

List of planning applications and other proposals submitted under the planning acts to be determined by the director of environment and community services

CIRCULATED SCHEDULE NO: 31/23

Date to Members: 04/08/2023

Member's Deadline: 10/08/2023 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2020. Under the arrangement certain reports are circulated on a weekly basis. The reports assess the application, considers representations which have been received, and make a recommendation regarding the proposal.

Having considered the reports, those applications that Councillors feel should be referred to the relevant Planning Committee must be notified to the Strategic Planning section by email within five working days of the publication of the schedule (by 5pm) in line with the procedure set out below. If there has been no valid Member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule.

Before referring an item to the Committee, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee. You may also wish to refer to the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

PLEASE NOTE: The circulated schedule process is only open to elected Members of South Gloucestershire Council.

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate planning committee then a referral should:

- a) Be made in writing using the attached form by emailing MemberReferral@southglos.gov.uk identifying the application reference and site location
- b) Within 5 working days of the date of this schedule e.g. if the schedule is published on a Friday, comments have to be received by end of the following Thursday (see cover page for the date)
- c) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral You may wish to consider the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

If would be helpful if you could indicate if you:-

- Have discussed the application(s) with the Case Officer and/or Development Manager
- Have discussed the application(s) with ward Member(s) if the site is outside of your ward
- Consider the site would benefit from a visit by the committee, setting out the reasons

Valid referral requests will be considered by the Committee Chair, in consultation with the Spokes, against the criteria given in the Members' Planning Code of Good Practice in the Council's constitution and you will be notified of the Chair's decision. Applications which are not referral, or where the referral request is not agreed by the Chair, will be determined by officers under delegated powers

The Circulated Schedule will always contain the following applications unless the application is required to be determined by Committee:

- 1) Any application submitted by, or jointly, or on behalf of the Council.
- 2) Any application submitted by or any matter directly affecting or involving any

Member of the Council and any application(s), submitted by an Officer of the Council working in the Strategic Planning area (specifically the Policy and Specialist Advice, Development Management, Strategic Major Sites and Planning Enforcement, Validation & Registration and Planning Technical Support teams) or any Member or Officer of the Council acting as a planning agent.

- 3) Any application requiring a new planning agreement.
- 4) Any applications requiring a modification of an existing planning agreement where in the opinion of the Director, there would be a detriment to the public benefits secured.

5) Any application where the proposed decision of the Director would, in his opinion, be contrary to the policies of the Council as expressed in the Development Plan and/or any emerging plan and require referral to the Secretary of State following approval in principle by the Council for the purposes of development control decision making.

6) Any applications, except those listed below a-f where three or more representations contrary to the Officers recommendation are received within the notification period other than from officers of the Council acting in their professional capacity.

7) Any applications, except those list below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

8) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officer's recommendation from any Member of South Gloucestershire Council.

Applications that will not appear of the Circulated Schedule procedure as a result of representations received:

a. All applications, where approval is deemed to be granted upon the expiry of a defined period

b. All applications to be determined the lawfulness of a proposed or existing use of a site

c. All applications for non-material amendments

d. All applications to discharge planning conditions

e. All applications solely required because of the removal of Permitted Development Rights or Article 4 direction

f. Any footpath stopping up or diversion required to implement an approved scheme

Additional guidance for Members

Always make your referral request by email to MemberReferral@southglos.gov.uk (not individual email addresses), where referrals can be picked up quickly by the Technical Support Team.

Please note a copy of your referral e mail will appear on the website.

Before referring an application always contact the case officer or Development Manager first to see if your concerns can be addressed without the application being referred.

If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward Member(s) to see what their views are, before referring the application.

Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. Please do not leave it to the last minute.

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:
2. Site Location:
3. Reasons for referral:

The referral should include the reasons for the referral indicating why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issues the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay of the referral

4. If the site is outside your ward have you contacted the ward Member(s) to inform them of the referral?

5. Have you discussed the referral with the case officer or Development Manager?

6. Do you feel a site visit is required or can issues be addressed by other means e.g. further information in the report, additional presentation material, video etc.

Do you consider this is an application of strategic importance such that you would request the Director to consider using his discretion to refer the matter to the Strategic Sites Delivery Committee? If so please set out your reasons:

Date:

To be emailed to MemberReferral@southglos.gov.uk

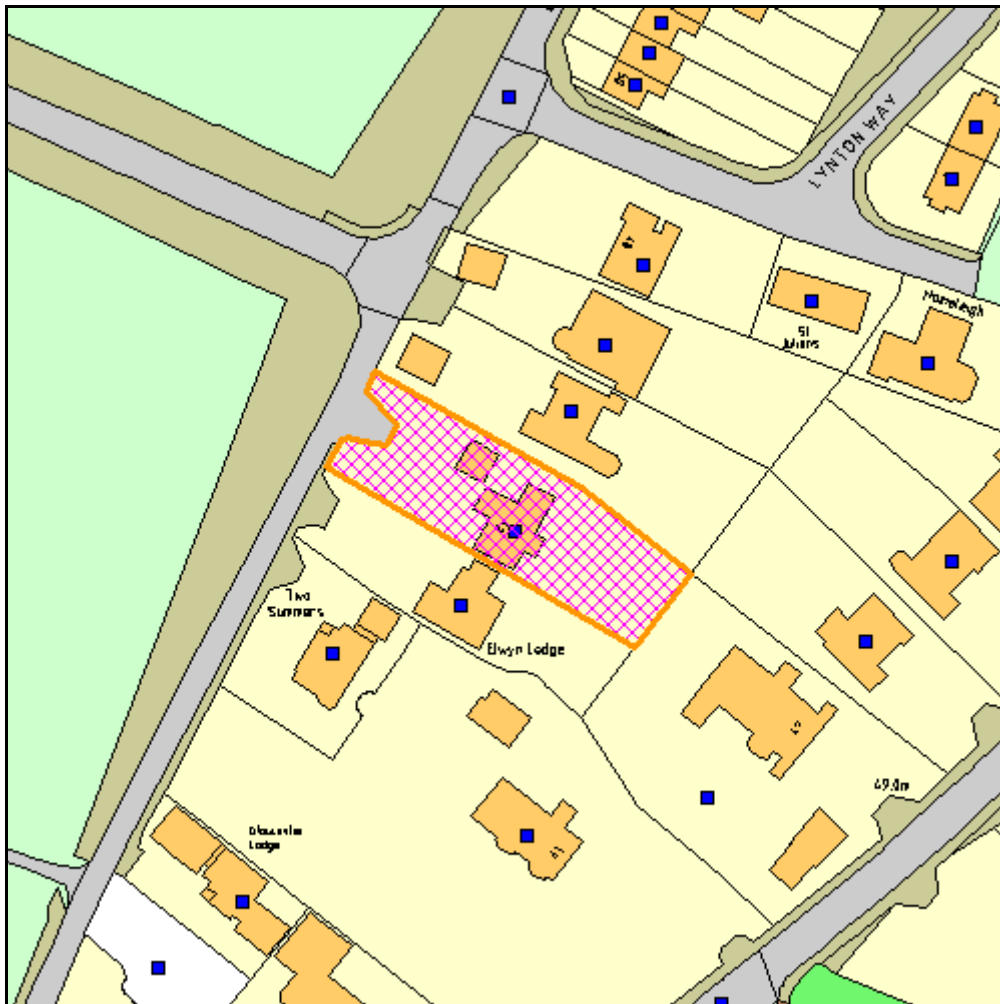
CIRCULATED SCHEDULE 04 August 2023

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P23/01372/HH	Approve with Conditions	Rustington 42 Old Gloucester Road Frenchay South Gloucestershire BS16 1QW	Frenchay And Downend	Winterbourne Parish Council
2	P23/01592/F	Approve with Conditions	Land South Of Pine Ridge Barn Alveston Road Old Down South Gloucestershire BS32 4PH	Severn Vale	Olveston Parish Council
3	P23/01802/HH	Approve with Conditions	18 Waterford Close Thornbury South Gloucestershire BS35 2HS	Thornbury	Thornbury Town Council
4	P23/01856/HH	Approve with Conditions	11 York Close Yate South Gloucestershire BS37 5XA	Yate North	Yate Town Council
5	P23/01941/HH	Approve with Conditions	69 Wades Road Filton South Gloucestershire BS34 7EB	Filton	Filton Town Council

CIRCULATED SCHEDULE NO. 31/23 -4th August 2023

App No.:	P23/01372/HH	Applicant:	Mr Ravi Kumar
Site:	Rustington 42 Old Gloucester Road Frenchay South Gloucestershire BS16 1QW	Date Reg:	25th April 2023
Proposal:	Erection of two storey side and rear extension, two storey front extension and raising of roofline to form additional living accommodation. Conversion of garage to form studio (retrospective).	Parish:	Winterbourne Parish Council
Map Ref:	363612 178134	Ward:	Frenchay And Downend
Application Category:	Householder	Target Date:	11th August 2023



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P23/01372/HH

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR APPEARANCE ON THE CIRCULATED SCHEDULED

This application appears on the circulated scheduled due to the receipt of four objection comments from local residents, contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a two-storey side and rear extension, two-storey front extension and raising of roofline to form additional living accommodation as well as conversion of garage to form studio (retrospective) at No.42 Old Gloucester Road, Frenchay.
- 1.2 The applicant site comprises a large residential plot that benefits from on-site parking, a rear garden and is not restricted by any local planning policies. Lastly, this application follows a previously approved scheme (PT18/6509/F) which seeks to gain consent for amendments made in design.
- 1.3 Procedural Matters – amended plans (removal of rear dormers and installation of 2no. rear ground floor windows) have been received from the applicant’s agent. This has altered the description of development but not affected the scope of assessment, and as such, no further public consultation has been conducted. Officers are satisfied this does not disadvantage the public interest.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan: Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility

South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017)

PSP1	Local Distinctiveness
PSP8	Residential Development
PSP11	Transport
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Standards

- 2.3 Supplementary Planning Guidance

3. RELEVANT PLANNING HISTORY

- 3.1 Ref: PT18/6509/F. Approve with conditions, 05.03.2019.
Proposal: Erection of two storey side and rear extension and raising of roofline to form additional living accommodation. Conversion and extension of garage to form studio with installation of canopy.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection.
- 4.2 Sustainable Transport Officer
No objection.
- 4.3 Planning Enforcement Officer
No comments received.
- 4.4 Local Residents
Four letters of objection have been received from local residents with key points summarised as follows:
- The proposed development is not in-keeping with the surrounding area.
 - Loss of privacy.
 - Overdevelopment.
 - Drawings are inaccurate.
- 4.5 (*Officer Response*) The above representations have been noted and are further discussed below with it noted the receipt of revised plans has helped to address some of these concerns.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The principle of development has been established under the previous planning application meaning an assessment must now follow to determine if the proposed amendments have altered the original considerations.
- 5.2 Annex Test
The proposed studio must be assessed for its function and relationship to the main dwellignhouse to determine if it has some form of dependence on the main property, thus providing merit for it to be considered as ancillary accommodation, or, the proposal would create a building that is tantamount to a new dwelling.
- 5.3 There is no material difference between this current proposal and the approved application in terms of the studio's size and function, meaning the previous

assessment – the criteria of annex have been satisfied due to its proximity to host dwelling and functional reliance – must also be applied. However, a condition that restricted use of the studio must also be ‘carried forward’ to the current proposal. Subject to such a condition, no objections are raised.

5.4 Design

Policies CS1, PSP38 and the Householder Design Guide seek to ensure that development proposals are of the highest possible standards of design in which they respond to the context of their environment. This means that developments should demonstrate a clear understanding of both the site and local history to ensure the character, distinctiveness and amenity is well assessed and incorporated into design.

5.5 In terms of the existing street scene along this section of Old Gloucester Rd, there is a varied style of housing which has been constructed from the 1960’s to the present and generally features the following design attributes:

- Detached properties.
- Two-storey.
- Street facing gabled roofs.
- Finishing materials of muted brown/red roof tiles, light coloured render and brick work.

5.6 The proposed design would effectively replicate the previous albeit with minor revisions that include, increased height by approximately 1300mm, increased width by approximately 200mm, introduction of ground floor ‘lean-to’ extension, change to fenestration and removal of balcony.

5.7 Initially, concern was raised that if plans were approved, the resulting scheme would appear as a discordant addition to the street due to the differences in height from the neighbouring properties to the North and South (No.44 & No.40 Old Gloucester Rd). Similarly, the revised development represents a stark contrast in scale from the original dwelling house and compounds the likelihood of this proposal appearing at odds.

5.8 Notwithstanding the above, the form of the proposed dwelling is essentially the same as the previous approval, which holds significant material weight. Likewise, finishing materials in this application do reflect those in the immediate area and demonstrates a level of integration.

5.9 In light of the above assessment, officers are satisfied that refusal on the basis of poor design would not be sustainable at appeal as a result of the previous approval, especially given this resubmission represents modest changes in design. Therefore, no design objections are raised.

5.10 Residential Amenity

With regards to residential amenity, policy PSP8 explains that development proposal will be permitted provided they do not create unacceptable living conditions or result in unacceptable impacts on residential amenities. These are outlined as follows but are not restricted to: loss of privacy, overlooking, overbearing and loss of light.

- 5.11 As noted in section 1, revised plans – removal of rear dormers – have been received from the applicant. This has help to address concerns raised by local residents with regard to a loss of privacy i.e., the opportunity for overlooking from 3-storey height has been removed. Likewise, the addition of 2no. ground floor windows placed above bi-folding doors would only serve to provide additional light to kitchen and is therefore unlikely to alter residential amenity conclusions from the previous approval. Lastly, the location windows are either a carbon-copy of the approval or represent minor changes. In light of these considerations, no residential amenity objections are raised.
- 5.12 Private Amenity Space
Policy PSP43 provides the Council’s minimum standards for private amenity space and informs new developments are expected to have access to private amenity space that is of sufficient size and functional to meet the needs of the likely number of occupants.
- 5.13 The proposed dwelling would support capacity for 6no. bedrooms meaning a requirement of 70m2+ of functional private amenity space is needed to satisfy the parameters of PSP43. Submitted information confirms this standard can be achieved.
- 5.14 Transport
Policy PSP16 sets out the Council’s criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number with a property of the proposed size being a total of 3no. on-site parking spaces. There is no material change from the previous approval in terms of site parking and no objection is raised.
- 5.15 Conditions
As this application is a resubmission, conditions attached to the previous approval should be reviewed.

<i>No.</i>	<i>Brief Description</i>	<i>Discussion</i>	<i>Action</i>
1	Time implementation	Works to the site have already begun, but as this is a new application, this condition is still necessary.	Apply
2	PD Rights	This condition sought to control development at the site but failed to provided sufficient reasoning – there was no mention of design. On this basis, and given the works under this application are greater than the previous, it is appropriate to be carried forward but with a change to rationale.	Apply

<i>No.</i>	<i>Brief Description</i>	<i>Discussion</i>	<i>Action</i>
3	Annex	This condition remains appropriate as to control the creation of an independent planning unit, which itself requires a different set of policies.	Apply

5.16 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act, the public sector equality duty came into force. Among other things, those subject to the equality duty must have due regard to: eliminate unlawful discrimination; harassment and victimisation; advance equality of opportunity; and, foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

5.17 With regards to the above, this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

6.2 The recommendation to **approve** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That the application be **APPROVED** subject to the conditions listed below.

CONDITIONS

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

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and

re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, and E), or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason:

To limit the extent of further development at the site and to accord with policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

3. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Rustington, 42 Old Gloucester Road, Frenchay, Bristol, South Gloucestershire, BS16 1QW.

Reason:

The development has been permitted on the particular circumstances of the case and the development would require further assessment to be used as a separate residential dwelling with regard to internal dimensions of the annex, amenity, access, and private amenity space and, to accord with policies CS1 and CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013; policies PSP8, PSP16, PSP38, and PSP43 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017; and the NPPF.

4. The development hereby approved must be completed in strict accordance with the following plans:

Location Plan (332OGR-100 Rev A)
Existing First Floor Plan (332OGR-011)
Existing Ground Floor Plan (332OGR-010)
Existing North West Elevations (332OGR-020 Rev A)
Existing South East Elevations (332OGR-022 Rev A)
Proposed First Floor (20/047 101)
Proposed Second Floor (20/047 102)
Proposed Ground Floor (20/047 100 Rev A)
Proposed Elevations (20/047 103 Rev A)

Reason:

To define the extent and terms of the permission.

Case Officer: Ben France
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 31/23 -4th August 2023

App No.:	P23/01592/F	Applicant:	Ms Louise Powell
Site:	Land South Of Pine Ridge Barn Alveston Road Old Down South Gloucestershire BS32 4PH	Date Reg:	18th May 2023
Proposal:	Erection of 1 no. agricultural building.	Parish:	Olveston Parish Council
Map Ref:	361375 187245	Ward:	Severn Vale
Application Category:	Minor	Target Date:	4th August 2023



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South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

Objection comment received from Olveston Parish Council contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of 1no. agricultural building on Land South of Pine Ridge Barn, Alveston Road, Old Down, BS32 4PH.
- 1.2 The application site comprises a paddock within agricultural use. The application site is located outside any defined settlement boundary within the Open Countryside and Bristol and Bath Green Belt. The site is within the Tockington Hill and Quarry Site of Nature Conservation Interest (SNCI) and Public Rights of Way OOL/49/30 and OOL/51/20 run adjacent to its boundaries.
- 1.3 During the course of the application additional ecology information has been received. The relevant consultees were re-consulted but a full re-consultation was not considered necessary.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021
National Planning Practice Guidance

- 2.2 Development Plan

South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS34	Rural Areas

South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP19	Wider Biodiversity
PSP28	Rural Economy

- 2.3 Supplementary Planning Guidance
Development in the Green Belt SPD (Adopted) June 2007
Design Checklist SPD (Adopted) August 2007

3. **RELEVANT PLANNING HISTORY**

- 3.1 P21/03945/F
Widening of existing access and construction of access track.
Approve with Conditions (13/08/2021)
- 3.2 P21/00157/PNGR
Prior notification of a change of use from 1 no. agricultural building to 1 no. residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include operational development.
Prior Approval Granted with Conditions (05/03/2021)
- 3.3 PT13/1180/F
Change of use of land from agricultural to land for the keeping of horses.
Erection of stable building for private use with associated works.
(Resubmission of PT12/2052/F)
Approve with Conditions (10/06/2013)
- 3.4 PT12/2297/F
Construction of all-weather riding arena for use in conjunction with planning application PT12/2052/F.
Withdrawn (09/08/2012)
- 3.5 PT12/2052/F
Change of use of land from agricultural to mixed use of agricultural and land for the keeping of horses. Erection of stable block with associated works.
Withdrawn (09/08/2012)
- 3.6 PT11/1072/PNA
Prior notification of the intention to erect an agricultural building for the storage of hay and agricultural machinery and construction of an access track.
No objection (26/04/2011)

4. **CONSULTATION RESPONSES**

- 4.1 Olveston Parish Council
Objection - *"The OPC Clerk is asking the Planning Officer whether the Q capacity has been expended and OPC urge the planning officer to also consider the agricultural report which we think has many flaws-for instance sheep indoors autumn to spring- and whether there is slow and steady process to get footpaths closed. If the council is to approve, we would ask for conditions: That the building is a wooden structure and never used as residential a barn."*

- 4.2 Archaeology Officer
No comment.
- 4.3 Ecology Officer
No objections subject to the inclusion of conditions and informatives.
- 4.4 Flood and Water Management Team
No objection.
- 4.5 Highway Structures Team
No comment.
- 4.6 Public Rights of Way
No objection.
- 4.7 Sustainable Transport Team
No comments.
- 4.8 Tree Officer
No objection.
- 4.9 Local Residents
No responses received.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application seeks permission for the erection of an agricultural building on land outside of any defined settlement boundary. Policy PSP29 of the Policies, Sites and Places Plan outlines that development proposal(s) for agricultural development outside the defined urban areas and settlement boundaries will be acceptable providing that in the case of new buildings, there are no existing underused buildings reasonably available and the proposal is reasonably necessary for the purposes of its use.
- 5.2 In 2013, the land adjacent to the site was granted planning permission for equestrian use (ref. PT13/1180/F). For clarity, the application site was not included in this consent.
- 5.3 There are not considered to be any existing underused buildings reasonably available and the proposal is considered reasonably necessary for the purposes of its use. The submitted Agricultural Appraisal clearly sets out how the proposed building would be used and the justification for its size. The proposal is considered to be acceptable in principle but will be determined against the analysis set out below.
- 5.4 The Parish Council have raised concerns about future residential use of the proposed agricultural building. A condition would be included with any consent restricting the use of the building for agricultural purposes.

5.5 Green Belt

The application site is located in part of the Bristol and Bath Green Belt, where development is restricted. Paragraph 149 of the NPPF sets out that Local Planning Authorities should regard the construction of new buildings as inappropriate development in the Green Belt. There are a number of exceptions to this, which are set out within paragraphs 149 and 150 of the NPPF.

5.6 One of these exceptions is 'buildings for agriculture and forestry'. An agricultural building on the site would therefore not represent inappropriate development in the Green Belt.

5.7 Design and Visual Amenity

Policy CS1 of the Core Strategy and Policy PSP1 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context. Policy CS34 of the Core Strategy and Policy PSP2 of the Policies, Sites and Places Plan seek to protect rural areas.

5.8 The proposed agricultural building would be set significantly back from Alveston Road and would be clustered with existing buildings. The proposed building would have a utilitarian design, in keeping with what you would expect of an agricultural building. The proposal would have an approximate width of 12 metres, length of 16.5 metres, eaves height of 4 metres and maximum height of 5.6 metres. The proposal would be proportional in scale with the surrounding buildings.

5.9 On the basis of the assessment set out above, it is not considered that the proposed development would detract from the appearance of the building or negatively impact the visual amenity of the street scene or character of the area.

5.10 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.

5.11 The proposed development would be located at least 25 metres from the nearest residential property. It is considered that due to this distance and the existing boundary treatments, the proposal would not have any detrimental impacts on the residential amenity of local residents.

5.12 On the basis of the assessment set out above, it is not considered that the development proposal would result in any unacceptable impacts on the amenity of neighbours.

5.13 Highway Safety and Transport

The proposed development would be used in conjunction with activities on the surrounding agricultural holding and would use the site's existing access arrangement without modification. Under these circumstances it is not considered that the proposed agricultural building would generate any significant additional travel demand nor is it likely to raise any severe or unacceptable highways or transportation issues.

5.14 Ecology

A Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Herdwick Ecology, March 2023) has been submitted. The report included a data search using MAGIC maps and NBN gateway but does not include a data search from the Local Record Centre. The report includes the results of a site visit undertaken in March 2023. The proposed development site is located within Tockington Hill and Quarry Site of Nature Conservation Interest (SNCI). This site is notified due to calcareous grassland habitat.

Habitats

5.15 The habitats on site were described as comprising of a field of poor semi-improved grassland, and four storage containers. It is noted that the site lies within Tockington Hill and Quarry Site of Nature Conservation Interest (SNCI), notified due to calcareous grassland habitat, however the habitats within the development site boundary comprise of poor semi-improved grassland of low ecological value. Following receipt of the DEFRA metric spreadsheet and pre-development and post development habitat maps, further assessment can be made on the proposed BNG plans for the site.

5.16 The excel spreadsheet and condition assessment results have been submitted. The scheme is said to achieve 16.04% net gain on site. Whilst some of the grassland would be lost to the development, the majority would be retained with some enhanced. The area to be enhanced would be done through the removal of grazing and over seeding with a more diverse seed mix. Scrub habitat would be retained and enhanced in its entirety, through appropriate management and additional planting of hawthorn, bird cherry and elder. Officers are happy that the other neutral grassland can be enhanced from poor to good condition. Officers are not convinced that the area of scrub would reach its targeted condition of 'good', however even if this habitat type was simply to be retained, the scheme would still result in a 9.55% net gain for biodiversity (due to the enhancement of grassland) which is currently acceptable. The retained and enhanced BNG habitats should be maintained and managed for 30 years.

Bats

5.17 There were no suitable buildings or trees within the development site boundary to offer potential roosting features for bats, and the four storage units were unsuitable for roosting bats. The habitats on site were assessed as being of low importance to bats. The report recommends that any external lighting be designed sensitively. Should external lighting be proposed, a sensitive lighting scheme would be required prior to commencement. Installation of bat boxes has been recommended as an enhancement feature. These would be secured by condition.

Great Crested Newts

- 5.18 The terrestrial habitat within the development site boundary was assessed as being unsuitable for great crested newts (GCN). However, the wider surrounding landscape was considered to offer suitable terrestrial habitat, and as such, mitigation measures were provided in the PEA report to prevent any potential harm to GCN through the proposed development. Due to the terrestrial habitat on site being unsuitable for GCN, the mitigation measures outlined in the PEA report are acceptable. These would be secured by condition.

Birds

- 5.19 There were no suitable habitats on site for nesting birds, but the surrounding vegetation offered some nesting opportunities. Appropriate mitigation measures have been provided to avoid any potential harm to nesting birds through the proposed development. Installation of bird boxes has been recommended as an enhancement feature. These would be secured by condition.

Reptiles

- 5.20 The terrestrial habitat within the development site boundary was assessed as being unsuitable for reptiles. However, the wider surrounding landscape was considered to offer suitable terrestrial habitat, and as such, mitigation measures were provided in the PEA report to prevent any potential harm to reptiles through the proposed development.

Badgers

- 5.21 It is considered likely that badgers may commute across the site due to the rural location. Although the PEA report did not include consideration of badgers, the mitigation measures are applicable to badgers and will ensure potential harm to badgers is avoided.

Hedgehogs

- 5.22 Although the PEA report did not include consideration of hedgehogs, the mitigation measures are applicable to hedgehogs and will ensure potential harm to badgers is avoided.

Ecology Conclusion

- 5.23 There are no objections to the proposed development subject to the inclusion of conditions and informatives.

5.24 Public Rights of Way

Public Rights of Way OOL/49/30 and OOL/51/20 run adjacent to the west and south boundaries of the site respectively. The proposed development would have no impact on these protected rights of way.

5.25 Trees

There are trees off-site that are protected by tree preservation orders. These trees would not be impacted by the proposed development so there are no objections.

5.26 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

5.27 With regards to the above this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That the application be **Approved** subject to the conditions included on the decision notice.

CONDITIONS

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

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

Site Location Plan (Received 13/05/2023)

1163-B-1 - Proposed Combined Plans (Received 13/05/2023)

1163-B-2 - Existing Block Plan (Received 13/05/2023)

1163-B-3 - Proposed Block Plan (Received 13/05/2023)

Reason

To define the terms and extent of the permission.

3. The building hereby approved shall at all times be used for agricultural* purposes and shall be used for no other purpose.

*Agricultural shall be taken as having the meaning set out in Section 336 of the Town and Country Planning Act 1990.

Reason

The building has been found to be acceptable on the basis of agricultural use only and any other use would require further detailed consideration by the Local Planning Authority.

4. The development shall proceed in strict accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Herdwick Ecology, March 2023).

Reason

To ensure the works are carried out in an appropriate manner and in the interests of ecology and wildlife protection, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

5. Prior to installation, the location and specification of all proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. All external lighting shall be installed in accordance with the approved details, and shall be maintained thereafter. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of ecology and wildlife protection, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

6. Prior to substantial completion of works hereby approved, a plan detailing the location and specifications of ecological enhancements detailed within the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Herdwick Ecology, March 2023) shall be submitted to and approved in writing by the Local Planning Authority. This includes, but is not limited to, bat and bird boxes, and habitat boxes or log piles for invertebrates, hedgehogs and/or reptiles. All ecological enhancements shall be installed in accordance with the approved details prior to occupation, and shall be maintained thereafter.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of ecology and wildlife protection, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19

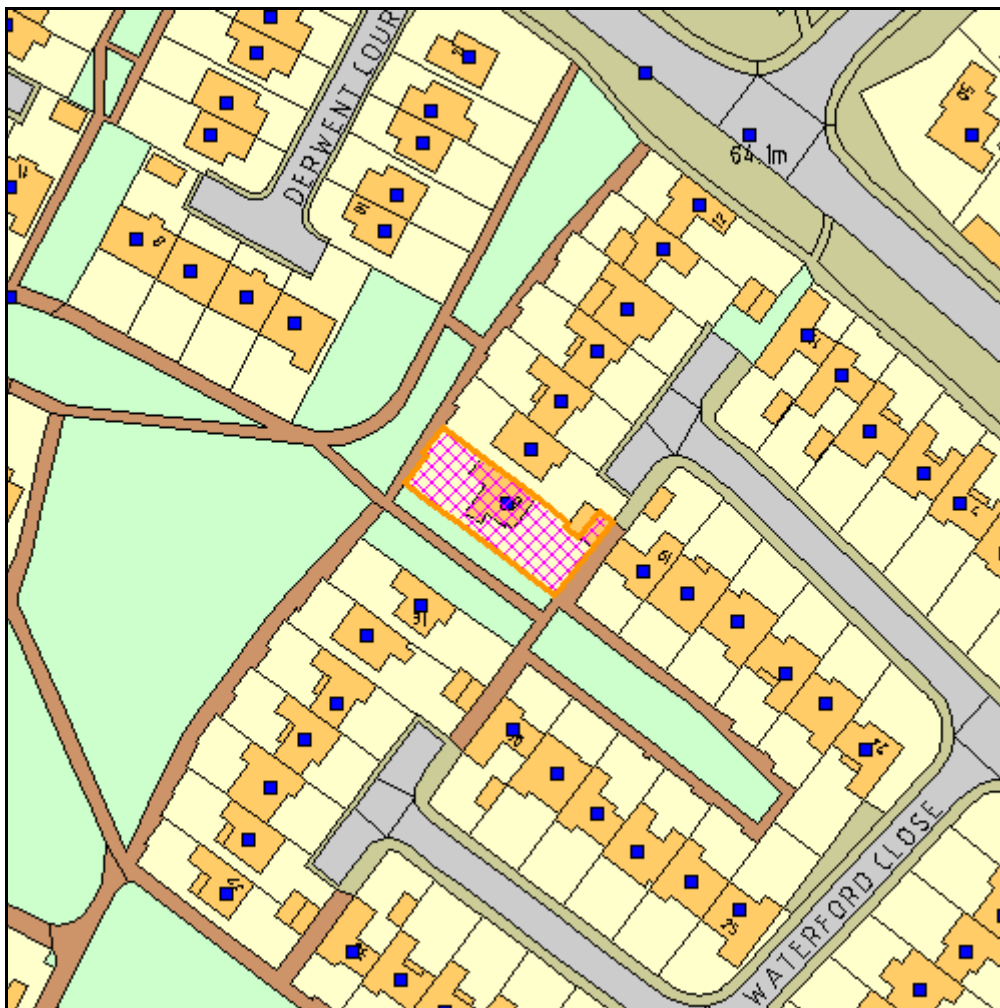
of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

Case Officer: Oliver Phippen

Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 31/23 -4th August 2023

App No.:	P23/01802/HH	Applicant:	Mr Tom Tabor
Site:	18 Waterford Close Thornbury South Gloucestershire BS35 2HS	Date Reg:	7th June 2023
Proposal:	Erection of a two storey side and single storey front extensions to form additional living accommodation and entrance porch.	Parish:	Thornbury Town Council
Map Ref:	364840 189564	Ward:	Thornbury
Application Category:	Householder	Target Date:	14th August 2023



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P23/01802/HH

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REFERRING TO CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection from the Parish Council contrary to the findings of this report and the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a two storey side and single storey front extensions to form additional living accommodation and entrance porch.
- 1.2 The application site can be found at No.18 Waterford Close, located within the established built-up residential area of Thornbury, and is set within a good sized plot. The dominant feature within the site is a two-storey detached dwellinghouse.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility

South Gloucestershire Local Plan: Policies, Sites, and Places Plan (Adopted November 2017)

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted August 2007)
Residential Parking Standards (Adopted December 2013)
Householder Design Guide (Adopted March 2021)

3. **RELEVANT PLANNING HISTORY**

- 3.1 **N5390.** Erection of a front entrance porch. **Approve with Conditions.**
29/03/1979.

4. **CONSULTATION RESPONSES**

- 4.1 Thornbury Town Council
Object. Concern that this large 2 storey extension will have an overbearing effect on the adjacent open space and therefore have a detrimental effect on the character of the area. The addition of an apex roof onto the distinctive architecture of the original house does not represent high quality design.
- 4.2 The Archaeology Officer Natural & Built Environment Team
No comment.
- 4.3 Local Residents
No comments received.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
Policy PSP38 of the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017 is relevant to this application. The policy indicates that residential extensions are acceptable in principle subject to considerations of visual amenity, residential amenity and highway safety. The proposal therefore accords with the principle of development subject to the following considerations.
- 5.2 Design and Visual Amenity
Policy CS1 of the Core Strategy and policy PSP38 of Policies, Sites and Places Plans seeks to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the application site and its context.
- 5.3 ***Two-storey side extension***
The two-storey proposed extension would project (approx.) 3.6 metres from the properties side (south-west) elevation and have a depth of 7.2 metre. The extension would have a pitched roof featuring gable-end running along the north west – south east axis, which would somewhat match the eaves and ridgeline of the host dwelling. A secondary pitch would infill the valley between the existing and proposed roof structures.
- 5.4 ***Single-storey front extension***
The original property comprises a stepped principle facade. The proposed single-storey extension would project (approx.) 1.6 metres forward of the set-back element, protruding 0.4 metres beyond the front building line. The extension would have a width of 6.5 metres, spanning around two thirds of the principle elevation including proposed side extension and feature a flat roof with overhang of 0.5 metres.

5.5 **Other works**

- In addition to various new openings incorporated within the design of the proposed extensions, the fenestration to the original property would be amended to better suit the dwellings revised internal layout. Furthermore, the entire property would be externally finished with a combination of smoothcast render in off-white, timber effect composite cladding and elements of brickwork, colour to match the existing dwelling. All doors and windows would be set in grey units.
- 5.6 Officers attended a site visit to property from the public realm, it is noted that the dwellings in this locality are for the most part uniform in their appearance, with the same house type replicated over and over. While evident numerous neighbouring properties have been subject to expansion, these appear to be single-storey in nature, as such the general scale and form of the dwellings remains largely unchanged.
- 5.7 Further to this, it is recognised that good design practice is that side extensions should often be set-back from the frontage and down from the ridge of the host property, in order to maintain a degree of subservience and built hierarchy.
- 5.8 Notwithstanding the above, this is an example of where a diversion from this approach can be considered acceptable. The property is located at the end of a cul-de-sac, tucked away with limited street frontage, the principle facade of the property facing onto No.19's side elevation/rear garden. Whilst understood the extension would be highly visible from the public amenity land and footpath that runs adjacent to the south-west boundary of the site, these public views would not be read within the context of Waterford Close.
- 5.9 To summaries, the property is located discreetly within the street scene. The submitted plans indicate that the proposed works would utilise proportions that are present on the host dwelling and the dwelling as a whole would be externally redecorated. This would help aid integration between the existing and proposed additions, resulting in the property being appropriately proportioned and ensure that the appearance of the building is harmonious. In addition as a detached property there is no question of the development "unbalancing a semi-detached pair". Officers find it of relevance to add that a handful of properties within the street have been externally rendered as opposed to displaying the original red brick. Such works can be achieved under permitted development.
- 5.10 Following the above assessment, the proposed scheme would not be detrimental to the character of the host dwelling or surrounding area, therefore the proposal is acceptable in design terms and broadly in alignment with PSP38, PSP1, CS1 and the Householder Design SPD.
- 5.11 Residential Amenity
Policy PSP8 of the Polices, Sites and Places Plan relates specifically to residential amenity in which it states development proposals are acceptable, provided that they do not create unacceptable living conditions or result in unacceptable impacts on the residential amenities of occupiers of the

development or of neighbouring properties. These are outlined as follows (but not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.

- 5.12 The front extension is modest in scale achieved by its single-storey nature and flat roof form. Furthermore, the two-storey mass increase would be situated to the south-west of the site, with adequate separation distances between neighbouring dwellings given its end plot location. All new doors and windows would be positioned to the front and rear elevations, as such no new line of overlooking would be created. The impact on the level of amenity afforded to neighbouring dwellings by virtue of overbearing, loss of light and loss of privacy is acceptable. The application therefore satisfies the requirements of PSP8 and PSP38.
- 5.13 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. Although the proposed scheme would not increase the occupancy within the dwelling, it would build on existing garden. Nevertheless, the properties remaining private amenity space would continue to meet the Council's design standards (70m²) for a 4-bedroom property, complying with policy PSP43.
- 5.14 Transport (Access and Parking)
Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. The proposed development would not trigger a material increase in demand for parking at the site nor would it impact current provision. Therefore, no objection is raised under PSP16.
- 5.15 Consideration of likely impacts on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act, the public sector equality duty came into force. Among other things, those subject to the equality duty must have due regard to: eliminate unlawful discrimination; harassment and victimisation; advance equality of opportunity; and, foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above, this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in

accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

- 6.2 The recommendation to **GRANT** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That the application be **APPROVED** subject to conditions.

CONDITIONS

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

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below (received 06th June 2023):

Application Form

Existing 3D Views (A02C)

Existing Rear Visuals (A02D)

Existing Front Visuals (A02E)

Proposed 3D Views (A03C)

Proposed Rear Visuals (A03D)

Proposed Front Visuals (A03E)

Location Plan (A01)

Existing Plans (A02A)

Existing Elevations (A02B)

Proposed Plans (A03A)

Proposed Elevations (A03B)

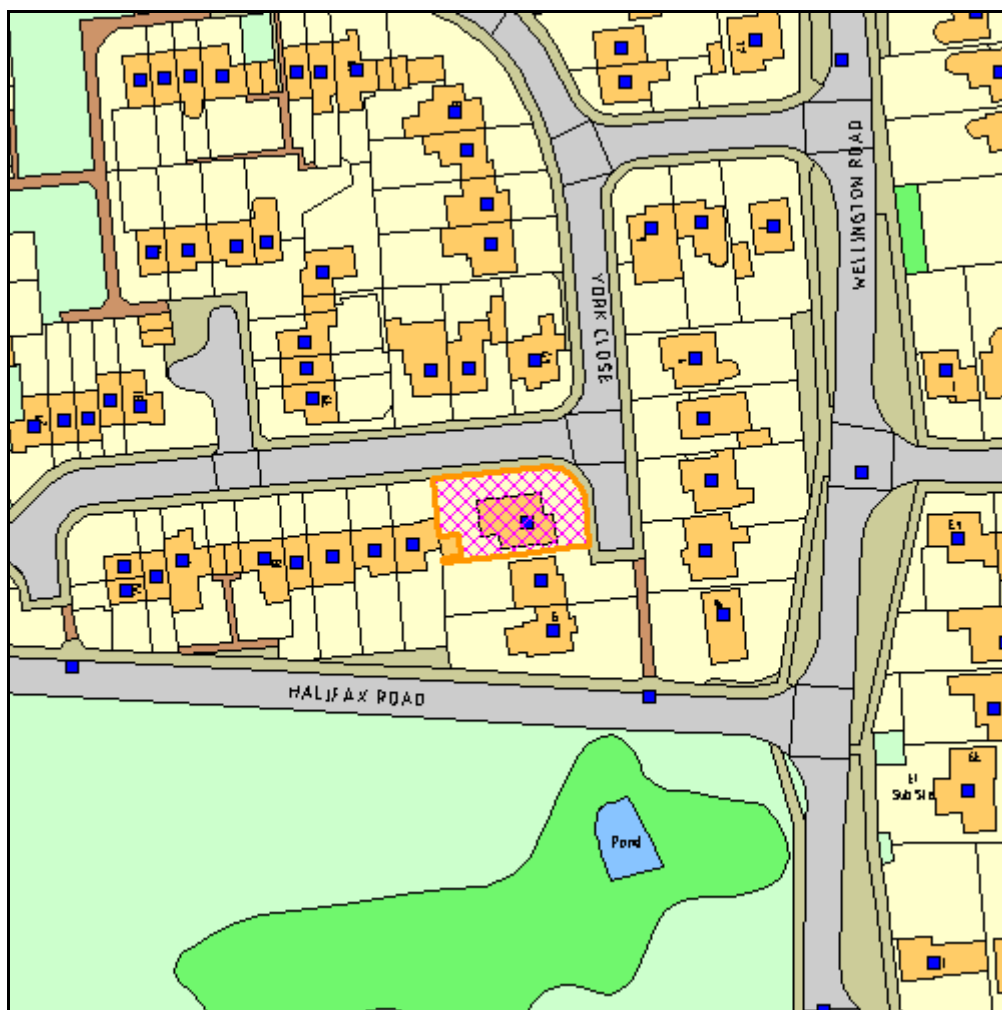
Reason

To define the terms and extent of the permission.

Case Officer: Chloe Summerill
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 31/23 -4th August 2023

App No.:	P23/01856/HH	Applicant:	Mr Paul Chant
Site:	11 York Close Yate South Gloucestershire BS37 5XA	Date Reg:	22nd June 2023
Proposal:	Erection of a single storey side extension to form garage and 1.8m high boundary wall.	Parish:	Yate Town Council
Map Ref:	371116 183563	Ward:	Yate North
Application Category:	Householder	Target Date:	15th August 2023



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South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REFERRING TO CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection from the Parish Council contrary to the findings of this report and the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a single storey side extension to form garage and 1.8m high boundary wall.
- 1.2 The application site can be found at No.11 York Close, located within the established build-up residential area of Yate, and is set within a good sized plot. The dominant feature within the site is a two-storey detached dwellinghouse.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility

South Gloucestershire Local Plan: Policies, Sites, and Places Plan (Adopted November 2017)

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted August 2007)
Residential Parking Standards (Adopted December 2013)
Householder Design Guide (Adopted March 2021)

3. **RELEVANT PLANNING HISTORY**

- 3.1 **PK04/1582/F**. Erection of 0.6m high boundary wall. **Approve with Conditions**. 14/06/2004.
- 3.2 **PK03/1949/F**. Erection of single storey rear extension to extend dining area. **Approve with Conditions**. 31/07/2003.
- 3.3 **P85/1438**. Erection of gates. **Approval Full Planning**. 24/04/1985.

4. **CONSULTATION RESPONSES**

- 4.1 Yate Town Council
Object. This effectively moves the garage from a safe location, away from the corner to a less safe one on the corner. If the existing boundary wall is retained it will not be useable as a garage. If it is removed, that will result in vehicles leaving the garage on a corner that serves 40 houses without good visibility. The property has sufficient off street parking and this will move parking to an unsafe location.
- 4.2 Sustainable Transport – Transportation DC
We do not believe that this proposal raises any material highway or transportation issues and subject to imposition of the recommended condition, we have no further comments about this application.
- 4.3 Local Residents
No comments received.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
Policy PSP38 of the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017 is relevant to this application. The policy indicates that residential extensions are acceptable in principle subject to considerations of visual amenity, residential amenity and highway safety. The proposal therefore accords with the principle of development subject to the following considerations.
- 5.2 Design and Visual Amenity
Policy CS1 of the Core Strategy and policy PSP38 of Policies, Sites and Places Plans seeks to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the application site and its context.
- 5.3 The proposed single-storey extension would project (approx.) 3.6 metres from the properties side (north) elevation and have a depth of 7.6 metres, sitting flush with the dwellings principle façade. The extension would feature a simple mono-pitched roof, which would rise from an eaves of 2.5 metres to a ridge height of 3.8 metres. A garage door and single external door would be

- incorporated within the extensions design, positioned to the front and rear elevations.
- 5.4 The erection of a 1.8 metre high garden wall also forms part of the proposed works, this element of the scheme would be somewhat a continuation of the new extensions side wall, projecting (approx.) 9.5 metres beyond the rear and wrap around the west for a distance of around 1.7 metres, forming the properties new rear garden boundary.
- 5.5 The proposals would be externally finished with Cotswold split faced stone and brown double roman tiled roof to match the host dwelling.
- 5.6 The scheme appears subservient to the host dwelling, maintaining the properties architectural integrity, balance of the pair and character of the area. The proposals have been designed to complement the existing property through its proportions and choice of materiality, ensuring that the appearance of the dwelling is harmonious and continues to complement neighbouring properties. A condition to support the use of matching materials would be attached to any favourable decision notice. On this basis, the scheme would not be detrimental to the character of the host dwelling or surrounding area and therefore displays an acceptable standard of design, complying with CS1 and PSP38.
- 5.7 Residential Amenity
Policy PSP8 of the Policies, Sites and Places Plan relates specifically to residential amenity in which it states development proposals are acceptable, provided that they do not create unacceptable living conditions or result in unacceptable impacts on the residential amenities of occupiers of the development or of neighbouring properties. These are outlined as follows (but not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.
- 5.8 Due to the application sites corner plot location and the proposed development would be sited to the north side of the property, adequate separation distances would exist between the extension and neighbouring properties as to not pose any unacceptable impacts on residential amenity. No objection is raised under policies PSP8 and PSP38.
- 5.9 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. The rear garden associated with the dwelling would continue to meet the Council's highest level of private amenity space provision requirement for a residential unit (70m² for a 4+ bedroom property), satisfying policy PSP43.
- 5.10 Transport (Access and Parking)
Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. No details have been submitted as part of the application to indicate the degree of occupancy within the dwelling. However, officers have

- undertaken a desktop study which suggests the dwelling is a 4-bed. A property of this size is expected to provide a minimum of 2no. off-street parking spaces.
- 5.11 Given a garage door is proposed to the extensions front elevation and the submitted drawings note the extension is to be a garage, Officers find it reasonable to assume it is the intention of the applicants to use the extension to house a vehicle. The proposed garage would meet the Council's internal space standards to count as a single parking space.
- 5.12 Officers acknowledge the comments received from the Parish Council during the consultation period which raise that if the existing boundary wall is retained, the extension would not be useable as a garage. Following these comments a consultation was sent to the Transport Team, the response did not note concern regarding gaining access to the garage. Alternatively, the Parish raised that if the existing boundary wall is removed then this would result in vehicles leaving the garage on a corner without good visibility. The submitted drawings illustrate that said wall would remain in-situ, therefore this is how the Local Authority are to assess the application.
- 5.13 Regardless of if the extension is to serve as a garage or not, the property processes an area hardstanding to the front curtilage which is large enough to accommodate 2no. vehicles. On this basis, no objection is raised under policy PSP16.
- 5.14 Officers also note the comments received from the Transport Team recommending the imposition of conditions, these are regarding electric vehicle charging facilities and replacing the properties existing hardstanding from loose gravel to a bound drained material. The request for EV charging is disproportionate to the nature of this application. Furthermore, as parking provision effectively remains unchanged by the proposed development, Officers find it unreasonable to attach such a condition relating to surface material.
- 5.15 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act, the public sector equality duty came into force. Among other things, those subject to the equality duty must have due regard to: eliminate unlawful discrimination; harassment and victimisation; advance equality of opportunity; and, foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above, this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **GRANT** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That the application be **APPROVED** subject to conditions.

CONDITIONS

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

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

(Received 13th June 2023)

Application Form
Existing Front Elevation
Existing Ground Floor Plan
Existing Rear Elevation
Existing Side Elevation
Location Plan
Proposed Front Elevation
Proposed Rear Elevation

(Received 20th June 2023)

Proposed Block Plan
Proposed Ground Floor Plan
Proposed Side Elevation Plan

Reason

To define the terms and extent of the permission.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December

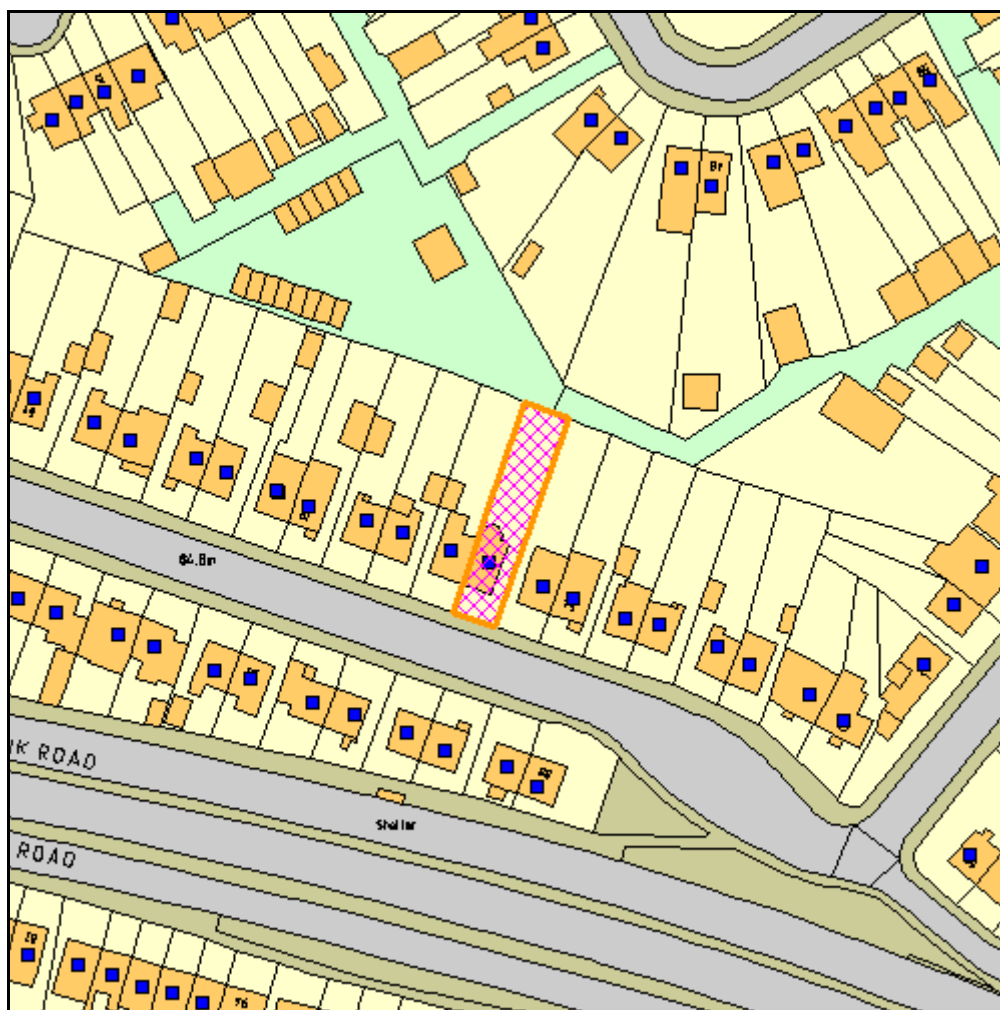
2013; Policy PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, and the provisions of the National Planning Policy Framework.

Case Officer: Chloe Summerill

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 31/23 -04th August 2023

App No.:	P23/01941/HH	Applicant:	Mr and Mrs Slater
Site:	69 Wades Road Filton South Gloucestershire BS34 7EB	Date Reg:	30th June 2023
Proposal:	Erection of single storey rear extension to form additional living accommodation.	Parish:	Filton Town Council
Map Ref:	360754 179091	Ward:	Filton
Application Category:	Householder	Target Date:	24th August 2023



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P23/01941/HH

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule following the request from Filton Town Council to restrict the permitted development rights for works relating to the roof, that do not form part of the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the demolition of an existing conservatory and erection of a single storey rear extension to form additional living accommodation.
- 1.2 The application site can be found at No.69 Wades Road, located within the established built-up residential area of Filton. The dominant feature within the neighbourhood are two storey semi-detached dwellings.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2021
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted August 2007)
Residential Parking Standards (Adopted December 2013)
Householder Design Guide (Adopted March 2021)

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history

4. CONSULTATION RESPONSES

4.1 Filton Town Council

Filton Town Council acknowledge this application as it stands but would request that removal of permitted development rights on future roof works.

Other Representations

No other representations have been received

5. ANALYSIS OF PROPOSAL

5.1 The proposal seeks to erect a single storey rear extension. This would provide additional living accommodation.

5.2 Principle of Development

PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. Additional guidance on achieving good design for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021. The development is acceptable in principle, subject to the following detailed consideration.

5.3 Design and Visual Amenity

The proposed extension measures approximately 5m deep, 5.5m wide, with an eaves height of 2.8m and a mono-pitch ridge height of 3.7m. The proposed materials include red clay roof tiles to match existing, grey textured render to match existing and white UPVC to match existing. The proposal also includes a set of glazed patio doors and two skylights within the proposed extension.

5.4 The extension is an appropriate depth to appear in proportion to the host property, additionally the proposed depth falls in line with the guidance contained within the Householder and Developer SPD. The roof structure to the rear being pitched can be considered in accordance with the character of the host property, and would largely mimic the rear extensions of neighbouring properties. Having regard to the above, the proposal is not considered to be contrary to adopted policies CS1 or PSP38, or the guidance contained in the Household Design SPD.

5.5 Residential Amenity

PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.

- 5.6 The proposed alteration of the existing rear raised terrace (approximately 0.35m tall) has no concerns relating to impact upon neighbouring residential amenity.
- 5.7 The depth of the extension on the shared boundary with No67 is 5 metres, this falls within the parameters set within the HH design SPD which indicates that there will not be an adverse impact on amenities, however it is noted that this is the maximum depth advised within the guidance. In this case, the depth and height of the proposal is such that officers do not consider the proposal to present any overshadowing or overbearing issues. Additionally, given the applicants and No67 gardens are deep, approximately 19m deep from the proposed extension, the proposal shall not unacceptably enclose the outlook from No67.
- 5.8 The proposal is situated approximately 1.9m away from the shared boundary with No71, given this offset and the reasons discussed above, relating to depth and height, there are no concerns relating to overshadowing or overbearing issues. In terms of overlooking, the proposal includes a window within the side elevation of the extension approximately 1.9m away from the boundary facing towards No71, it is usually considered that windows within the side elevation of extensions within close proximity to the boundary are unacceptable, however in this case there is an existing principle of windows within the side elevations of the host dwelling and neighbours, as well as a circa 1.8m tall boundary fence which shall largely screen views towards the neighbours rear private amenity space. Given these factors the case officer is satisfied that the views provided from the window would not unacceptably impact upon neighbouring amenity.
- 5.9 There are no neighbouring amenity concerns relating to neighbours to the North of the dwelling.
- 5.10 Following the above assessment, officers consider the proposed development to be acceptable in terms of residential amenity and in accordance with PSP8, relevant part of PSP38 and the relevant guidance within the Household Design Guide.
- 5.11 Comments Received
In regard to the comments received from Filton town council, they have been both noted and considered, however the request for further restriction on permitted development rights for works to the roof would be considered an unreasonable restriction. Permitted Development rights should only be removed where absolutely necessary and in this instance, such a condition would not meet the reasonableness test for a condition.
- 5.12 Parking Standards

PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase is proposed, proposals should demonstrate that adequate off street parking can be provided to accommodate increase in demand.

The proposal shall not alter the number of bedrooms provided, nor alter the parking provision, as such the proposal is compliant with PSP16.

5.13 Private Amenity Space

The proposed development would not prejudice the provision of adequate private amenity space in accordance with PSP43 (60sqm for a 3-bed dwelling).

5.14 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

5.15 With regards to the above this planning application is considered to have a neutral impact on equality

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

6.2 “The recommendation to **grant** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.”

7. RECOMMENDATION

7.1 That the application be **APPROVED** subject to conditions.

CONDITIONS

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

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

The plans were received by the LPA on 24.06.2023
Combined Proposed Plans (Drawing no P03)
Site Plan

Reason:

To define the terms and extent of the permission.

Case Officer: Thomas Servini
Authorising Officer: Marie Bath