

WARD: Westbury-on-Trym & Henleaze

SITE ADDRESS: 217 Canford Lane Bristol BS9 3PD

APPLICATION NO: 21/05824/H Full Planning (Householders)

DETERMINATION DEADLINE: 3 February 2022

Single storey full width rear extension.

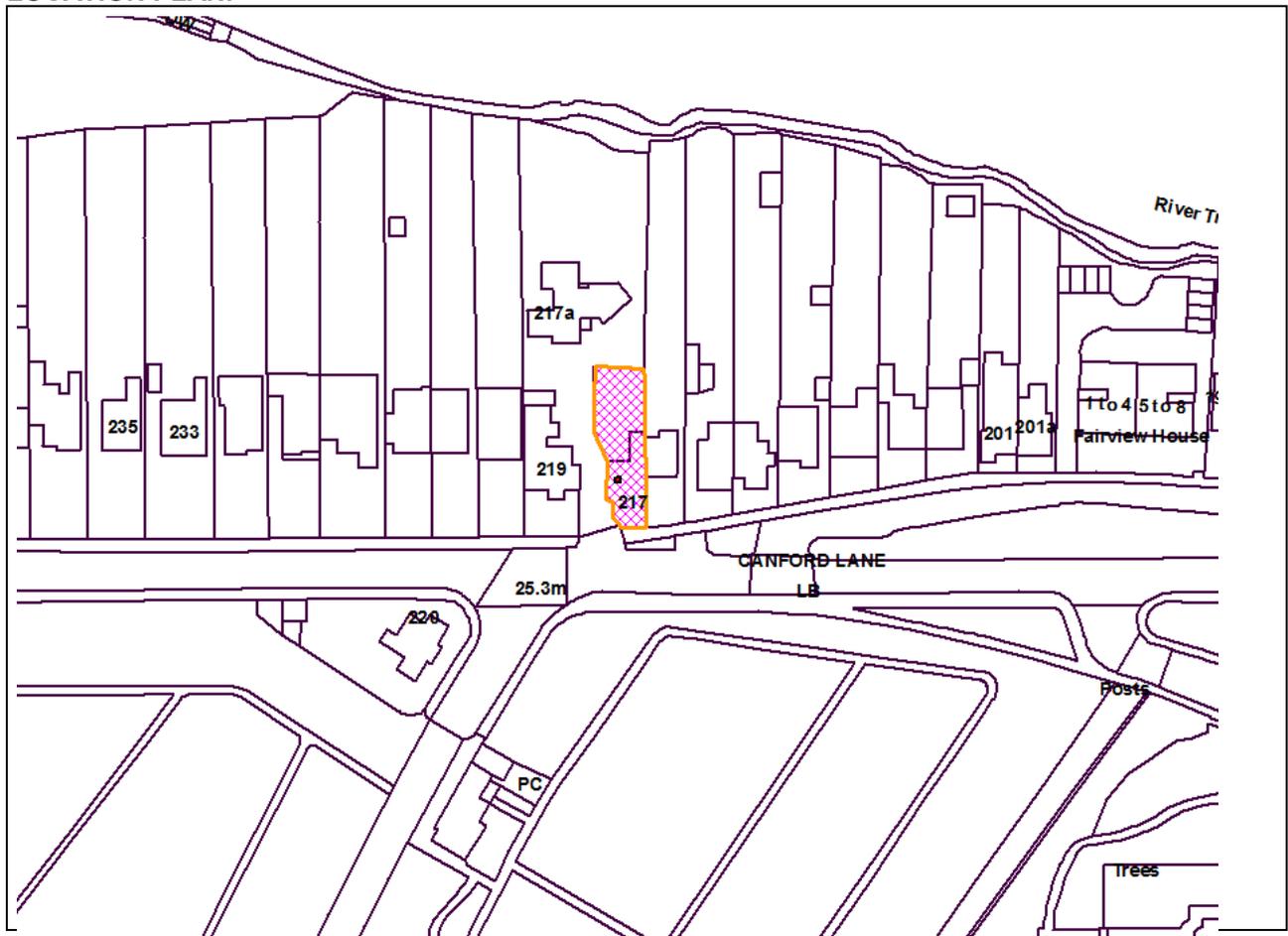
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Enhance Architecture
1 Grosvenor Road
Bristol
BS2 8XD

APPLICANT: Steve and Kath Smith
217 Canford Lane
Bristol
BS9 3PD

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

LOCATION PLAN:



Development Control Committee B – 23 February 2022
Application No. 21/05824/H: 217 Canford Lane Bristol BS9 3PD

SUMMARY

This application has been brought to the Development Control (B) Committee as the applicant is a councillor within the authority area of Bristol City Council.

SITE DESCRIPTION

The application relates to the dwelling known as 217 Canford Lane which is located within the Westbury-on-Trym and Henleaze ward.

The property is a two storey semi-detached dwelling finished in render with a concrete tiled roof and white UPVC windows. Unlike the other dwellings in the street, the property is not set back from the pavement and the majority of the property is stepped forward of the attached dwelling, No.215. No.217 has two single storey outrigger extensions to the rear which extend mostly along the side elevation of No.215. Officer's note there is no clear uniform character to the dwellings within the immediate area.

The application site is not located within a conservation area and the property is not listed. There are no trees on site that are expected to be felled or harmed to accommodate the proposed development.

APPLICATION

The application submitted is for a single storey rear extension. It would extend beyond the rear elevation of the property by approximately 5.5m and would be finished in materials to match the application property. Please refer to the submitted plans and application form for further details.

RELEVANT PLANNING HISTORY

There is no planning history of relevance to this application.

RESPONSE TO PUBLICITY AND CONSULTATION

Neighbouring properties have been consulted for which no comments have been received. No ward members have provided comments.

RELEVANT POLICIES

National Planning Policy Framework – July 2021
Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017 and the Hengrove and Whitchurch Park Neighbourhood Development Plan 2019.

Supplementary Planning Document Number 2: A Guide for Designing House Alterations and Extensions (October 2005)

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

Development Control Committee B – 23 February 2022
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KEY ISSUES

IS THE DESIGN AND SCALE/CONTEXT ACCEPTABLE?

Policy BCS21 states that development should be of a high quality and should positively contribute towards an areas character.

Policy DM26 sets out that development should respond appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes; and respecting, building upon or restoring the local pattern and grain of development.

Policy DM27 (Layout and Form) aims to ensure development contributes to the successful arrangement and form of buildings, structures and spaces and contribute to the creation of quality urban design and healthy, safe and sustainable places.

Policy DM30 sets out that new development will be expected to respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene.

SPD2 –A guide for designing house alterations and extensions states that successful extensions should be subservient to the original house in terms of scale and positioning and should reflect the character of the property and the wider area. More specifically single-storey rear extensions should be designed to a maximum depth of 3.5 metres but may need to be significantly less in the case of terraced houses.

A 5.5m deep single storey rear extension is proposed. Whilst it exceeds SPD2 guidance in regards to depth, officers have given consideration to the character of the area, identifying there is no clear building line to the rear and noting the other properties within the immediate area vary in character and have undergone a wide range of different styled extensions that also vary greatly in scale. Officers have also given consideration to the amenity impacts of the proposal, which are discussed in further detail below, concluding the scale would not be detrimental to neighbour amenity. The extension would be finished in materials which match the existing external materials. Given the size of the plot and the dwelling, officers are satisfied the extension would appear proportionate and subservient to the host dwelling and would allow for a reasonable area of private garden space to be retained.

Overall it is considered the proposal respects the character and appearance of the host dwelling, and the character, pattern and grain of development within the wider area. Officers are satisfied the development would not harm the appearance of the street scene and in this instance deviation from standard SPD2 guidance is acceptable. As such the proposal complies with polices BCS21, DM26, DM27, DM30 and relevant guidance contained within the SPD2.

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

Section 12 (Achieving Well-Designed Places), Paragraph 127 of the NPPF outlines that planning policies and decisions should ensure that development create places with a high standard of amenity for existing and future users.

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

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

Development Control Committee B – 23 February 2022
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SPD2 - A guide for designing house alterations and extensions states that extensions should not cross a 45° line drawn in the horizontal or vertical plane when taken the mid-point of the nearest adjacent habitable window so as to not cause overlooking, overbearing or overshadowing on adjacent occupiers.

Given the staggered relationship between No.217 and No.215, the proposed extension would not extend beyond the rear elevation of No.215. It therefore would not break the 45 degree rule when measured from the adjacent habitable window. Officers consider it would not harm the amenity of the attached neighbours by virtue of loss of light and outlook or overbearing and overshadowing harm.

A driveway providing access to No.217A runs alongside the western boundary of the site, creating a gap of approximately 5.6m between No.217 and No.219. Given the distance away from No.219 and No.217A, officers are satisfied the extension would not allow for harm to surrounding neighbours by virtue of loss of light and overshadowing harm or overbearing harm.

The proposed development would not contain any glazing orientated towards neighbouring properties as to allow for overlooking harm.

Officers are satisfied that the proposed development would not cause unreasonable levels of harm to the amenity of current and future neighbouring occupants. The application therefore accords with policies BCS21, DM30 and relevant guidance contained within the SPD2.

CONCLUSION

The proposed development is of an appropriate design which officers consider would not cause harm to the character or appearance of the dwelling, street scene or wider area. Furthermore the proposed development would not cause harm to the amenity of current or future neighbours.

The proposed development is therefore recommended for approval, subject to conditions.

COMMUNITY INFRASTRUCTURE LEVY

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

EQUALITIES ASSESSMENT

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

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RECOMMENDED GRANT subject to condition(s)

Time limit for commencement of development

1. Full Planning Permission

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

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

List of approved plans

2. List of approved plans and drawings

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

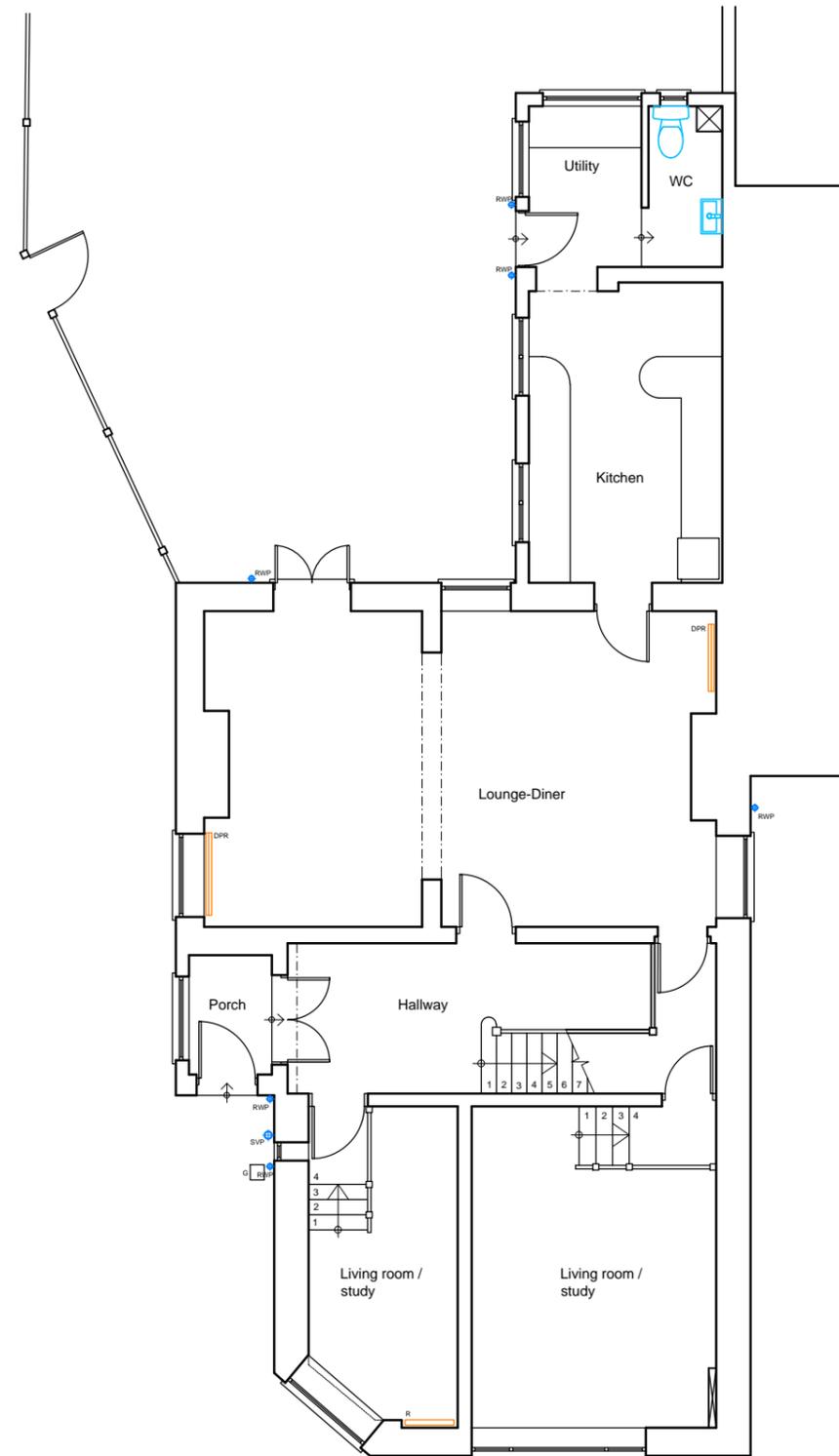
2124_217CL_X000 Location and block plan, received 9 November 2021
2124_217CL_X001 Existing ground floor plan, received 9 November 2021
2124_217CL_X002 Existing side and rear elevations, received 9 November 2021
2124_217CL_D101 Proposed ground floor plan, received 9 November 2021
2124_217CL_D102_A Proposed section AA, received 7 February 2021
2124_217CL_D103 Proposed rear elevation, received 9 November 2021
2124_217CL_D104 Proposed side elevation, received 9 November 2021

Reason: For the avoidance of doubt.

Supporting Documents

2. 217 Canford Lane
 1. Site location plan
 2. Existing ground floor plan
 3. Existing side & rear elevations
 4. Proposed ground floor plan
 5. Proposed rear elevation
 6. Proposed section A-A
 7. Proposed side elevation
 8. Proposed site plan





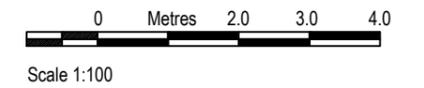
Ground Floor Plan

NOTES

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NB. Any dims provided in brackets are indicative only - setting out is likely to be determined by other criteria.



NOT FOR CONSTRUCTION

Rev	Date	Revision

Clients:
Steve & Kath Smith

Project:
217 Canford Lane, Westbury, BS9 3PD
Single storey rear extension

Drawing:
Ground floor plan
EXISTING



1 Grosvenor Road, Bristol, BS2 8XD

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Drawing Number: 2124_217CL_X001 Revision: *

Scale: 1:100 @A3 Date: 09.2021 Drawn: CS

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Line of garden fence - not shown for clarity



Scale 1:100

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Side Elevation



Ground Floor not surveyed

Rear Elevation

Rev	Date	Revision
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Clients:
Steve & Kath Smith

Project:
217 Canford Lane, Westbury, BS9 3PD
Single storey rear extension

Drawing:
Side & Rear Elevations
EXISTING



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Drawing Number: 2124_217CL_X002 Revision: *

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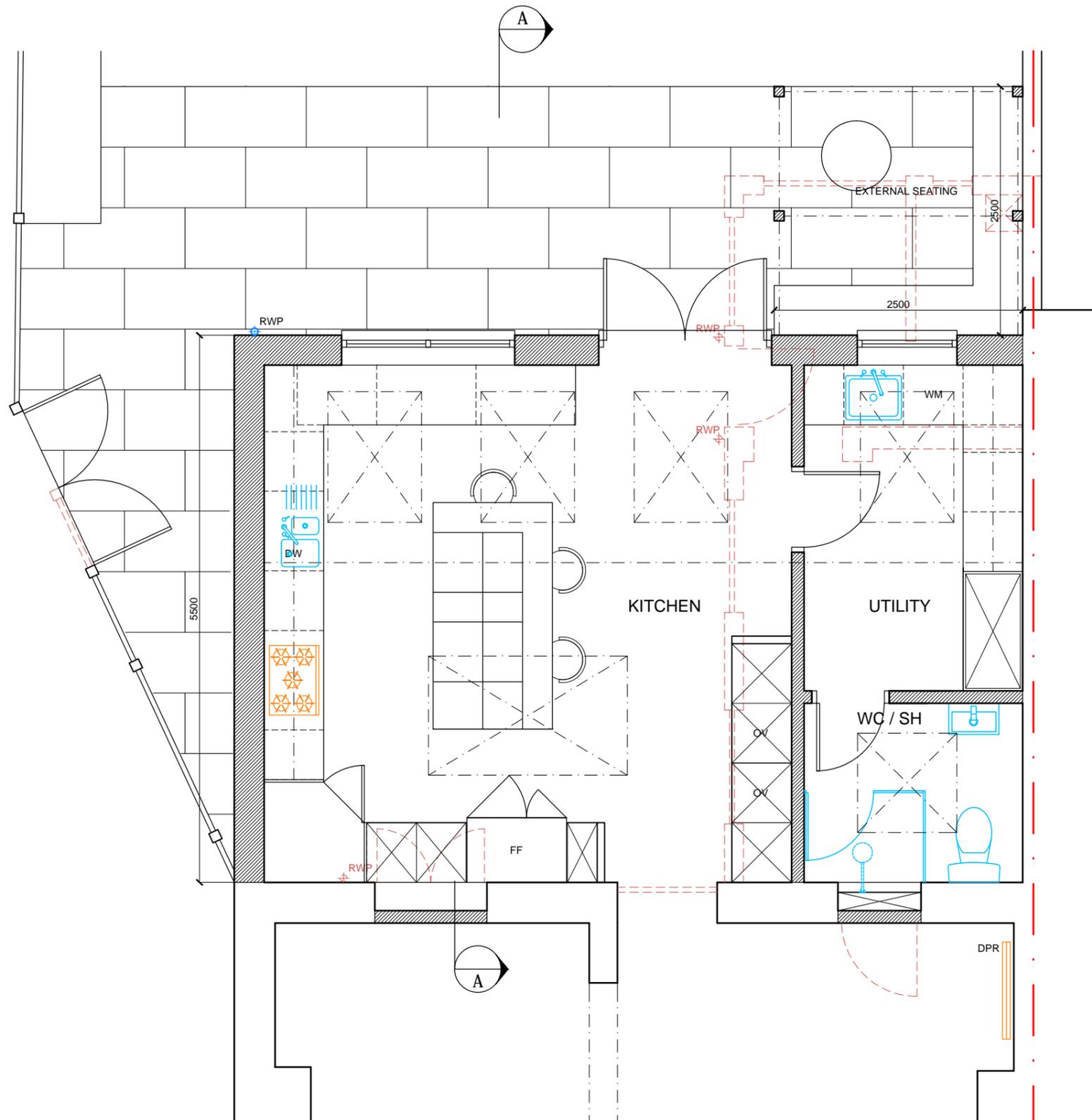
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Scale 1:50

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Ground Floor Plan

Rev	Date	Revision

Clients:
Steve & Kath Smith

Project:
217 Canford Lane, Westbury, BS9 3PD
Single storey rear extension

Drawing:
Ground floor plan
PROPOSED



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Rear Elevation

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NOT FOR CONSTRUCTION

Rev	Date	Revision
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Clients:
Steve & Kath Smith

Project:
217 Canford Lane, Westbury, BS9 3PD
Single storey rear extension

Drawing:
Rear Elevation
PROPOSED



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Drawing Number: 2124_217CL_D103 Revision: *

Scale: 1:50 @A3 Date: 09.2021 Drawn: CS



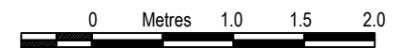
Section A-A

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A 07.02.22 Structural info added to drawings from SE's calc pack

Rev	Date	Revision
A	07.02.22	Structural info added to drawings from SE's calc pack

Clients:
Steve & Kath Smith

Project:
217 Canford Lane, Westbury, BS9 3PD
Single storey rear extension

Drawing:
Section A-A
PROPOSED



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Drawing Number: 2124_217CL_D102	Revision: A
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Scale: 1:50 @A3	Date: 09.2021	Drawn: CS
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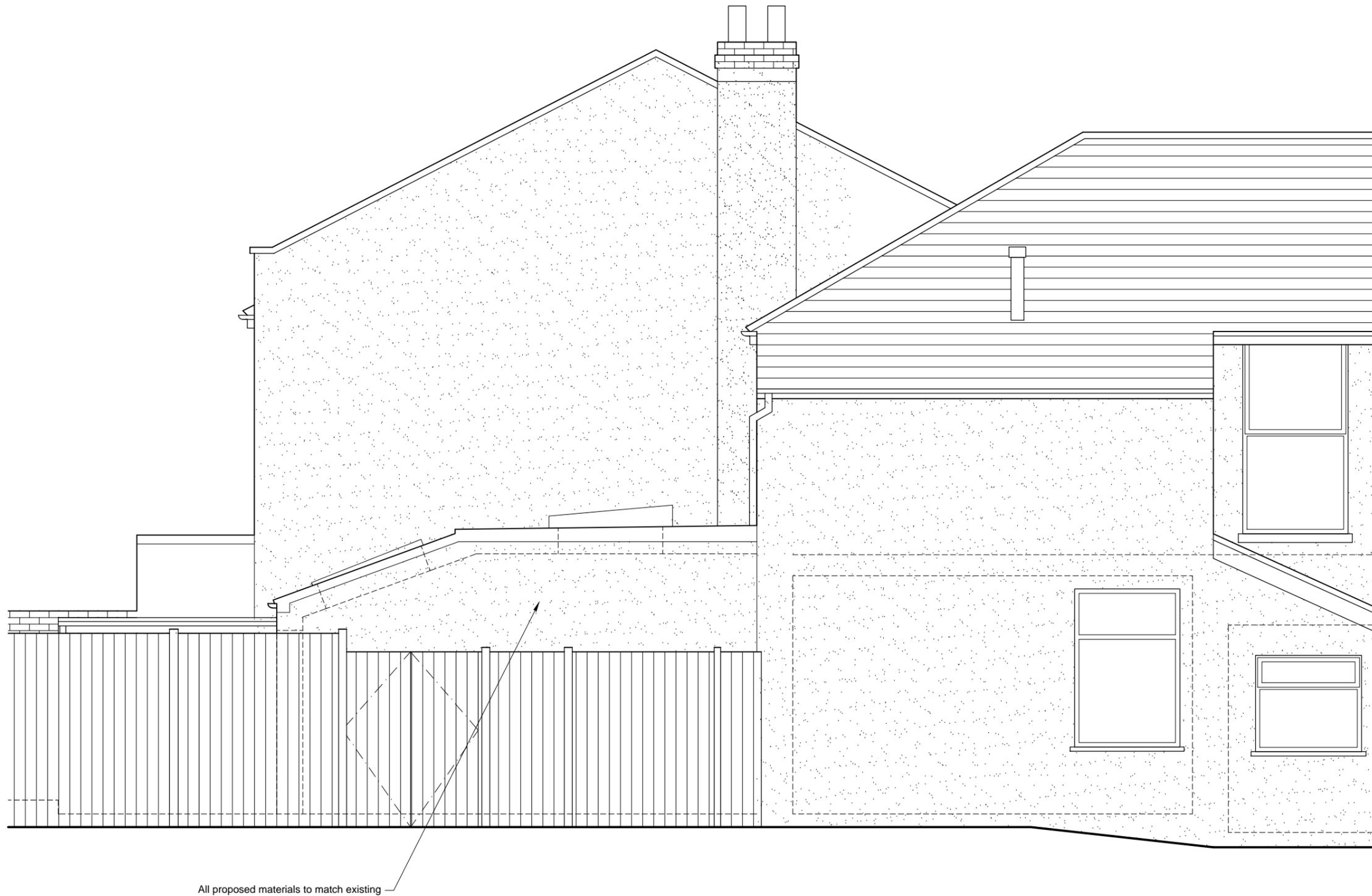
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Rev	Date	Revision
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Clients:
Steve & Kath Smith

Project:
217 Canford Lane, Westbury, BS9 3PD
Single storey rear extension

Drawing:
Side Elevation
PROPOSED



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Drawing Number: 2124_217CL_D104 Revision: *

Scale: 1:50 @A3 Date: 09.2021 Drawn: CS

Side Elevation

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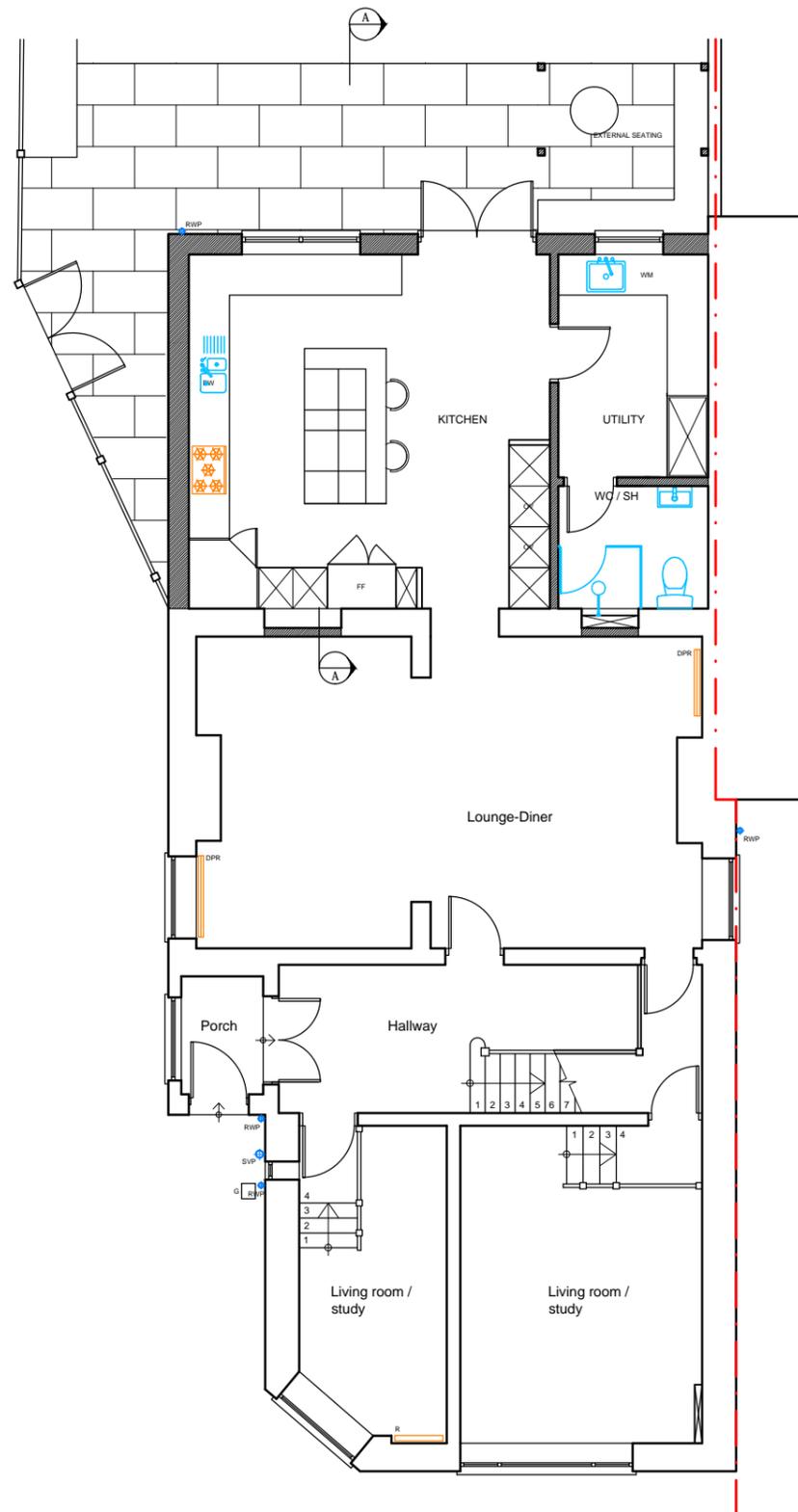
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Scale 1:100

NOT FOR CONSTRUCTION



Rev	Date	Revision
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Clients:
Steve & Kath Smith

Project:
217 Canford Lane, Westbury, BS9 3PD
Single storey rear extension

Drawing:
Site plan
PROPOSED



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Drawing Number: 2124_217CL_D100 Revision: *

Scale: 1:100 @A3 Date: 11.2021 Drawn: CS