

# Property Potential with Planda's Reports



Councils Partnered  
We have partnered with 350+ councils

1 billion+

### Data point analysed

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

99%

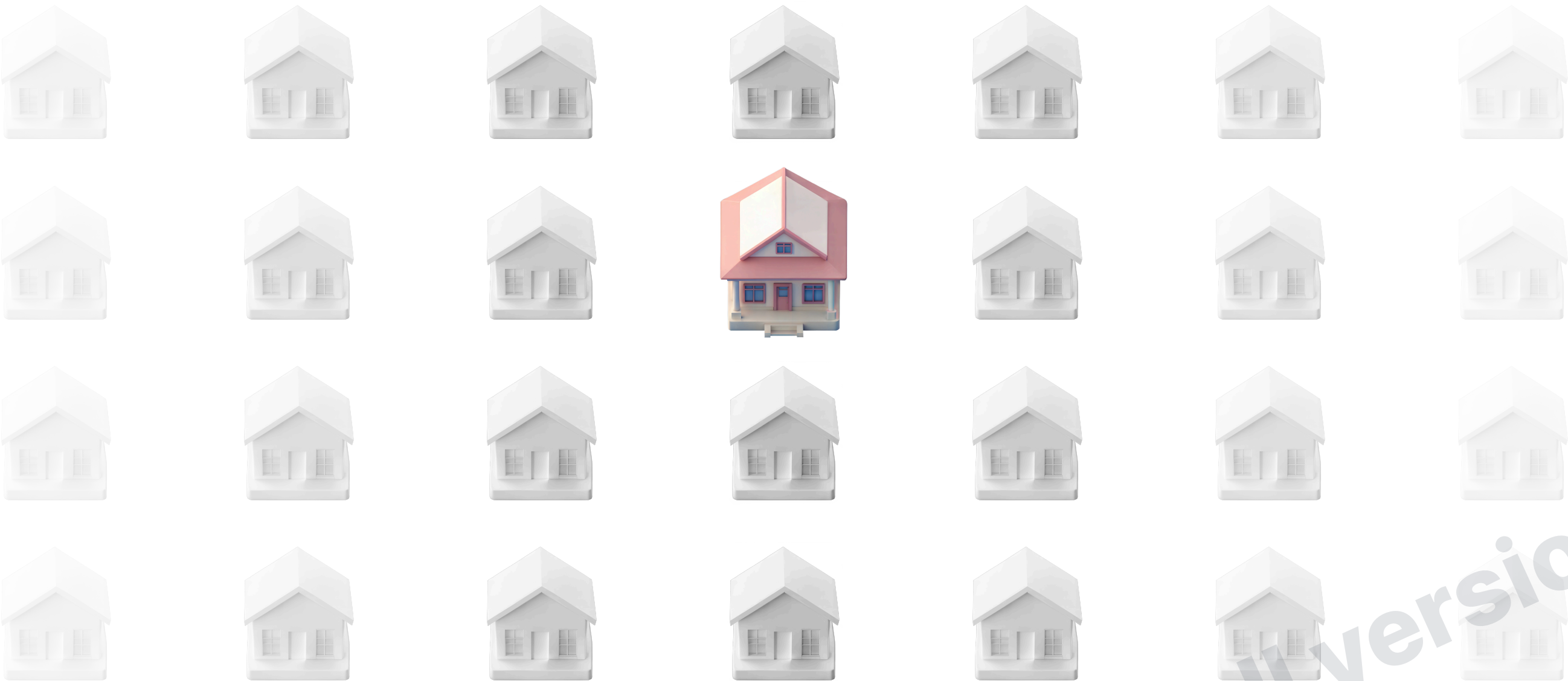
### Accuracy

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 mtoels 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

The NTSELAT has issued new guidance for property agents to help buyers and renters make informed decisions. Planda reports assist in complying with these rules.

# What can I build in my new home?

82 Finchley Crescent, Bristol, BS8 3PL

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 for:



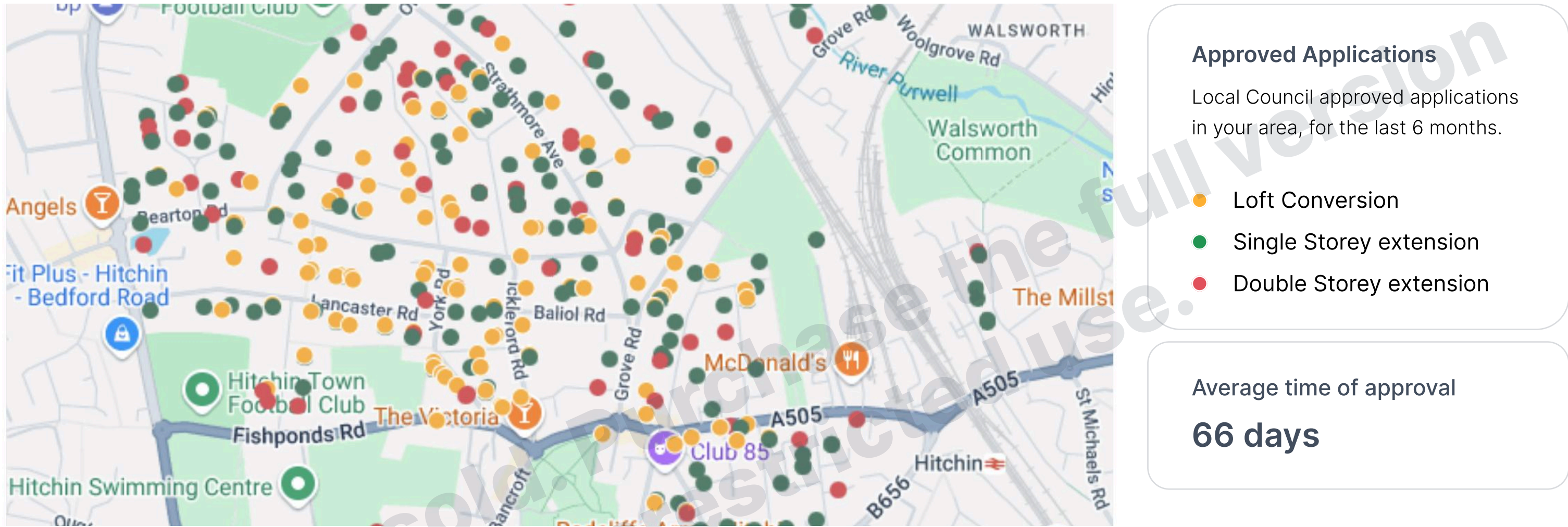
## Overview of your property:

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

3 records 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.

### Home improvement applications

27%

Of all planning applications received by North Hertfordshire last year were for home extensions and conversions.

### Applications decided on time

85%

Of planning applications received by North Hertfordshire last year have been decided within 13 weeks.

\*Planda's approval rating is an AI-driven estimate based on trends from planning applications, decision notices, council policies, and local data from the past 10 years. It assumes a comprehensive application is provided. For guidance, consult a professional to enhance approval chances. Actual outcomes may vary depending on council decisions and application details.



## Local Planning Insights for a Loft Conversion

### Predicted Approval Rate

Our analysis indicates that you have a **93% chance** of obtaining planning permission for a loft conversion.

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.

110

The number of loft conversions that have been approved in the last 6 months in your local council

97

The number of loft conversions approved within a 500m radius to you in the last 6 months

40 days

An estimated timeline  
Days is a predicted timeframe for decision to be made

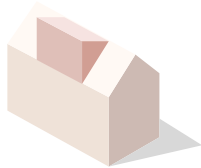
### Planda's recommendations

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

- Design conversions and dormer windows to complement and enhance local character, adhering to relevant local policies and the National Planning Policy Framework (NPPF).
- Avoid overly ambitious increases to ridge heights that may appear unsympathetic to the original dwelling.
- When planning extensions in a Conservation Area, carefully preserve or enhance the character and appearance according to guidelines in NPPF Section 16 and local policies.
- Develop refuse collection arrangements that meet local requirements to avoid unsatisfactory refuse storage and collection.

## Similar applications in you 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.



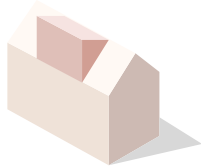
### Loft conversion

17 Ashgrove Lane, Wes..

• 43 meters away

Approved

ref no. 21/02793/FPH 22.11.2021



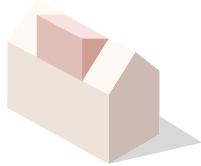
### Loft conversion

44 Maplecroft Road...

• 47 meters away

Approved

ref no. 20/02767/FPH 5.01.2020



### Loft Conversion

9 Elmswood Terrace...

• 303 meters away

Approved

ref no. 24/02419/LDCP 1.11.2024

## Probability of approval for a Single Storey Extension

560

The number of single storey extensions

that have been approved in the last 6 months in your local council

120

The number of single storey extensions

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

62 days

An estimated timeline

for when decisions are expected to be made, based on historical data and current processing trends.

Predicted Approval Rate

Our analysis indicates that you have a **95% 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.

Planda's recommendations

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

- Comply with all specific local planning policies, guidelines, and supplementary documents, such as parking standards or local design requirements.
- Consider the impact of noise from nearby activities and provide a noise and vibration assessment if necessary to ensure future occupants' amenity.
- Avoid creating overbearing structures or causing loss of light or privacy to neighboring properties by considering placement, size, and scale carefully.
- Include fenestration in the design of the extension that matches the style of the existing elevation to maintain the character of the building.

## Similar applications in you 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

121 Roseleigh Avenue...

575 meters away

Approved

ref no. 24/00753/FPH 3.06.2024

Single Storey Extension

6 Beacon Rise, West...

432 meters away

Approved

ref no. 18/03264/FPH 22.01.2019

Single Storey Extension

38 Larkhill Close, Wes...

731 meters away

Approved

ref no. 19/01323/FPH 11.07.2019



## Probability of approval for a Double Storey Extension

### Predicted Approval Rate

Our analysis indicates that you have a **85% chance** of obtaining planning permission for a double storey extension.



**!** To improve your chances, explore insights from past applications in your area and follow Planda's expert recommendations.

**164**

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

**40**

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

**76 days**

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

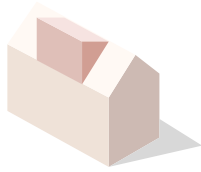
### Planda's recommendations

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

- Ensure that the scale and proportions of a double-storey extension, including height and depth, respect the existing character of the property and do not overpower neighbouring homes.
- Design the double-storey extension to match or complement the architectural style of the existing house and the local street scene, avoiding drastic changes that conflict with traditional appearances.
- Study the local planning policies, such as Policy 28 of the Local Council Local Plan, and design your extension to comply with these guidelines.
- Align your double-storey extension design with Section 7 of the National Planning Policy Framework to meet design quality standards.

## Similar applications in you 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.

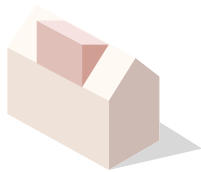


### Double Storey Extension

102 Fairview Way, Westb... • 12 meters away

Approved

ref no. 22/02090/FPH 29.09.2022

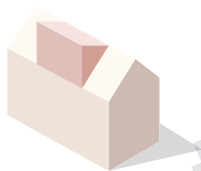


### Double Storey Extension

29 Norwood Court, Westb... • 74 meters away

Approved

ref no. 23/00965/FPH 26.07.2023



### Double Storey Extension

58 Bramble Hill Road, West... • 26 meters away

Approved

ref no. 17/01884/1HH 27.07.2017

## Previous Applications Overview

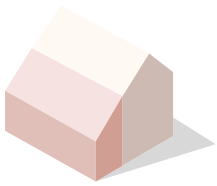
82 Finchley Crescent, Bristol, BS8 3PL

**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 82 Finchley Crescent

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 planning application information from the past 8 years to help you understand any ongoing or historical developments directly on the property.

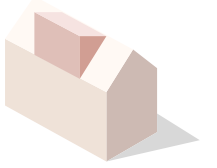


**Single Storey Extension**

82 Finchley Crescent

Approved

ref no. 20/02225/FPH 17.11.2020



**Garage conversion**

82 Finchley Crescent

Approved

ref no. 20/02226/LDCP 02.11.2020

### Other Applications at 82 Finchley Crescent

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.

**House (Roof/Fenestration Alterations)**

Alterations to the existing roof and fenestration of the single storey rear ...

Approved

ref no. 20/02225/FPH 17.11.2020



## Developments in the Local Area

Council Development Activity

Council development rate compared to the national average:

High

358 New Applications submitted

within 500m in the last year.

1204 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.

<div><div>Loft Conversion (Roof Extension)</div><div>Roof extension to form gable end. Insertion of rear box dormer window i...</div></div>	<div>Pending</div>
<div><div>12 Willowbrook Crescent Bristol BS1...</div><div>• 124 meters away</div></div>	<div><div>ref no. 24/02498/LDCP</div><div>22.04.2025</div></div>
<div><div>Single Storey Extension (Alteration)</div><div>Single storey side/rear extension following demolition of existing rear el...</div></div>	<div>Pending</div>
<div><div>45 Silverleaf Way Bristol BS1 1CD</div><div>• 52 meters away</div></div>	<div><div>ref no. 24/01969/FPH</div><div>27.03.2025</div></div>
<div><div>Rear Extension &amp; Loft Conversion</div><div>Single storey rear extension following demolition of existing extension. I...</div></div>	<div>Approved</div>
<div><div>89 Maplewood Drive Bristol BS1 1EF</div><div>• 185 meters away</div></div>	<div><div>ref no. 24/01802/FPH</div><div>22.10.2024</div></div>
<div><div>House Extension &amp; Loft Conversion</div><div>Single storey rear and side extension. Hipped to gable end roof extensio...</div></div>	<div>Approved</div>
<div><div>33 Oakridge Lane Bristol BS1 1GH</div><div>• 28 meters away</div></div>	<div><div>ref no. 24/01646/FPH</div><div>04.09.2024</div></div>
<div><div>Loft Conversion (Dormer Window Insertion)</div><div>Insertion of rear L shaped box dormer window to facilitate loft conversion</div></div>	<div>Approved</div>
<div><div>76 Cedarwood Road Bristol BS1 1IJ</div><div>• 170 meters away</div></div>	<div><div>ref no. 24/01263/LDCP</div><div>25.06.2024</div></div>
<div><div>Loft Conversion &amp; Garage Alterations</div><div>Insertion of rear box dormer window and two front roof lights to facilitat...</div></div>	<div>Approved</div>
<div><div>54 Pinehill Avenue Bristol BS1 1KL</div><div>• 64 meters away</div></div>	<div><div>ref no. 24/00653/FPH</div><div>30.04.2024</div></div>
<div><div>Ground Floor Flat (Single Storey Extension)</div><div>Alterations including erection of a single storey rear extension to ground...</div></div>	<div>Approved</div>
<div><div>Flat Ground Floor 69 Comyn Road,...</div><div>• 64 meters away</div></div>	<div><div>ref no. 24/00653/FPH</div><div>30.04.2024</div></div>

## 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.

#### 8 Apartments (New Development)

Erection of three storey building comprising of 8 residential a...

Refused

76 Cedarwood Road Bristol BS1 1IJ

456 meters away

ref no. 24/01754/FP 01.11.2024

#### 2 Flats (Conversion)

Conversion of first floor office (use class E) into two 1-bed...

Approved

Regal House 54A And 55A Bancroft...

391 meters away

ref no. 23/02504/PNMA 04.12.2023

#### 8 Apartments & Residential Alterations

Erection of three storey building comprising of 8 residential a...

Refused

81 And 81A Whinbush Road Bristol...

87 meters away

ref no. 22/02953/FP 30.03.2023

#### 3-Bedroom Detached House

Erection of one detached 4-bed dwelling with detached garage (as ame...

Approved

Toyldfor Heathfield Road Bristol B1...

438 meters away

ref no. 22/03253/FP 22.03.2023

#### 1 Detached 4-Bed House (New Construction)

Erection of one detached 4-bed dwelling with detached garage (as ame...

Approved

76 Cedarwood Road Bristol BS1 1IJ

411 meters away

ref no. 21/02351/FP 15.11.2021

### Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 10 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.

#### 10 Apartments (New Development)

Residential development comprising of 3...

Pending

120 Willowbrook Crescent Bristol BS1...

368 meters away

ref no. 20/00193/FP 08.05.2025

#### 13 Flats (Conversion/Extension)

Reserved matters application for 420 dwellings approved by outline permis...

Approved

The Nightingale 89 Nightingale Road Hi...

570 meters away

ref no. 17/04372/FP 01.05.2018