

WARD: Clifton

SITE ADDRESS: 92 Princess Victoria Street Bristol BS8 4DB

APPLICATION NO: 21/05548/H Full Planning (Householders)

DETERMINATION DEADLINE: 14 January 2022

Proposed third-floor extension, second-floor refurbishment, including associated demolitions.

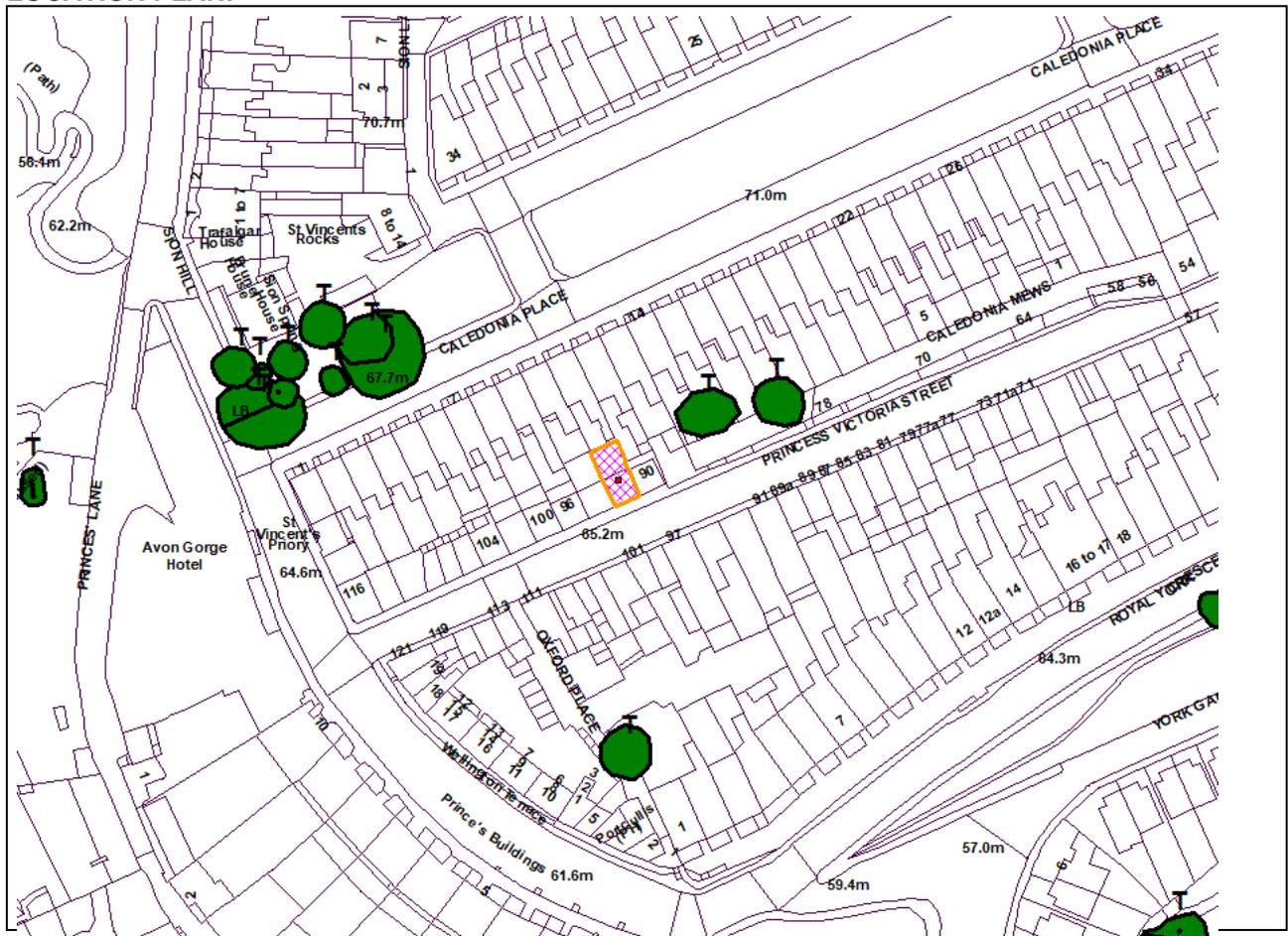
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Bolt Design Studio
157 Redland Road
BS6 6YE

APPLICANT: Kathryn Green
92 Princess Victoria Street
Bristol
BS8 4DB

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

LOCATION PLAN:



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SUMMARY

This application has been brought to the Development Control (A) Committee as the application has received multiple objections regarding the proposed development.

SITE DESCRIPTION

The application relates to the dwelling known as 92 Princess Victoria Street which is located within the Clifton ward.

The property is a 2 storey terraced dwelling finished in render, with a flat roof, and timber windows and doors. The property benefits from an enclosed garden to the rear.

The property is relatively modern, and was constructed in the 1970s along with No 90. The majority of the surrounding properties are Georgian and early Victorian.

The application site is located within the boundaries of The Clifton Conservation Area and the property is not listed, although there are a number of listed buildings surrounding the application site. The closest listed buildings are the terraced properties along Caledonia Place. There are no trees on site that are expected to be felled or harmed to accommodate the proposed development.

APPLICATION

The application submitted proposed the erection of a third-floor extension, second-floor refurbishment, including associated demolitions.

The proposed mansard roof would measure approximately 6.5 metres in width, 6.9 metres in depth, and 2.7 metres in height. The proposed roof would be finished with slate, and the flat section of such would be finished with EPDM. The front roofslope would contain 3 dormer windows, which would be finished with timber, and would have opaque glass. Each front dormer would measure approximately 1.4 metres in width, 0.7 metres in depth, and 1.4 metres in height.

The proposed mansard roof would also contain 2 rear dormer windows. Both windows would be finished with timber, and would have opaque glass. One dormer would measure approximately 1.2 metres in width, 0.7 metres in depth, and 1.4 metres in height. The other dormer would measure approximately 1.6 metres in width, 0.7 metres in depth, and 1.4 metres in height.

The proposal was amended over the lifetime of the application, as the originally proposed featured a taller mansard roof with a greater depth, along with larger dormer windows, and a fire escape walkway to the rear. Following concerns that the proposed development would be visually intrusive and inadequately subservient to the dwelling, the roof and dormers were reduced in scale. The proposed walkway was omitted at the wishes of the applicants. The description of development was subsequently changed.

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RELEVANT PLANNING HISTORY

71/04283/P_U- Erection of private dwelling. (PERMISSION GRANTED)

74/00195/P_U- Construct two new three storey town houses with integral garages.
(REFUSED)

74/01516/P_C- Erect two 3 storey town houses. (PERMISSION GRANTED)

76/00275/U_C- Three-store town house with integral garage. (PERMISSION GRANTED)

RESPONSE TO PUBLICITY AND CONSULTATION

Neighbour properties were consulted on 28/10/21 and a site and press notice was carried out on 01/12/21.

31 objections were received.

Changes to the scheme were implemented and neighbours were consulted on 10/02/2022. A site and press notice was carried out on 16/02/22.

46 objections were received.

The contents of the objections are summarised below:

DESIGN

- The mansard roof would be visually dominant on the streetscene.
- The enlarged property would be out of character for the terrace and wider area.
- The proposal would not enhance or preserve the character of the conservation area.
- The proposed development would affect the setting of the listed buildings along Caledonia Place.
- The increase in height would disrupt key vistas in the area.
- The dwelling may be converted into an HMO or flats.
- The design would set a negative precedent for similar development in the area.
- The proposal would have a detrimental impact on the roofscape of the area.
- The proposal would constitute overdevelopment and would be disproportionate to the size of the dwelling.

AMENITY

- The proposed development would result in overshadowing.
- The proposed development would be overbearing.
- The proposed rear dormers would enable overlooking.
- The proposed increase in size would have an impact on parking availability in the area.

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OTHER

- The submitted plans inaccurately depict the front elevation of No 90.

RESPONSE: It is considered that the submitted plans depict the neighbouring development in a manner sufficient to allow for a full assessment of the proposed development.

- The additional documents (namely the supporting Design and Access Statement and Heritage Statement) submitted with the application have not been amended following the submission of amended plans.

RESPONSE: The submitted plans form the basis of the assessment of the scheme, and so the lack of amended supporting documents is acceptable.

- The proposed development would negatively impact neighbouring house prices.

RESPONSE: This is not considered to be a material planning consideration.

- The existing building may not be able to structurally support the proposed works.

RESPONSE: This is not considered to be a material planning consideration. The structural stability of the building is a matter addressed by the Building Control process.

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.

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.

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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 large, box-like dormers are inappropriate for the majority of domestic properties. To achieve a good design it is necessary to pay particular attention to the size and form of the roof, and the arrangement and proportion of existing windows.

In terms of the context of the area, there are a variety of roof styles, including flat, single-pitch, butterfly, and mansard styles. In the immediate area around the application site, there are flat, single-pitch, and mansard roofs. The existing mansard roofs at Nos 88, 93, and 96 contain front dormers that are well set into the roofslope and are subservient to such. While Nos 93 and 96 contain 2 front dormers, No 88 contains 3 front dormers.

The proposed mansard roof would measure approximately 6.5 metres in width, 6.9 metres in depth, and 2.7 metres in height. The proposed roof would be finished with slate, and the flat section of such would be finished with a rubber roofing membrane (EPDM). The front roofslope would contain 3 dormer windows; which would be finished with timber, and would have opaque glass. Given that there are a number of mansard roofs in the area, the principle of development would be reasonable, and the proposed development would not be contrary to the roofscape.

Princess Victoria Street features several separate terraces. The terrace that the property is situated along is made up of a variety of roof styles and eaves heights. Because of this, the property shares an eaves height only with No 90. Because of the variety of roof heights, when looking towards the property from either end of the street, there is no discernible roof hierarchy between buildings along the immediate sections of the terrace. The only noticeable trend is that buildings of a greater eaves height consistently feature taller roofs, which is a feature that is maintained along the terrace. The proposed roof would be slightly taller than the mansard roof of No 88 (which has a higher eaves height), but would be set back from the front elevation by a much greater distance. The setback would create the visual effect of a lowered roof, and so would bring the apparent height of the proposed roof down to a similar level to No 88. Because of this, the proposed roof would not visually compete with that of No 88, and would not disrupt the overall roof pattern in the area.

Based on the proposed dimensions, if a similar scheme was to be proposed at No 90, the same visual impact would be observed, and so the potential precedent as a result of the scheme would ensure that proposed mansards are well set back from the front elevation to reduce the visual impact on the roofscape and streetscene. Additionally, the immediate

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terrace from No 88 to No 96 would still maintain a general correlation between eaves height and overall roof height. As such, it is considered that the proposed increase in roof height would not have a detrimental impact on the roofscape of the terrace, and would also not disrupt any of the views along either end of Princess Victoria Street.

While the proportions of the dwelling would be retained, the proposed development would not negatively impact the streetscene of the area. As stated earlier, the immediate roofscape is varied and would not be disrupted by the addition of the proposed development to such. However, the proposed mansard roof and front dormers would be set back from the front parapet of the dwelling by a considerable amount, and would be visually separate from the front elevation of the dwelling. Because of this, the proposed development would not be overbearing or visually dominant when seen from the street, and would also not appear to be an additional storey due to the setback from the front.

As the proposed roof would contain the same number of front dormers to neighbouring properties, the proposal would adhere to the precedent in the area. In terms of materials, there is a mix of slate, concrete, clay, and contemporary materials used in the area for roofing. The proposed development would therefore be materially subservient to the dwelling and the context of the area.

Each front dormer would measure approximately 1.4 metres in width, 0.7 metres in depth, and 1.4 metres in height. One rear dormer would measure approximately 1.2 metres in width, 0.7 metres in depth, and 1.4 metres in height. The other rear dormer would measure approximately 1.6 metres in width, 0.7 metres in depth, and 1.4 metres in height. On both sides, the proposed dormers would be set back from the rear parapet by approximately 1 metre, and the mansard roof would be set back from the rear parapet by approximately 0.5 metres. The proposed dormers would be smaller than the existing windows on the front elevation, and would be set back by a significant distance. Because of this, the proportions and visual hierarchy between the floors of the dwelling would be maintained, and the proposed development would be identifiable as a subservient extension rather than an additional storey. This would ensure that the front elevation of the dwelling would maintain visual dominance over the roof extension. Due to the proposed proportions and materials, it is also considered that the proposed development would be an appropriate design style and palette that would preserve the contemporary nature of the dwelling, which contrasts to the older buildings in the immediate area. Because of this, the proposed development would not be detrimental to the character and appearance of the dwelling.

There are a number of listed buildings around the application site, in particular along Caledonia Place which runs parallel to Princess Victoria Street. Due to the distance between the proposed development and the nearest listed buildings, along with the fact that the overall increase to the property's floorspace would cause the dwelling to still be noticeably smaller than the dwellings along Caledonia Place, it is considered that the proposed development would not adversely affect the setting of a listed building. Additionally, based on an assessment of impact on the proposed development on the listed views within the conservation area, as stated with the Clifton & Hotwells Character Appraisal & Management Proposals (2010), the proposed development would not negatively impact on intrude on any established vistas within the conservation area.

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

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enhancing the character or appearance of the area. The design of the proposed development is considered to reflect the character of the property and the surrounding area, and therefore would preserve the character and appearance of the Conservation Area.

In terms of use, the increase of floorspace is considered to be reasonable, and would provide an adequate amount of space for the intended use. As such, The Council does not consider the application to be disingenuous or an attempt to convert the dwelling into an HMO.

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 policies 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.

SPD2 - A guide for designing house alterations and extensions states that extensions should not be overbearing, or result in unacceptable overlooking or loss of privacy

On both sides, the proposed dormers would be set back from the rear parapet by approximately 1 metre, and the mansard roof would be set back from the rear parapet by approximately 0.5 metres. All the proposed dormers would contain opaque glass.

Due to the distance from the street, the proposed development would not be overbearing on the streetscene, and would not contribute towards a negative sense of enclosure along Princess Victoria Street. Additionally, due to the distance to the neighbouring gardens, the proposed setback would ensure that the proposed mansard roof would not be overbearing or detrimental to neighbouring amenity.

Also, because of the SW-NE orientation of the terrace and the proposed setback and modest height of the proposed roof, the proposal would not result in an unacceptable level of overshadowing. It is acknowledged that the proposal may result in some overshadowing over the neighbouring gardens; however the amount of overshadowing would not justify a

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refusal of the scheme. Additionally, the neighbouring gardens are of such a width that a significant portion of such would remain unaffected.

The opaque dormer windows would also prevent any unacceptable levels of overlooking.

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 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.

1500 - P-052 EXISTING ELEVATIONS, received 14 October 2021

1500 - P-051 EXISTING PLANS, received 14 October 2021

1505 – P-050 EXISTING SITE & BLOCK PLANS, received 14 October 2021

1500 - P-101 REV C PROPOSED PLANS, received 09 February 2022

1500 - P-102 REV D PROPOSED ELEVATIONS, received 09 February 2022

Reason: For the avoidance of doubt.