

SECTION 2 – ITEM 10

Application No:	20/P/0322/FUH	Target date:	02.04.2020
Case officer:	Anna Hayes	Extended date:	18.06.2020
Parish/Ward:	Portishead Portishead West	Ward Councillors:	Councillor John Cato Councillor Nicola Holland
Applicant:	Mr And Mrs J Robinson		
Proposal:	Ground floor front extension with balcony. Raise roof and convert to bedrooms with rear balcony, side garden store room extension. Front and rear dormers/roof windows.		
Site address:	73 Pembroke Road, Portishead, Bristol, BS20 8HE		

REFERRED BY COUNCILLOR HOLLAND

Summary of recommendation

It is recommended that the application be **APPROVED** subject to conditions. The full recommendation is set out at the end of this report.

The Site

The application site comprises a detached dwelling located within a residential area of Portishead. The site is located on undulating land with the front of the site sloping downwards towards the Severn Estuary and the rear of the site rises to properties which are at a higher level. Adjoining the site on all boundaries are residential properties.

The Application

Full planning permission is sought for

- The erection of a front extension with balcony
- Increasing the roof height to accommodate front and rear dormers
- Construction of a rear balcony
- Erection of side extension to form storage area

Relevant Planning History

None relevant

Policy Framework

The site is affected by the following constraints:

- Bat Zone C

The Development Plan

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

Policy Ref	Policy heading
CS1	Addressing climate change and carbon reduction
CS2	Delivering sustainable design and construction
CS3	Environmental impacts and flood risk management
CS4	Nature Conservation
CS11	Parking
CS12	Achieving high quality design and place making

Sites and Policies Plan Part 1: Development Management Policies (adopted 19 July 2016)

The following policies are particularly relevant to this proposal:

Policy	Policy heading
DM8	Nature Conservation
DM28	Parking Standards
DM32	High quality design and place making
DM38	Extensions to dwellings

Other material policy guidance

National Planning Policy Framework (NPPF) (February 2019)

The following is particularly relevant to this proposal:

Section No	Section heading
1	Introduction
2	Achieving Sustainable Development
4	Decision-taking
11	Making effective use of land
12	Achieving well designed places

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013)
- Residential Design Guide (RDG2) Section 2: Appearance and character of house extensions and alterations (adopted April 2014)
- North Somerset Parking Standards SPD (adopted November 2013)
- Biodiversity and Trees SPD (adopted December 2005)
- North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: SPD (Adopted January 2018)

Consultations

Copies of representations received can be viewed on the council's website. This report contains summaries only.

Third Parties: Six letters of objection have been received. The principal planning points made are as follows:

- Development too high and not in keeping with surrounding properties
- Loss of privacy
- Close to adjoining properties
- Conflict with local plan

Portishead Town Council:

“Objects – overbearing, overlooks neighbouring properties, lack of privacy for neighbours, roof height higher and not in-keeping with neighbouring properties.”

Principal Planning Issues

The principal planning issues in this case are (1) impact on neighbours and (2) Character and appearance of the area

Issue 1: Impact on neighbours

The application site is located on undulating land with the front of the site sloping downwards towards the Severn Estuary and the rear garden rising up. There is an existing footpath to the north east boundary which leads up to a parcel of land at the rear which is outside of the applicant's ownership. This parcel of land contains redundant and dilapidated building which has become overgrown with vegetation.

The applicant is proposing to increase the roof height from 7m to 8.1 metres to accommodate front and rear dormers. The rear elevation has been designed with three dormers. Two of the dormers will have patio doors that open outwards onto a balcony that measures 1.5m in length and 8m in width. Although it is not shown on the plans, the applicant has advised that they will install a privacy screen on either side of the balcony to prevent overlooking.

The front elevation has been designed with folding doors leading to a 1st floor balcony which projects forward of the front elevation by 1.9m and will cover the width of the dwelling. A single storey front extension is proposed to bring the front porch in line with the existing garage. The front balcony will have privacy screens on both sides.

A single storey side extension is proposed for the south west elevation adjacent to no.75. This extension is small scale and will be set back from the front elevation to give a subservient appearance.

The dwellings on Pembroke Road are set at varying levels with no.75 at a higher level than no.73. There is a three storey block of sheltered accommodation to the north east of the site which is set forward from no.73 and separated by a footpath and high hedging.

Due to the existing screening and the proposed privacy screens on the balconies it is considered that any overlooking would not be unacceptable.

A number of objections have been submitted raising concerns about potential overlooking and loss of privacy to the properties at the rear of the site from the rear balcony and dormers. The proposed dormers would be located 28m from the rear boundaries of no.8 and no.7 Northfield Road which are at the rear of the site. No.3 and no.4 Redcliffe Close are located at the rear/side of the site. These properties are located approximately 32m from the proposed rear dormers and are at a much higher level.

The Residential Design Guide advises that the minimum distance between directly opposite windows is 21m. The proposed rear dormer and balcony will be located approximately 60m from the rear elevation of no.8 and 48m from the rear of no.7. The properties on Northfield Road are in an elevated location with the ground levels nearly 5m higher than the application site and existing high hedging between Northfield Road and Pembroke Road.

The Residential Design Guide advise that the minimum distance between directly opposite windows is 21m. The distance between these properties is substantially in excess of the minimum distances in the RDG1 and will not result in an unacceptable loss of privacy to the neighbours.

When considering neighbour impacts to the properties on either side, there is potential for overlooking. However, this could be overcome by installing a privacy screen.

The proposed development complies with the relevant tests contained within the Residential Design Guide (Section 1: Protecting living conditions of neighbours) and would not result in a significant adverse impact upon the living conditions of neighbouring residents. In this respect, the proposal complies with policies DM32 and DM38 of the Sites and Policies Plan (Part 1).

Issue 2: Character and appearance

The immediate vicinity is characterised by residential dwellings varying in size and design. To the north east of the site are a number of three storey buildings and there are bungalows directly opposite the site.

The adjacent property no.75 has an existing two storey mono pitched front extension and no.77 has a single storey front extension with balcony over. It is considered that the proposed extension will not appear out of character with the existing property or the street scene.

The proposed rear extension will not be visible from the highway at the front of the site. It is not considered that the proposal will be unduly prominent or disproportionate in relation to the existing dwelling.

The proposal would not unacceptably harm the characteristics of the existing building or the character of its surroundings. In this respect, the proposal complies with policy CS12 of the Core Strategy, policies DM32 and DM38 of the Sites and Policies Plan (Part 1) and guidance in the Residential Design Guide (Section 2: Appearance and Character of house extensions and alterations).

Natural Environment and Rural Communities (NERC) Act 2006

The proposed development will not have a material detrimental impact upon bio-diversity.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

The proposed development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A formal EIA screening opinion is not, therefore, required.

The Crime and Disorder Act 1998

The proposed development will not have a material detrimental impact upon crime and disorder.

Conclusion

The main issues relating to this application are how the proposals will impact upon the living conditions of the surrounding properties and the impact on the character and appearance of the area. These issues have been addressed and considered to be in accordance with planning policies and advice.

The proposed development complies with the relevant tests contained within the Residential Design Guide 1 and would not result in a significant adverse impact upon the living conditions of neighbouring residents. In this respect, the proposal complies with policies DM32 and DM38 of the Sites and Policies Plan (Part 1).

The proposal would not unacceptably harm the characteristics of the existing dwelling or the character of its surroundings. In this respect, the proposal complies with policy CS12 of the Core Strategy, policies DM32 and DM38 of the Sites and Policies Plan (Part 1) and the advice in the Residential Design Guide (RDG2) Section 2: Appearance and character of house extensions and alterations (adopted April 2014).

Other relevant planning issues have been reviewed in terms of parking and highway safety, protected species and setting of a listed building and are all considered to be acceptable.

RECOMMENDATION: APPROVE (for the reasons stated in the report above) subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The proposed balconies on the north west and south east elevations hereby permitted shall not be brought into use until details and specifications showing a privacy screen to the north east and south west elevation of the balconies have been submitted to and approved in writing by the Local Planning Authority. The details shall include the size, height and position of the privacy screens and the materials to be used. The balconies hereby permitted shall not be brought into use until the said privacy screens have been erected in accordance with the approved plans, specifications and materials. The privacy screens shall be maintained permanently thereafter in accordance with the approved details.

Reason: In the interests of protecting the privacy of neighbouring residents in accordance with policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).