

Property Potential with Planda's Reports



Councils Partnered

We have partnered with 350+ councils

1 billion+

Data points analysed

Planda's AI Brain has collected and analysed over 1 billion datapoints on submitted planning applications and appeals.

99%

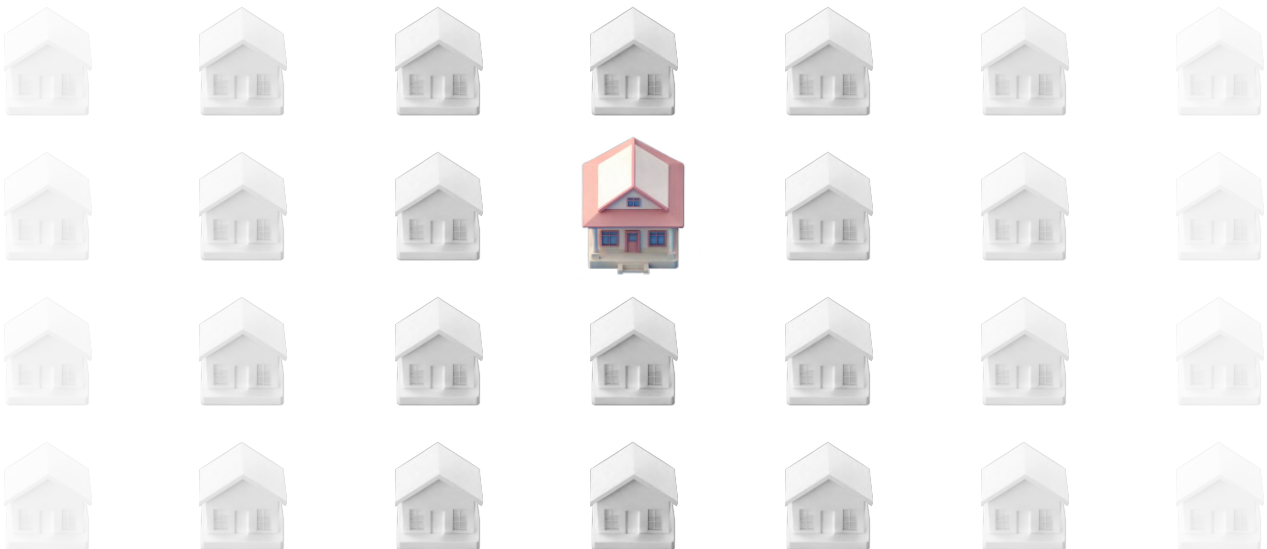
Accuracy

Planda can predict, with a 99% accuracy, the outcome of a planning application and guide you in your application process.

17 mil+

Applications

Planda's AI models contain data points on all planning applications in the UK in recent years, including their outcome and council advice.



Location Insights

Planda analyses all nearby planning applications to offer a comprehensive overview of the development potential and upcoming developments.

Renovation Scenarios

Planda can predict the likelihood of your planning application getting accepted, using billions of data points to provide you with a comprehensive report.

Tailored Recommendations

From analysing every decision notice issued for refused applications in your area, this report will tell you what to avoid to maximise your chances for success.

Comply with Regulations

Stay compliant with Planda's planning overview, helping buyers and renters make smarter decisions with relevant material information.

What can I build at my new home?

12, Highdale Close, Bristol, BS14 0JS

Planning can be complex, with permitted development rights and varying rules across local authorities. Using detailed data from your council, we analyse past planning applications to provide an accurate assessment of your chances for extensions or improvements. This report will help you understand your home's potential with clarity and confidence.

A snapshot of your chances of approval:



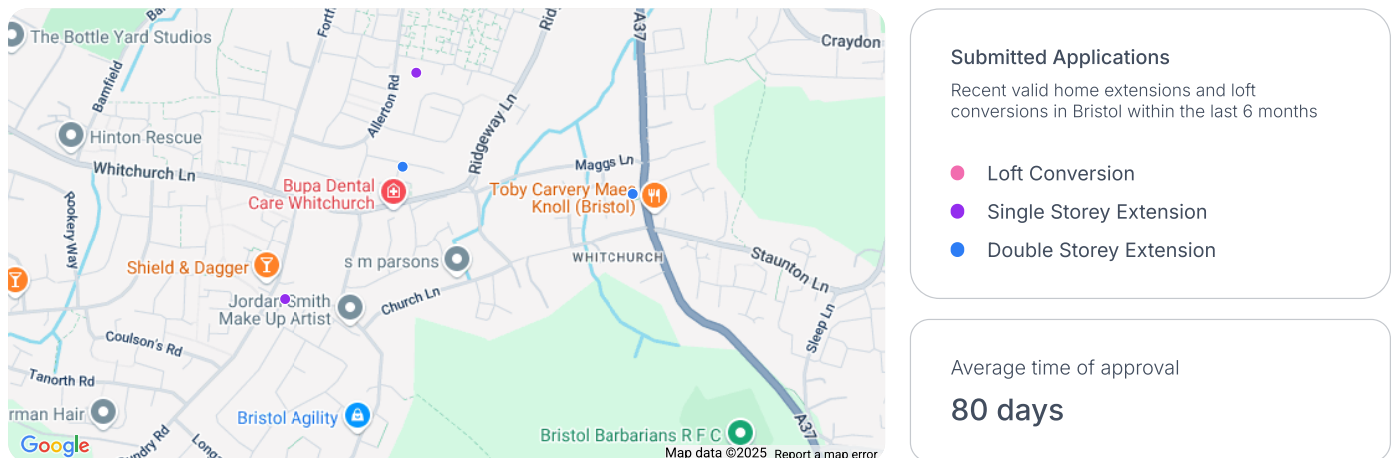
Overview of your property:

This data has been analysed by Planda's AI brain. Historic applications and local restrictions directly influence the likelihood of future planning outcomes.

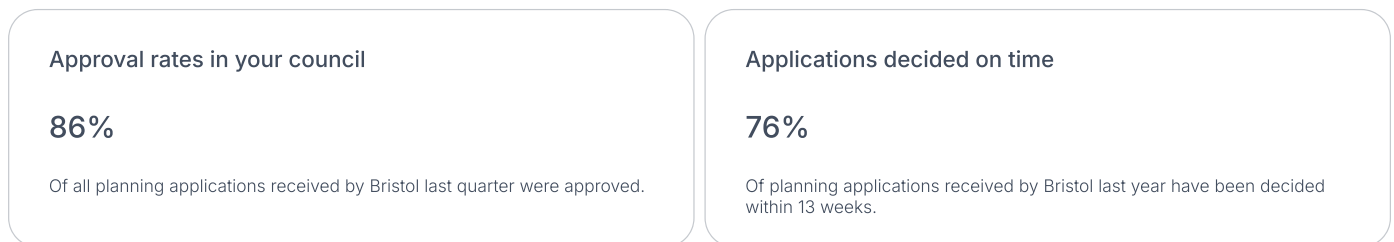
Previous Planning Applications

✓ 1 record found

Snapshot of your area:



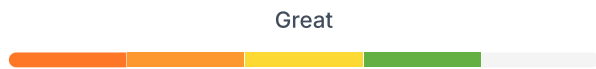
While every effort has been made to ensure the accuracy of the data presented, variations may occur due to factors beyond our control.



Local Planning Insights for Loft Conversions

Predicted Chances for Approval

Our analysis indicates that you have a **76% chance** of obtaining planning permission for a loft conversion.



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

149

The number of loft conversions

that have been approved in the last 6 months in Bristol council

0

The number of loft conversions

that have been approved within a 500m radius to you in the last 6 months

48 days

An estimated timeline

for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Bristol. Here are our recommendations based on common refusal points to consider when preparing your application.

- Familiarize yourself with and adhere to specific local planning policies, such as Policy GB3 of the B&NES Placemaking Plan and Policy CP8 of the B&NES Core Strategy, to avoid violations.
- Review and comply with the guidance outlined in relevant Supplementary Planning Documents, such as the B&NES Existing Dwellings in the Green Belt Supplementary Planning Document (October 2008).

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Loft Conversion

Approved

84 Washing Pound Lane Bristol 0PW BS14

● 65 meters away

[ref 19/00560/H](#)

16.04.2019



Loft Conversion

Approved

24 Chiltern Close Bristol 9RH BS14

● 165 meters away

[ref 18/01965/CP](#)

12.06.2018



Loft Conversion

Approved

14 Ridgeway Lane Bristol 9PW BS14

● 207 meters away

[ref 22/05528/H](#)

11.05.2023

Local Planning Insights for Single Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **83% chance** of obtaining planning permission for a single storey extension.

Excellent



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

367

The number of single storey extensions that have been approved in the last 6 months in Bristol council

2

The number of single storey extensions that have been approved within a 500m radius to you in the last 6 months

64 days

An estimated timeline for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Bristol. Here are our recommendations based on common refusal points to consider when preparing your application.

- Design the extension to be consistent with the host dwelling and surrounding buildings to maintain the overall character of the area.
- Respect any limitations set by prior permissions regarding the overall footprint of the property to ensure the design remains permissible.
- Verify compliance with the limitations and conditions for permitted development, ensuring that all proposed works meet regulatory requirements before application submission.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Single Storey Extension

Approved

820 Whitchurch Lane Whitchurch Bristol OJP BS14

● 46 meters away

[ref 20/04187/H](#)

06.11.2020



Single Storey Extension

Approved

17 Charnwood Road Bristol OJU BS14

● 83 meters away

[ref 21/01694/H](#)

20.05.2021



Single Storey Extension

Approved

7 Hazel Cote Road Bristol OJX BS14

● 136 meters away

[ref 24/03713/H](#)

15.11.2024

Local Planning Insights for Double Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **63% chance** of obtaining planning permission for a double storey extension.



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

24

The number of double storey extensions that have been approved in the last 6 months in Bristol council

1

The number of double storey extensions that have been approved within a 500m radius to you in the last 6 months

128 days

An estimated timeline for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Bristol. Here are our recommendations based on common refusal points to consider when preparing your application.

- Position windows in a way that maintains adequate separation distances from neighboring properties to prevent direct and perceived overlooking issues.
- Avoid elevated decking or patio areas that may overlook neighboring gardens or homes, focusing on designs that maintain privacy for all residents.
- Include designated and safe bicycle storage solutions that meet local policy requirements to avoid issues related to non-compliance.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Double Storey Extension

Approved

816 Whitchurch Lane Whitchurch Bristol OJP BS14

● 45 meters away

[ref 21/06111/H](#)

20.01.2022



Double Storey Extension

Approved

821 Whitchurch Lane Whitchurch Bristol OJN BS14

● 122 meters away

[ref 20/03295/H](#)

18.09.2020



Double Storey Extension

Approved

10 Chiltern Close Bristol 9RH BS14

● 188 meters away

[ref 19/03167/H](#)

06.09.2019

Previous Applications Overview

12 Highdale Close, Bristol, BS14 0JS

Please Note:

Knowing the planning history of a property and local area is crucial for all parties involved in a property transaction. The data presented in this section covers planning applications and other related permissions from the past 8 years. While this information can be invaluable in understanding the property's history and context, it's important to note that it may not capture developments prior to the past decade. Use this overview to help inform your discussions on the property's potential, opportunities, and constraints.

Past Planning Applications at 12 Highdale Close

Estate agents must disclose whether any planning permission has been granted, refused, or is pending for developments or changes on the property itself. Planda provides up to 5 planning applications from the past 8 years to help you understand any ongoing or historical developments directly on the property.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria
in the last 8 years.

Other Applications at 12 Highdale Close

Planda covers other types of applications, such as Tree Preservation Orders (TPOs), Release of Conditions, or change of use applications from the past 8 years, providing a comprehensive view of the property's planning history.

SuDS Approval for 4-Bedroom Attached Dwelling

Approved

Application to approve details in relation to condition 2 (SuDS) of permission 17/04991/F (4-bedroom, 2-storey dwelling ...

[ref 20/00492/COND](#)

02.03.2020

Developments in the Local Area

Council Development Activity

Council development rate compared to the national average

High



24 New Applications submitted

within 500m in the last year.

104 Planning Applications approved

within 500m in the last 8 years.

Immediate Neighbours

Nearby planning permissions can shape the future of an area. Planda shows validated, approved, or refused permissions ranked by relevance. Explore up to 7 applications from the past 8 years to understand how local changes might impact your property.

Rear Extension (Single & Two Storey)

Single and two storey rear extension.

816 Whitchurch Lane Whitchurch Bristol OJP BS14

● 45 meters away

[ref 21/06111/H](#)

20.01.2022

Approved

First Floor Rear Extension

First floor rear extension.

820 Whitchurch Lane Whitchurch Bristol OJP BS14

● 46 meters away

[ref 20/04187/H](#)

06.11.2020

Approved

First Floor Extension (Alteration)

Removal of existing Front dormerroof extension. Construction of first floor extension to front.

84 Washing Pound Lane Bristol OPW BS14

● 65 meters away

[ref 19/00560/H](#)

16.04.2019

Approved

Annex Development (Garage Conversion)

Garage conversion with extension to form an annexe.

17 Charnwood Road Bristol OJU BS14

● 83 meters away

[ref 21/01694/H](#)

20.05.2021

Approved

House (Extensions)

Two storey and first floor rear extensions.

821 Whitchurch Lane Whitchurch Bristol OJN BS14

● 122 meters away

[ref 20/03295/H](#)

18.09.2020

Approved

House Extensions (Double Storey & Single Storey)

Demolition of existing garage and construction of new double storey side extension and single storey rear extension to ...

7 Hazel Cote Road Bristol OJX BS14

● 136 meters away

[ref 24/03713/H](#)

15.11.2024

Approved

Side Extension (Double Storey)

Double storey side extension.

40 Charnwood Road Bristol OJU BS14

● 144 meters away

[ref 18/06364/H](#)

17.01.2019

Approved

Wider Area Overview

Nearby Developments

Nearby planning applications could impact property value or living conditions. Look into the future by knowing what applications are under review or have recently been approved in your area. Planda lists up to 9 relevant applications from the past 8 years, including residential and mixed-use projects.

4 to 6 Dwellings (Permission in Principle)

Approved

Permission in Principle for the erection of a minimum four to a maximum six dwellings.

Church Farm Barn Washing Pound Lane Whitchurch Bristol Bath ... ● 130 meters away

[ref 25/01607/PIP](#)

04.06.2025

4 Flats (New Construction)

Approved

Part demolition and construction of 4no. 1 bed flats in detached two storey block with associated access.

Besley Hill Estate Agents 91 Bristol Road Whitchurch Bristol... ● 456 meters away

[ref 23/02591/FUL](#)

28.01.2025

2 Houses (New Construction)

Pending

Erection of two three bedroom houses with associated car parking following demolition of existing single storey car rep...

Central Garage 93 Bristol Road Whitchurch Bristol Bath And N... ● 466 meters away

[ref 23/04552/FUL](#)

11.12.2023

2 Flats (New Development)

Approved

Demolition of existing storage building to form 2no 2 bed flats

89 Bristol Road Whitchurch Bristol Bath And North East Somer... ● 475 meters away

[ref 21/02876/FUL](#)

30.11.2021

Wider Area Overview

Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 8 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.

Regeneration Project for 1,435 Dwellings and Community Facilities

Approved

Outline application for the demolition of existing buildings on site and regeneration of 49ha of land comprising residenti...

Hengrove Park Hengrove Bristol

● 876 meters away

[ref 19/02632/PB](#)

27.02.2020

S106 Amendment for 97 Dwellings Development

Approved

Application to amend S106 agreement attached to application 16/04615/FUL (Residential development of 97no dwelling...

Horseworld Development Site Staunton Lane Whitchurch Bristol...

● 993 meters away

[ref 20/04382/M6A](#)

08.07.2022

200 Residential Dwellings (Approval of Reserved Matters)

Pending

Appliction for approval of derails reserved by condition 5 of permission 22/01199/PB - Outline application (with all matte...

Former School Site New Fosseway Road Bristol 9LN BS14

● 1227 meters away

[ref 24/04714/COND](#)

27.11.2024

Phased Development of 350 Residential Dwellings

Approved

Outline planning application for the phased residential development of up to 350 residential dwellings (Class C3). Provis...

Former School Site Hawkfield Bristol

● 1493 meters away

[ref 18/02055/P](#)

26.04.2019