

# CjH·LAND

LIMITED

*Development & Land Agency*

**208 KENN ROAD, CLEVEDON, BS21 6LF**

**FOR  
SALE**

**BY WAY  
OF  
PRIVATE  
TREATY**



**A derelict detached property situated within 0.23 of an acre with a full planning permission to build 6 new apartments and 2 houses. This development opportunity is ideally located for all of the local amenities within the popular town of Clevedon, North Somerset.**

**Contact:**

**Matthew Hiles**

**01275 463588**

**matthew@cjh-land.co.uk**

The Gatehouse 9 Farleigh Court Old Weston Road  
Flax Bourton Bristol BS48 1UR  
Telephone 01275 463588 Fax 01275 461919

## The Site

The site extends to approximately 0.23 acres and houses a derelict 3 bedroom detached property. It is bordered on 3 sides by residential property and by Kenn Road to the front from which the site is accessed. The topography is level and to the rear there is grass and undergrowth covering the majority of the site. To the side of the house is a single detached garage with a tarmac drive leading to the road.

## Location

Clevedon is one of the most popular towns within North Somerset and boasts a wide range of shops and services as well as the popular Promenade and sea front. Tesco's supermarket is located directly opposite the property and The Clevedon Triangle is just under 0.5 miles to the north. The M5 can be accessed at Clevedon via Junction 20 and Bristol is only 2 junctions north at Junction 18.

## Planning

The property was granted a full planning permission for 6 apartments and 2 houses by the Inspector at appeal no APP/D0121/A/2079251, plans of which are attached. The planning application reference number is 07/P/2839/F.

## Services

We understand that all mains services are in close proximity to the site however all prospective purchasers are advised to make their own enquiries.

## Method of Sale

The freehold of this property is offered for sale on an unconditional basis by way of private treaty. Written offers should be submitted to the offices of CJH Land Ltd.

## Viewing Arrangements

The site can be viewed from the roadside during daylight hours. If you require access to the site or have any queries then please contact Matthew Hiles at CJH Land on 01275 463588 or alternatively [matthew@cjh-land.co.uk](mailto:matthew@cjh-land.co.uk)

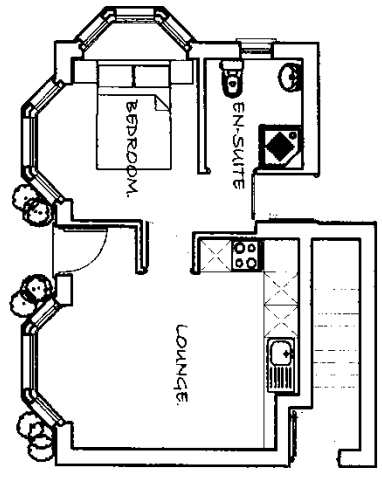
### DISCLAIMER

CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that :-

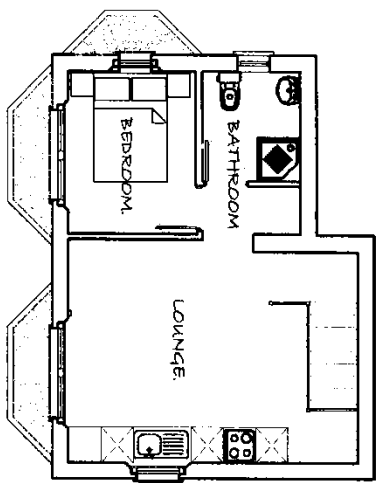
1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property.



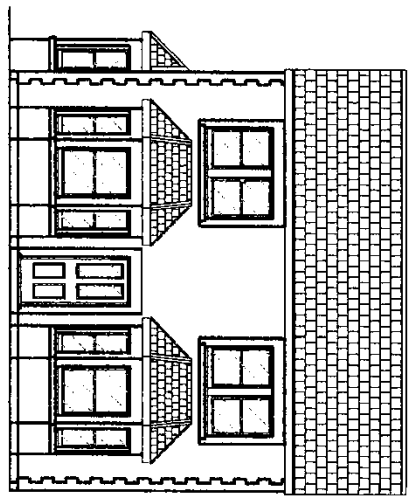




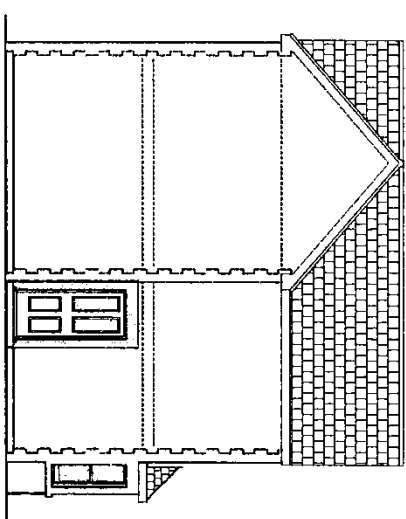
PROPOSED GROUND FLOOR GA - PLOT A UNIT 1  
(Scale: 1:200)



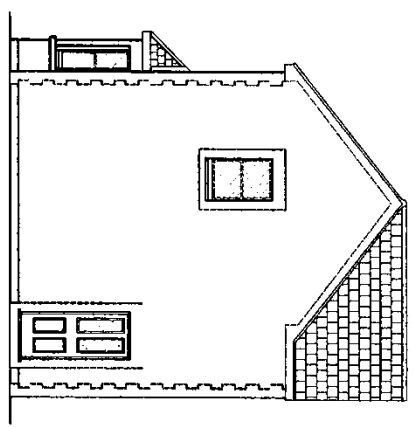
PROPOSED FIRST FLOOR GA - PLOT A UNIT 2  
(Scale: 1:200)



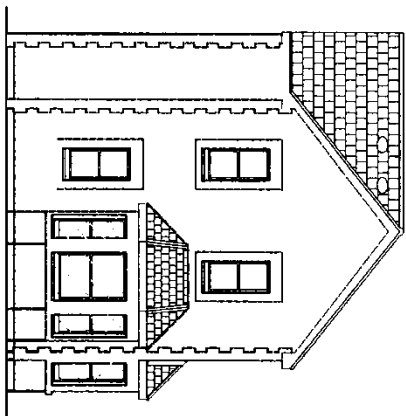
PROPOSED FRONT ELEVATION  
(Scale: 1:200)



PROPOSED REAR ELEVATION  
(Scale: 1:200)



PROPOSED END ELEVATION  
(Scale: 1:200)



PROPOSED END ELEVATION  
(Scale: 1:200)

Do not scale - Fit only for reference  
The drawings shall be ordered as per the  
Contract  
The drawings shall not be used for construction  
unless provided as

**P.J. Orchard** 5 Acre Rev  
 Chartered Architect  
 10000  
 10000  
 10000  
 10000

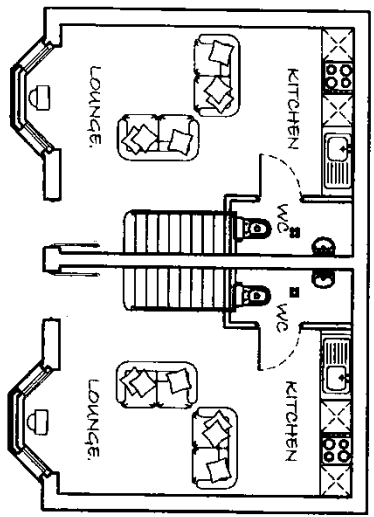
Proposed Residential  
 202 Kavan Road  
 Cleveland

As Shown	2021
March 07	2021
Approved	NOI
PD	

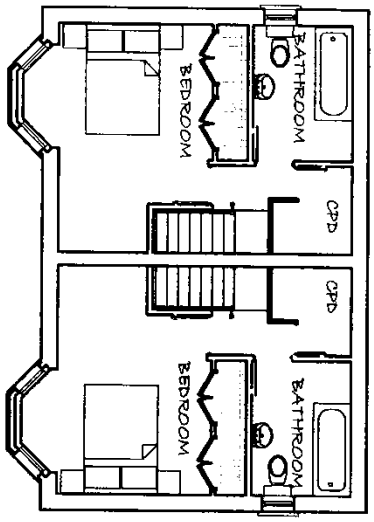
PROPOSED FLOOR PLANS & ELEVATIONS PLOT A



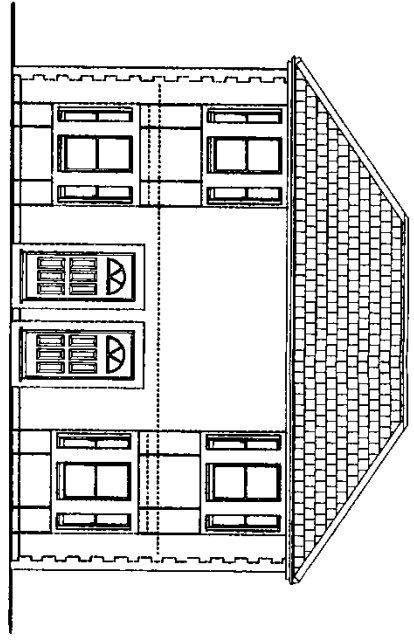
See 54 A4 -



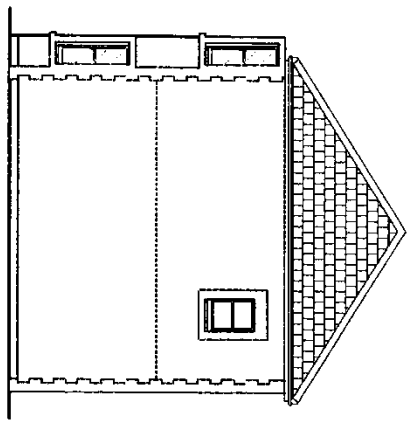
PROPOSED GROUND FLOOR CA  
(Scale: 1:500)



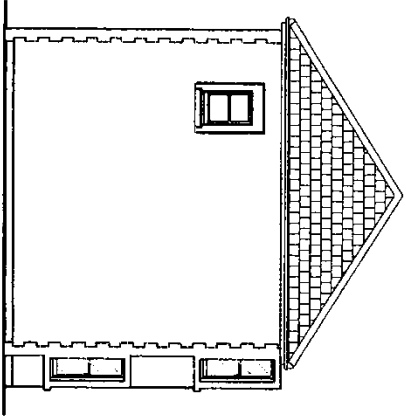
PROPOSED FIRST FLOOR CA  
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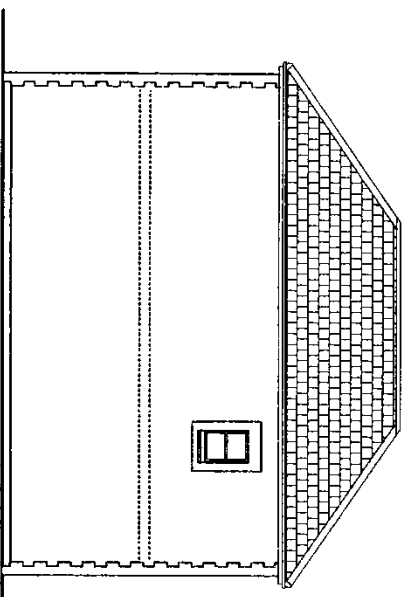
PROPOSED FRONT ELEVATION  
(Scale: 1:200)



PROPOSED SIDE ELEVATION  
(Scale: 1:200)



PROPOSED END ELEVATION  
(Scale: 1:200)



PROPOSED REAR ELEVATION  
(Scale: 1:200)

Notes  
 1. Do not scale drawings.  
 All dimensions shall be measured on site by the contractor.  
 2. All work shall be carried out in accordance with the contract documents.  
 3. The contractor shall be responsible for obtaining all necessary permissions and consents.

**P. Orchard** 8 20th St.  
 2000 W. 20th St.  
 Phoenix, AZ 85019  
 Tel: 602.998.1111

Proposed redevelopment  
 209 Kiana Road  
 Olinda

Drawn by	As Shown	Scale	1:200
Checked by	March 07	Scale	1:200
Approved by	P.O.	Scale	1:200

PROPOSED PLANS AND ELEVATIONS  
 PLOT B



# Appeal Decision

Site visit made on 28 October 2008

by **Simon Hand MA**

an Inspector appointed by the Secretary of State  
for Communities and Local Government

The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

☎ 0117 372 6372  
email: enquiries@pins.gsi.gov.uk

Decision date:  
10 November 2008

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**Appeal Ref: APP/D0121/A/08/2079251**  
**208 Kenn Road, Clevedon, Somerset, BS21 6LF**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr J Toogood against the decision of North Somerset Council.
- The application Ref 07/P/2839/F, dated 22 October 2007, was refused by notice dated 8 May 2008.
- The development proposed is the erection of 2 dwellinghouses and 6 flats following the demolition of the existing dwelling.

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## Decision

1. I allow the appeal, and grant planning permission for the erection of 2 dwellinghouses and 6 flats following the demolition of the existing dwelling at 208 Kenn Road, Clevedon, Somerset BS21 6LF in accordance with the terms of the application, Ref 07/P/2839/F, dated 22 October 2007, and the plans submitted with it, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The construction of the dwellings hereby permitted shall not commence until a means of vehicular access has been constructed in accordance with the approved plans.
  - 3) No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
  - 4) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.
  - 5) The erection of fencing for the protection of any retained tree or hedge as identified in condition 3 above shall take place before any equipment, machinery or materials have been brought onto the site. Unless otherwise specified by the Council:-

- a) the fencing shall be 1.2m high and consist of chestnut pale fencing or chainlink fencing supported by a scaffold framework braced or driven into the ground to resist impacts;
  - b) the fencing shall be erected at 1m beyond the canopy spread or at a distance equal to half the height of the tree/hedge, whichever is the greater;
  - c) the fencing shall remain in place until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the local planning authority;
  - d) The local planning authority is to be advised prior to development commencing of the fact that the tree/hedge protection measures are in place and available for protection.
- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no extensions or external alterations to the dwellings hereby permitted shall be carried out and no windows/dormer windows other than those expressly authorised by this permission shall be constructed.
  - 7) Finished floor levels of the dwellings hereby permitted shall be not less than 500mm above the existing local ground level.
  - 8) No walls shall be constructed until a sample panel of the render demonstrating the colour and texture has been erected on the site and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.
  - 9) The dwellings hereby approved shall not be occupied until acoustic fencing has been erected on the boundary of the site in accordance with the approved plans. The acoustic fencing shall thereafter be retained at all times.
  - 10) No dwelling hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of Planning Policy Statement 25: *Development and Flood Risk* and the results of the assessment provided to the local planning authority. Where a sustainable drainage system is to be provided, the submitted details shall:
    - i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- ii) specify the responsibilities of each party for the implementation of the sustainable drainage scheme, together with a timetable for its implementation; and
  - iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- 11) No development shall commence until the results of a reptile survey, to identify whether slow worms, great crested newts or any other protected species, inhabit the site, have been submitted to the local planning authority for its approval. If any part of the site is found to be occupied by slow worms, great crested newts or any other protected species, no development shall take place within 10m of that part of the site until a plan detailing their relocation has been submitted to and approved in writing by the local planning authority. The relocation plan shall be designed to avoid injuring or killing the creatures and shall:
- (a) include method of capture;
  - (b) identify areas suitable for relocation habitat and detail the ongoing maintenance of this habitat;
  - (c) set out a programme for implementation.

The relocation plan shall be carried out as approved before any development takes place within 10m of any part of the site occupied by slow worms, great crested newts or any other protected species.

#### **Main issues**

2. The impact of the proposal on the character and appearance of the area because of increased density; whether there is sufficient provision for car parking; whether the likely traffic movements would lead to highway safety problems; whether there is likely to be a problem with surface water drainage; and the impact on neighbours' amenities in terms of overlooking and disturbance.

#### **Procedural matters**

3. Although the description of development on the application form was 'proposed residential development' the Council and subsequently the appellant have used the description in the heading above, which, in my view, better describes the subject of the appeal.
4. A previous application for residential development on the site was granted permission by the Council in 2006. This related to 4 dwellings and 6 parking spaces in virtually the same layout and design as the appeal proposals.
5. The main differences between the scheme before me and the approved scheme are that the first detached 2 bedroom house is now 2, one bedroom flats. The second detached 2 bedroom house is now 2 slightly larger one bed flats. The external appearance of this building has changed but the overall bulk is only slightly larger. The end pair of semi-detached 3 bedroom houses has become 4 flats, 2 single bedroom and 2 with 2 bedrooms. The external appearance of

the building is similar except that skylights would now be used in place of rear dormers. The existence of this permission, which I have no reason to doubt can be implemented, is an important material consideration.

## **Reasons**

### *Character and appearance of the area*

6. The Council calculate the appeal proposal has a density of 88 dwellings per hectare, compared to the existing permission which is 44dph. The North Somerset Replacement Local Plan (2007) Policy H/3 recommends that densities of 30-50dph should be achieved and that particular attention should be paid to the character of the surroundings. The surrounding area, which is a mix of flats and houses is roughly 44dph, which suggests the density is twice that of its surroundings and so is out of scale and over intensive.
7. In my view PPS3 (Housing) is clear that efficient use should be made of land, and there is no suggestion that 50dph in Policy H/3 is a maximum figure. Therefore a density of 88dph is not unacceptable in principle. As to the impact on the locality I am not convinced by the Council's density figures. Immediately next to the site is a large flatted development, while more traditionally spaced houses lie to the north. No separate density figures have been provided, but the appellant claims the appeal site lies somewhere in between the two. The buildings look like two detached and a pair of semi-detached houses. They do not appear to be cramped on the site and would provide a transition from the flats to the south to the houses to the north. They also look very much like the previous proposal which was not considered out of character. The site is also excellently positioned to provide easy access to schools, shops and the town centre, and so is in an area where high densities are acceptable. Therefore, I do not think the proposal represents over-intensive development and so is not contrary to Policies GDP/3 or H/7.

### *Car parking*

8. Policy T/6 sets maximum parking levels and for this development 6 spaces should be provided. The development provides for 8 spaces, 2 in excess of the Local Plan requirements. The Council consider this is still insufficient. They base their argument on the average number of cars owned by residents of Clevedon, which the 2001 census shows is 1.31 vehicles per household. This equates to 10 spaces for the proposed development. Kenn Road is busy, linking the town centre with the ring road, and the site lies between two roundabouts, one of which provides access to a Tesco superstore. Any excess parking would be likely to take place on Kenn Road, which would be dangerous to the free flow of traffic. So, the Council conclude on this matter, that this is a site where under-provision of parking, as envisaged by the pre-ambles to T/6, would be dangerous.
9. I am not persuaded by this argument. The figure of 1.31 vehicles per household is a crude calculation that does not relate to the type of housing being provided and ignores Policy T/6 altogether. I read 'under-provision' as referring to providing significantly fewer than the maximum number of spaces identified in the policy, not that the policy maximum could itself lead to under-provision. One of the aims of the policy is to reduce parking to encourage the use of alternative means of transport, which is why it explicitly discourages

provision of parking above the maximum standards. In this case, however, I consider that the 2 additional spaces can be justified by the dangers of any overspill parking onto Kenn Road. I conclude on this issue that any parking problems which may arise as a result of the development would not unacceptably harm highway safety.

*Traffic movements*

10. As noted above, this is a busy stretch of Kenn Road and there are already accesses for the flatted development and for several houses between the two roundabouts. There is no suggestion that *any* further increase would be dangerous, but clearly the number of traffic movements should be kept to a minimum. The Council use the permitted scheme as a benchmark and claim that traffic movements above those envisaged from that scheme would be dangerous. They claim that as the permitted scheme has 4 dwellings there would be double the number of vehicle movements from the 8 dwellings proposed. This seems over-simplistic to me as it ignores the number of bedrooms and the types of dwelling to be provided. The appellant's figures using the TRICS database have not been challenged. These show that the proposed scheme will generate fewer daily trips than the permitted scheme, 15 as opposed to 24. This seems a rather more sophisticated analysis than the Council's and, even if it underplays the figures, I have been given no cogent reason to believe the proposal would generate more trips than that permitted. I conclude on this issue therefore that the proposal would not be detrimental to highway safety and so is in conformity with policy T/10.

*Surface water*

11. The appeal site is in an area at risk from flooding, but the Environment Agency is content with the measures proposed by the appellant to raise floor levels and there is no dispute that the site passes the sequential test required by the advice in PPS25. However, the Council and various local residents are concerned about surface drainage and it would seem from their evidence that the site does suffer from poor drainage. The proposed surface water drainage layout seems similar for both the permitted and proposed schemes though it has not been made clear to me whether all the surface water will be drained to the storm system or whether soakaways will be used for some. The proposed scheme will require more hardstanding than that permitted, as there are two extra parking spaces, and the building on plot B seems to be slightly larger, so there is likely to be an increase in non-permeable surfaces and so an increase in the surface water to be dealt with. I also note the Environment Agency suggest a SUDS scheme should be considered to mitigate run off rates. I have been given no information whether this was considered or not or whether the parking spaces could use permeable materials. However, there is no suggestion that this issue should prevent development going ahead, merely that there is insufficient information. Consequently, I consider it can be dealt with by way of a condition.

*Residential amenity*

12. I viewed the site from various neighbouring gardens, and it is clear that the proposed development would introduce a significant change to the outlook of those who back onto the site. However, that does not mean the changes

would be unacceptably harmful. The dwellings have been designed to minimise overlooking. That on plot A will face into the site and as it has no rear-facing windows at first floor level less overlooking would be possible than from the existing house. The elevation that faces east along the site has a kitchen window at first floor level which could provide oblique views into the gardens of houses in Halswell Road. The flats to the south are well screened from any views from the site. Plot B similarly has no rear windows and only first floor bathroom windows that face sideways. In my view it would not be possible to see from the side-facing bow windows into gardens behind. The flats on plot C do have rear-facing first floor bedroom and bathroom windows but they are separated from the rear of the houses in Wells Road by gardens and by tree screening. Overall I find that the overlooking likely to be caused would be neither greater than that found in urban situations generally nor unacceptably harmful to the amenity of local residents.

13. There will be more comings and goings than those associated with a single detached house, in particular more car movements. 7 of the 8 spaces will be against the fences of neighbours' gardens. However, the appellant proposes 1.8m high acoustic fencing and landscaping to separate the appeal site from its neighbours and I consider this adequate. I am also mindful that the proposal seems likely to generate no more overlooking or disturbance than the scheme already permitted, and that the TRICS database evidence is that it is likely to create fewer traffic movements. I consider, therefore, that neighbours' amenity will not be harmed, and the proposal is in accord with policies GDP/3 and H/7.
14. The Council have suggested, and I have imposed, conditions: to ensure the access is provided to enable construction works to go ahead; to provide landscaping and tree protection; to raise floor levels as requested by the Environment Agency; to ensure materials for the wall render are agreed in advance and that the acoustic fencing is provided; to require the submission of a drainage and foul water scheme; to require that a SUDS scheme is considered by the appellants as suggested by the Environment Agency. A condition to remove certain permitted development rights is necessary to control overdevelopment of the site and to prevent any increase in overlooking. I have imposed also a condition requiring a reptile survey to establish whether there are slow worms and great crested newts on the site which may need protecting.

*Simon Hand*

Inspector