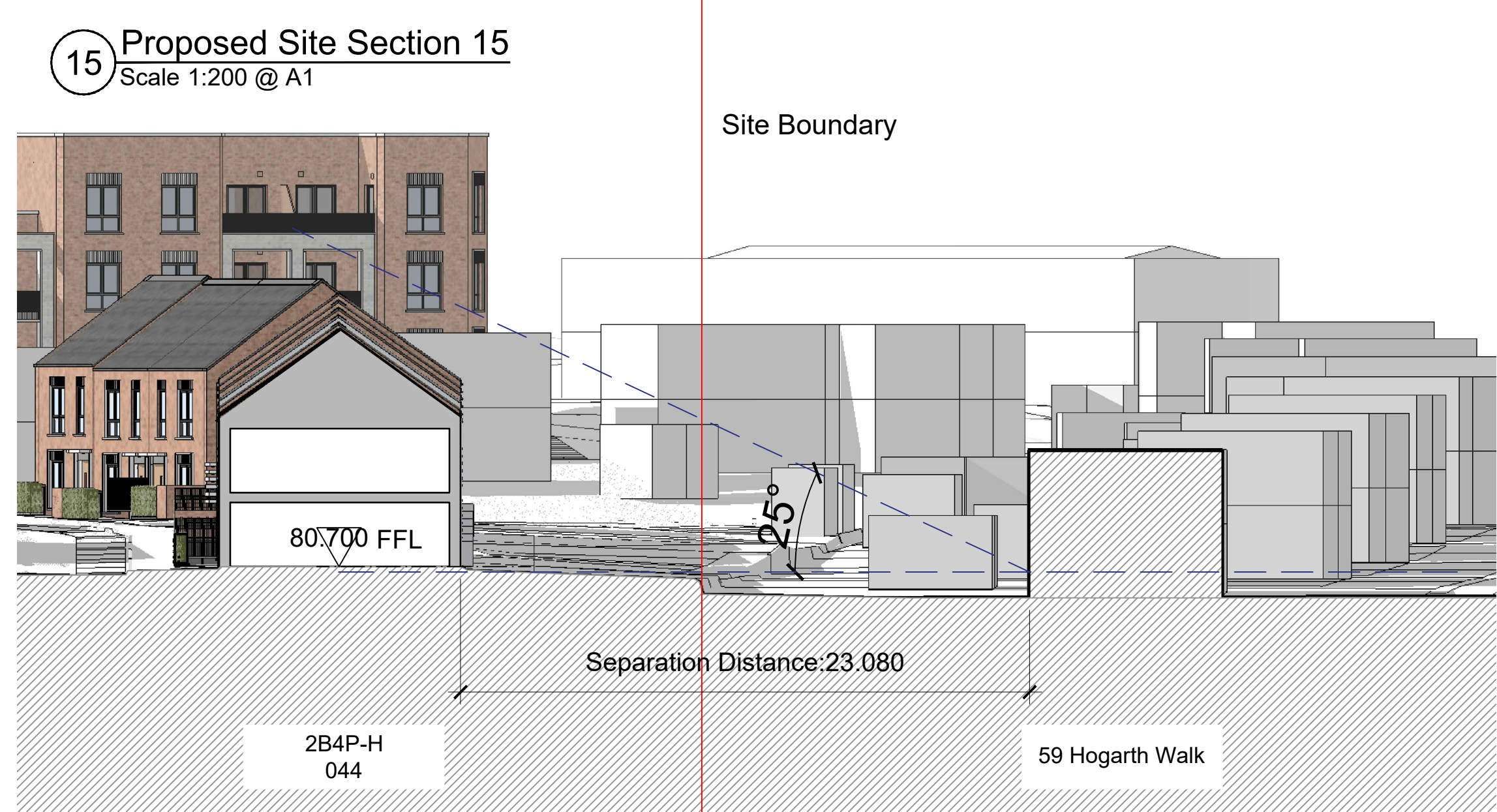
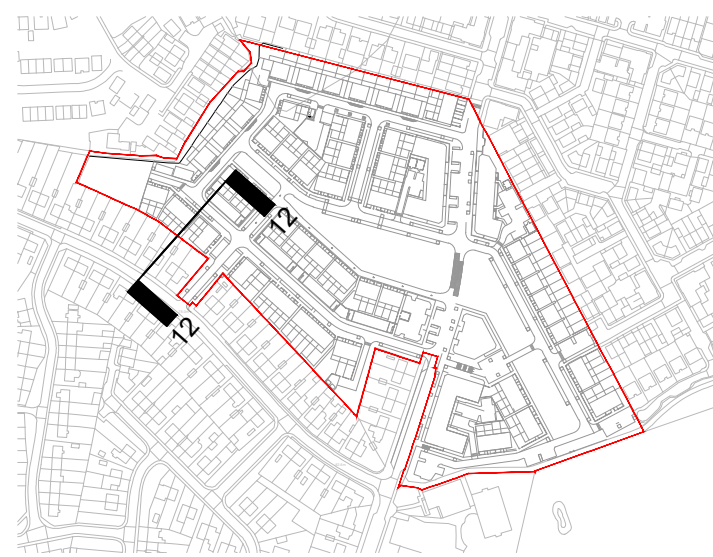
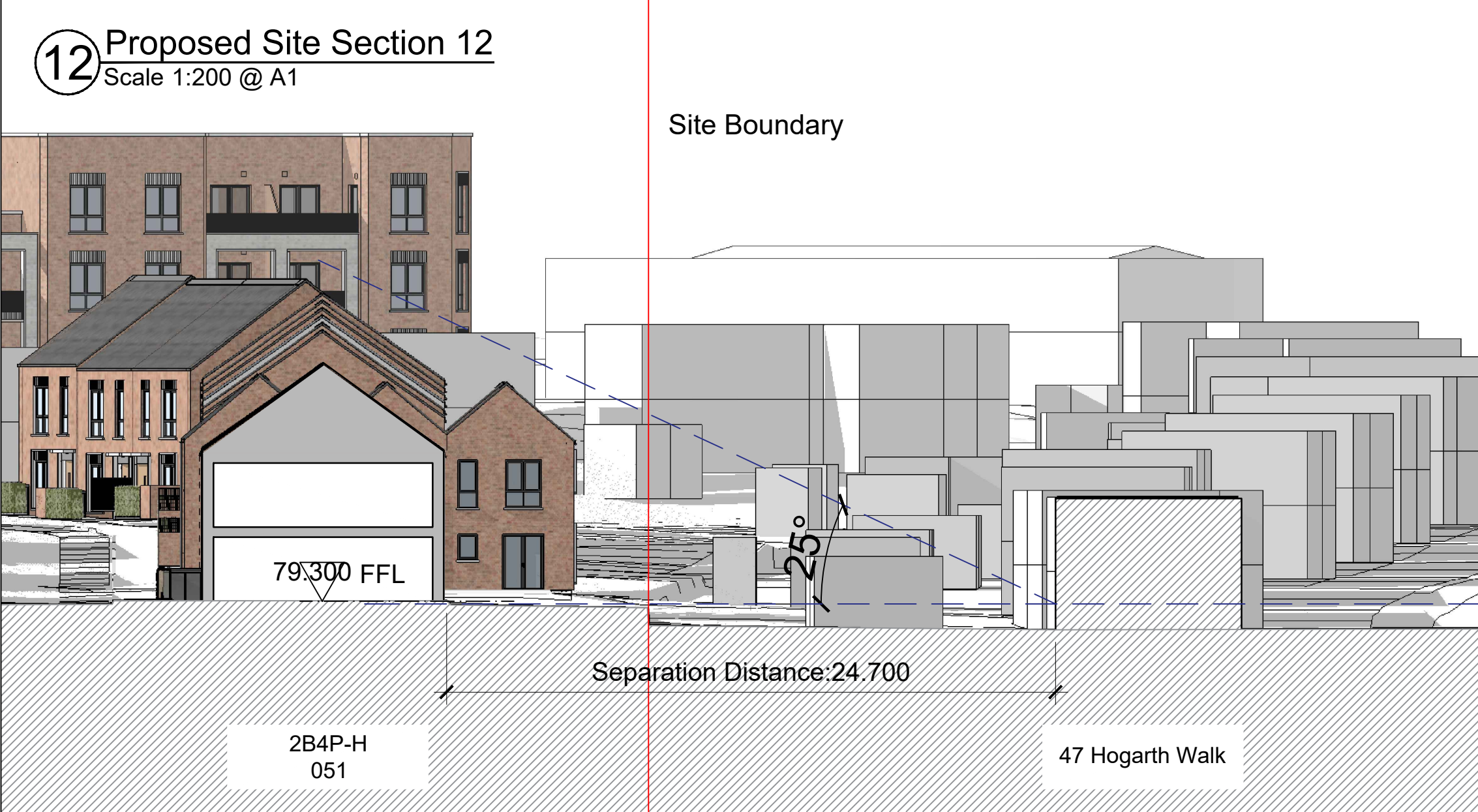
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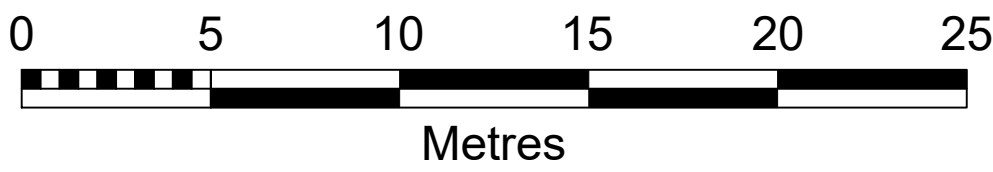
Rev Date Drawn Description
17.05.21 NHE Initial Issue
14.07.21 NHE New Section 19

Notes:
Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.
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Legend
--- 25deg VSC based on standard glazing size due to lack of survey information - assumed 1.05m above ground level following standard glazed patio door height

NB. Where adjacent building has a blank wall/gable facing onto the site no 25 deg line has been shown.

Where available survey information has been used to form the basis of the existing building information shown. Where this has not been available OS map information has been used.



Proposed Site Sections
drawing title Romney House, Bristol
Vistry and Goram Homes
Romney House
client / project

FOR INFORMATION
status

HTA-A_DR_0159
drawing number

Scale
1:200 @ A1

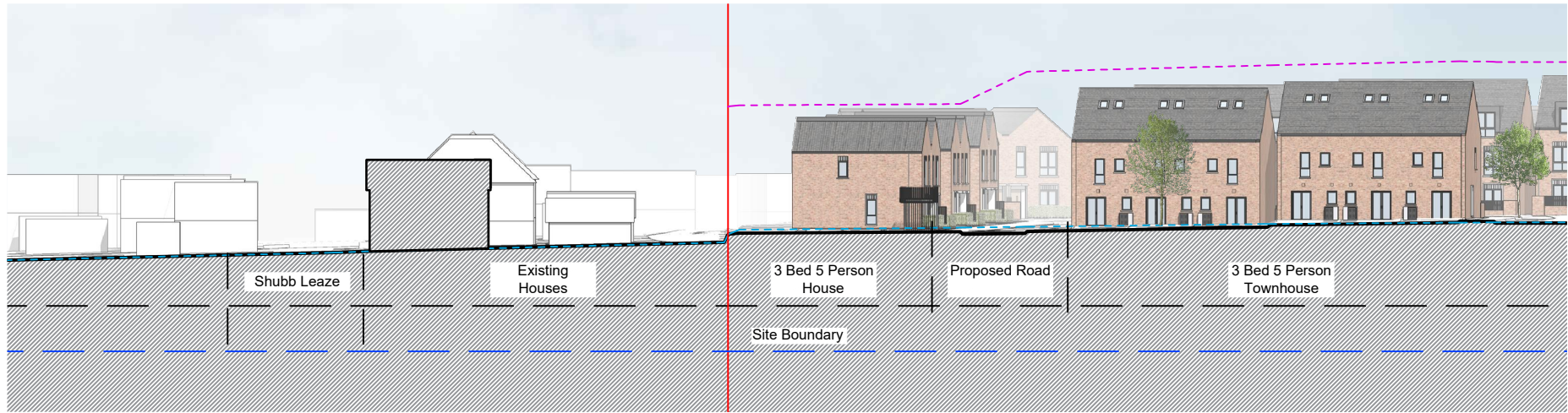
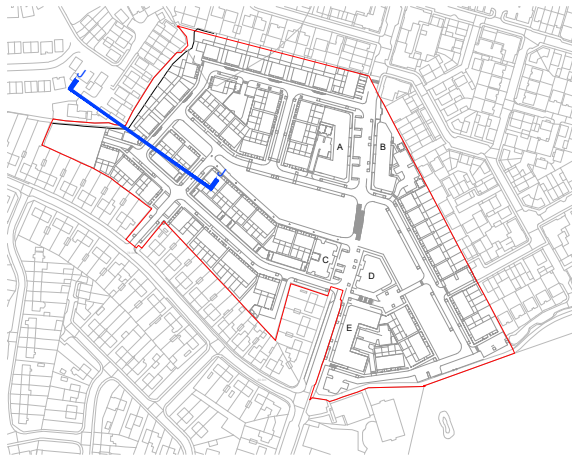
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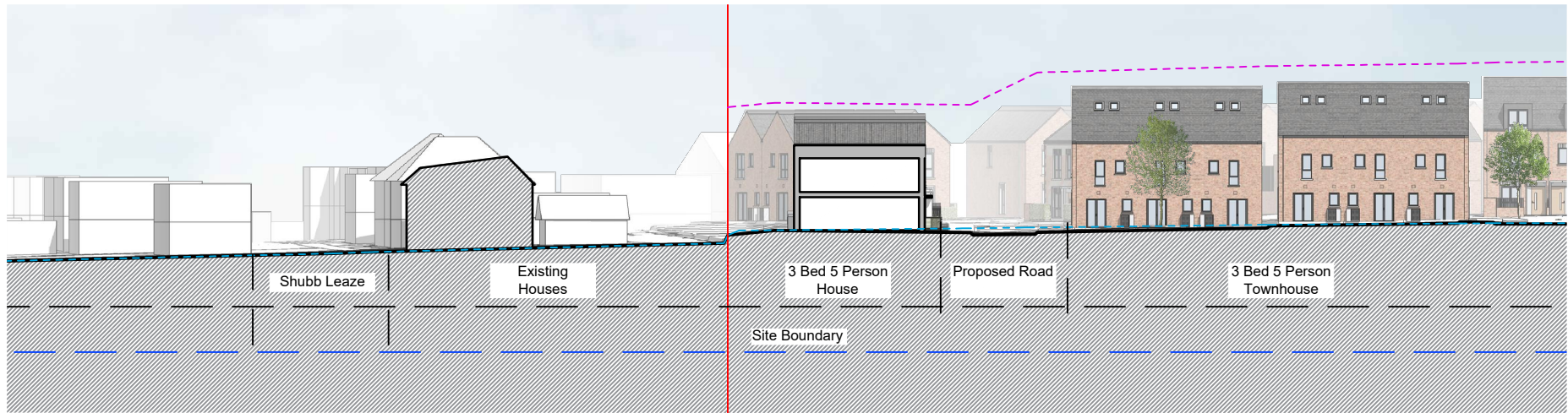
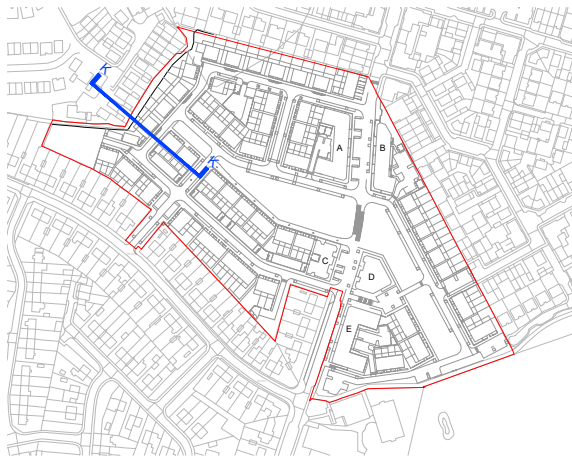
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revision

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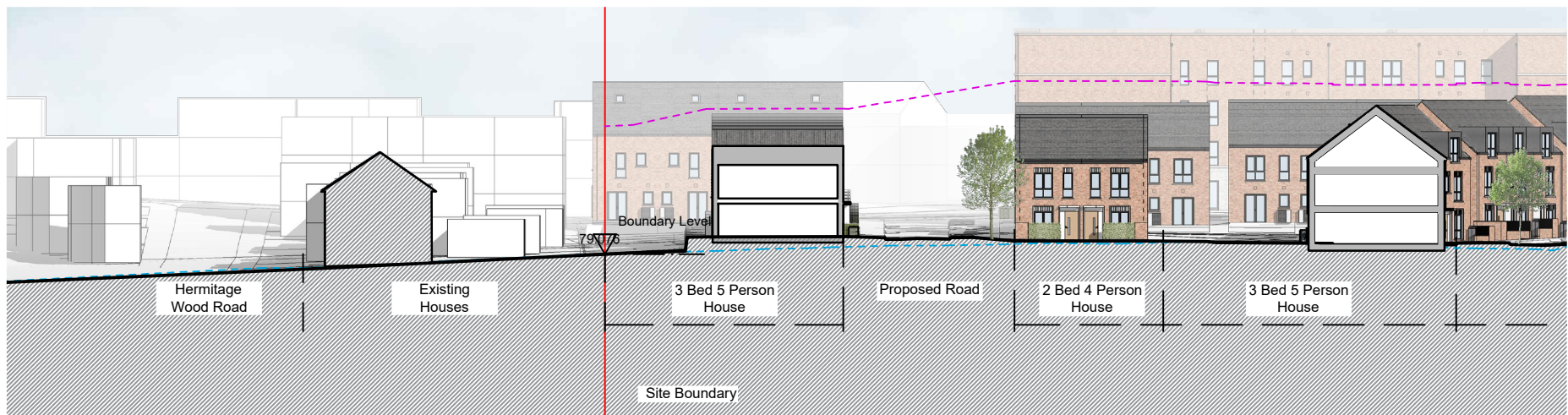
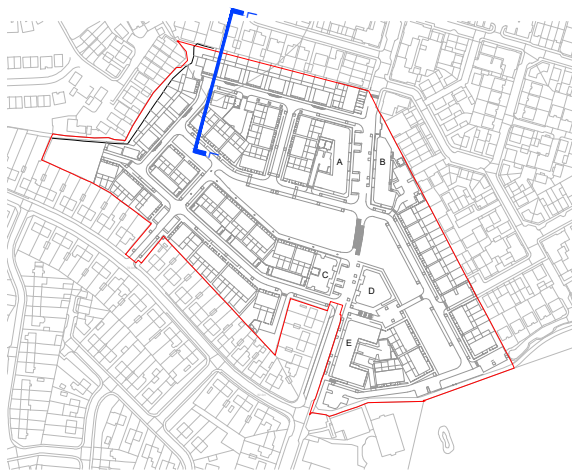




Proposed Site Section JJ



Proposed Site Section KK



Proposed Site Section LL