

# PI Davis

## Architectural Design

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August 2021

# Planning Appraisal



Land and Garage to the rear of:

24, Pool Road,  
Kingswood,  
South Gloucestershire.  
BS15 1XL.

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### 1. Introduction

1.1 This Planning Appraisal has been prepared on behalf the owner of the site at 24, Pool Road, Kingswood, South Gloucestershire. BS15 1XL.

1.2 This Planning Appraisal has been produced to provide a detailed assessment of the development potential of the site for the purpose of including within a subsequent marketing exercise to divide the site into Two Plots – One plot will contain the existing property and a garage that will be retained by the owner and the Second plot will provide the opportunity for the development of one new residential property.

1.3 This Planning Appraisal has been produced by an individual with over 15 years of Residential Property Planning experience who has both designed and submitted numerous Residential Schemes to Local Authority Planning Departments that have been granted Planning Approval and in many cases, have subsequently been constructed.

1.4 This Planning Appraisal presents a considered design for a new dwelling on the site that would comply with current Planning Regulations.

1.5 In addition to design considerations, a review of relevant Planning Policies applicable to the site have been fully assessed prior to the production of this report.

1.6 The existing site, as highlighted below in red outline (Figure 1), covers a total area of approximately **850m<sup>2</sup>**, based upon the latest Ordnance Survey information. Please note that all trees and shrubs shown are indicative only.



Figure 1: Site Location Plan (Ordnance Survey Extract) showing the Existing Site Layout.

## 2. Existing Site

- 2.1 The existing site to the rear of 24, Pool Road, Kingswood, is located approximately 1.2 miles to the North of Regent Street, Kingswood and approximately 0.8 miles to the South of Broad Street, Staple Hill where the closest major shopping centres are located.
- 2.2 Local amenities are extensive within a short distance of the site with a wide range of Primary and Secondary Schools, Shopping areas, Doctors and Dentist Surgeries, open public space and further amenities all within these two key areas.
- 2.3 The existing site comprises of a single-storey bungalow that is set within an extensive plot with a large side/rear garden and off-street parking to the front directly accessed from Pool Road.
- 2.4 To the Western Boundary, a side access lane extends from the Pool Road/Birch Road junction and runs East providing vehicle access to the rear of properties located on Yew Tree Drive and Chedworth.
- 2.5 The existing bungalow will be retained and the side will be divided to provide a building plot to the rear with side access, extending from a new vehicle and pedestrian access point located on Pool Road.
- 2.6 The existing site contains an existing garage and shed and both are pre-fabricated structures.
- 2.7 The existing garage will be retained within the plot of the existing property but the existing shed will be demolished.
- 2.8 The site is located within a wider area that is associated with historic Coal Mining, that is a common feature many sites within the Kingswood area.
- 2.9 No investigations of any former Coal Mining workings within the vicinity of the site has been undertaken as part of this appraisal and therefore a Coal Mining Report should be requested prior to any site purchase.
- 2.10 Mains sewers are located within the highway of Pool Road and therefore, the connection to existing sewers of a new residential dwelling would appear viable subject to agreement with Wessex Water.

- 2.11 The existing site has a wide range of trees and shrubs – the site plans show an indicative layout of the arrangement. A significant amount of these will be retained and for any future purchaser of the building plot, an agreement with the owner of the existing property to identify which will need to be removed to enable the construction of the proposed dwelling.
- 2.12 From research of available records, there does not appear to be any “TPO’s” (Tree Protection Orders) applicable to any of the trees located within the site.
- 2.13 The proposed development of the site will require a developer to undertake and commission a range of Habitat and Landscape Reports ahead of the submission of a formal Planning Application to develop the site.

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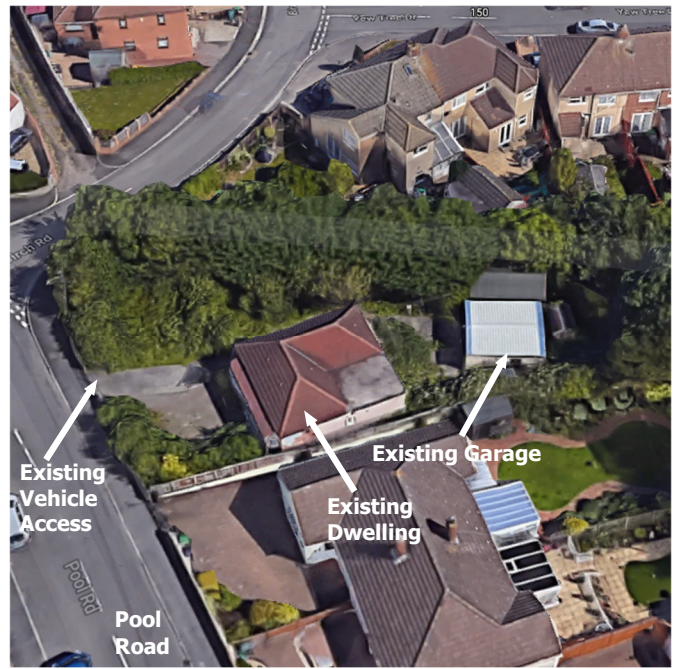
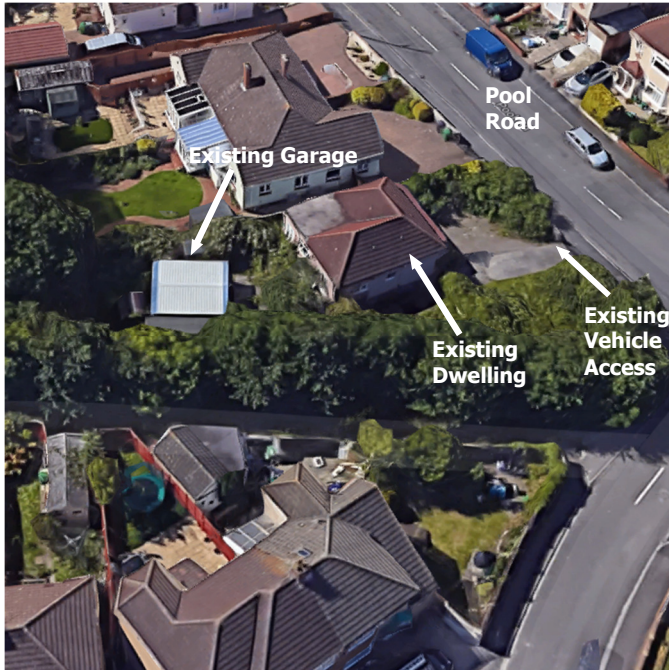


Figure 2: Existing Site Aerial Images courtesy of Google Earth

### 3. Proposed Development

- 3.1 The existing site will be divided into two plots - **505m<sup>2</sup>** for the existing house and **345m<sup>2</sup>** for the proposed development plot.
- 3.2 Plot 1 will contain the existing bungalow that will retain a large part of the existing front garden, the existing garage, the existing vehicle access and associated off-street parking.
- 3.3 The off-street parking to serve the existing property will enable at least two vehicles to enter the plot and park securely with space for vehicle to reverse and exit the site in forward gear.
- 3.4 The rear garden of the existing property will be reduced, with a small portion of garden (80 m<sup>2</sup>) allocated to the new building plot and approximately 235m<sup>2</sup> of garden will be retained for the existing bungalow and this will include the area currently occupied by the garage.
- 3.5 Plot 2 will become the proposed development site with a new access installed to the left of the existing on Pool Road and measures an area of **345m<sup>2</sup>**.
- 3.6 The proposed plot has been designed to accommodate a two-bedroom "Dormer" Bungalow.
- 3.7 A single-storey bungalow, containing two bedrooms would not be possible as the footprint of the building would be too large and therefore, the proposed "Dormer" option enables the containment of the building footprint.
- 3.8 The proposed dwelling would be arranged with an Entrance Hall, WC, Lounge and Kitchen/Dining Room to the Ground Floor (with access to the rear garden) and to the First Floor, a Double Bedroom (with Ensuite Shower/WC) and a large Single Bedroom. A family-sized Bathroom – with Bath and Shower would also be included and as the first floor is set within the roof, lower level eaves storage would be integrated in lieu of a traditional loft.
- 3.9 To reduce the overall height of the proposed property, the example elevations shown within this report assume a pitched, tiled gable roof – reduced in height by the introduction of a flat area in the centre.
- 3.10 The final roof configuration detail would need to be discussed with the Local Planning Authority.

- 3.11 The proposed development site would include a combined vehicle and pedestrian entrance from Pool Road and this would provide pedestrian access into the proposed dwelling from beyond the off-street parking area.
- 3.12 Off-street parking spaces would be provided for the new dwelling along the proposed access route extending from the Pool Road entrance.
- 3.13 The new dwelling would have a rear and side garden that would measure approximately 80m<sup>2</sup>.
- 3.14 The off-street parking area to the front would enable a waste and recycling store to be installed to comply with Local Authority Planning Guidance.
- 3.15 Space would also be available within the garden for a secure bicycle store to comply with Local Authority Planning Guidance.
- 3.16 Figure 3 shows a proposed Site Layout and Roof Plan. This layout is based upon a dormer dwelling arranged over two floors.
- 3.17 The proposed internal layout of the new dwelling would comply with current Space Standards, with rooms sized accordingly to comply with Planning Requirements.
- 3.18 The proposed dwelling is classified as a "Two Storey/Three Person (1 x Double and 1 x Single Bedroom) Dwelling" and therefore, the minimum permitted floor area is 70m<sup>2</sup>. Therefore, the proposed building with a total area of approximately 80m<sup>2</sup> both complies with this Planning requirement and enables some flexibility in the final design layout.
- 3.19 The proposed dwelling could be constructed using a traditional cavity wall method or timber frame option could also be considered.
- 3.20 Wall material finishes may be either brick or render and windows and doors would likely be a modern White UPVC finish.
- 3.21 A gable roof design with a traditional tiled roof will enable the installation of solar panels.

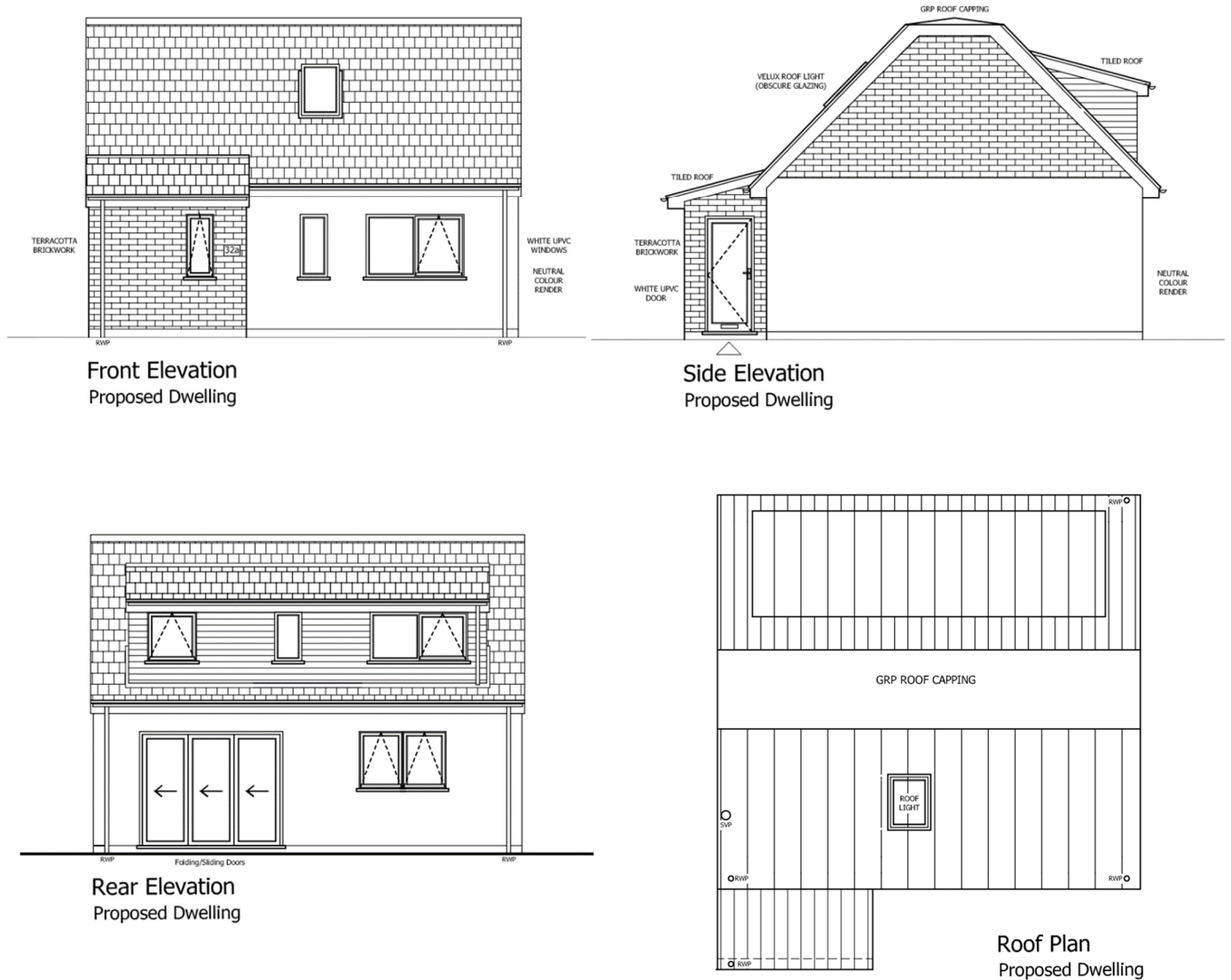




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**Figure 4: Proposed Elevations & Roof Plan**

### 4. Conclusion

- 4.1 This Planning Appraisal has considered in detail the existing site and the viable introduction of a new self-contained dwelling.
- 4.2 Having considered various options, a two-bedroom “Dormer” style dwelling has been considered the most appropriate solution to provide a dwelling that may be accepted to the Local Authority.
- 4.3 By suggesting a “Dormer” Dwelling, the overall footprint of the building on the site is reduced – compared to a traditional single-storey Bungalow that in comparison, to provide a similar two-bedroom property, would require a footprint approximately 60% larger than that proposed.
- 4.4 The proposed “dormer” roof will provide a lower impact building in this location in comparison with surrounding two-storey residential properties.
- 4.5 All sites are considered individually by the Local Planning Authority and therefore, whilst a two-bedroom dwelling as suggested within this appraisal can be integrated into the site to comply with current Planning Regulations, this is no guarantee of Planning Approval.
- 4.6 The proposed development is a “back-land” development and whilst independent access is provided for both vehicles and pedestrians to the front of the site, the property is set some distance into the site. Therefore, an initial Pre-Application approach to the Local Planning Authority is recommended to establish the viability of this arrangement. The side access lane may provide an alternative option for access as opposed to that proposed from the Pool Road highway.
- 4.7 A Full Planning Application would need to be submitted to the Local Planning Authority and in addition to an Existing and Proposed Detailed Drawing Package and Design Statement, an Energy Assessment would also be required. This document includes calculations assessing the proposed dwelling in relation to thermal efficiency regulations. In addition, due to the historic mining in the wider area, a Coal Mining Risk Assessment is also a likely requirement.
- 4.8 The Local Planning Authority would also seek a full Tree and Landscape Survey of the site due to the extensive tree and shrub coverage.
- 4.9 In addition, a Phase 1 Habitat Survey is also likely to be required as the site may play host to wildlife as a result of the extensive tree and shrubs coverage.

- 4.10 The existing garage has a concrete floor slab and therefore, the potential for petrol and motor oil discharged overtime may exist and therefore an initial Desktop Risk Assessment is also a likely requirement of any full Planning Application.

Report Produced by  
PI Davis

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**August 2021**