

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: 01/23

Date to Members: 06/01/2023

Member's Deadline: 12/01/2023 (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 listed 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

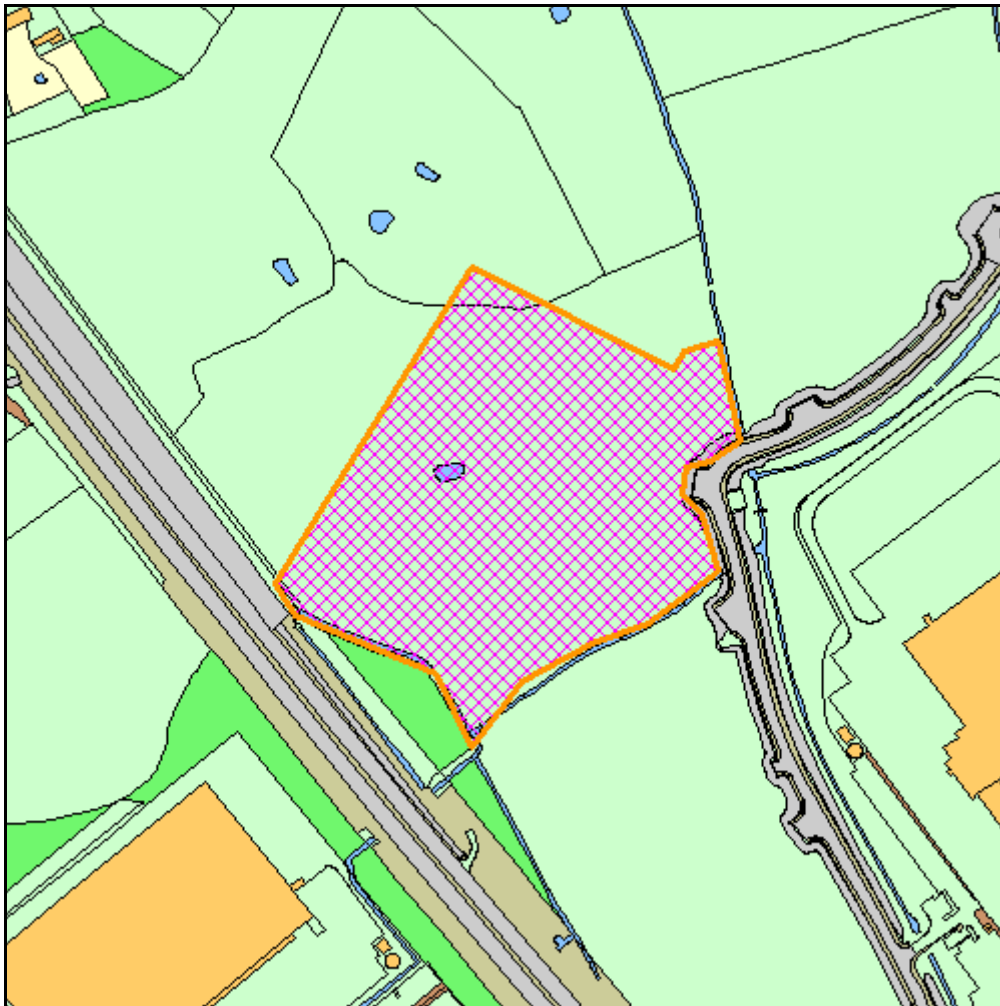
CIRCULATED SCHEDULE 06 January 2023

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P22/02510/RM	Approved Subject to Section 106	Plot 3 Land At Western Approach Severn Beach South Gloucestershire BS35 4JX	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
2	P22/06289/F	Approve with Conditions	Land At 24 Wotton Road Charfield South Gloucestershire GL12 8TP	Charfield	Charfield Parish Council
3	P22/06381/F	Approve with Conditions	72 Woodend Road Coalpit Heath South Gloucestershire BS36 2LH	Frampton Cotterell	Frampton Cotterell Parish Council
4	P22/06905/HH	Approve with Conditions	23 Bourne Close Winterbourne South Gloucestershire BS36 1PJ	Winterbourne	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 01/23 -6th January 2023

App No.:	P22/02510/RM	Applicant:	BGO Wire Propco Ltd
Site:	Plot 3 Land At Western Approach Severn Beach South Gloucestershire BS35 4JX	Date Reg:	12th May 2022
Proposal:	Reserved Matters Application pursuant to condition 1 of planning permission ref. SG4244 (dated 27th November 1957) comprising the appearance, layout, and scale of 1 no. commercial building (Use Class B8), including servicing arrangements, vehicle parking, landscaping, attenuation features and associated works.	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	355839 184711	Ward:	Pilning And Severn Beach
Application Category:	Major	Target Date:	10th August 2022



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100023410, 2008. **N.T.S.** **P22/02510/RM**

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 is referred to the Circulated Schedule as representations have been received from a Parish Council that are contrary to the officer recommendation, and as the application would require a new legal agreement under Section 106 of the Town & Country Planning Act 1990.

THE PROPOSAL

- 1.1 This application seeks reserved matters consent pursuant to condition 1 of planning permission ref. SG4244 comprising the layout, design and external appearance of 1 no. commercial building (Use Class B8) including servicing arrangements, vehicle parking, landscaping, attenuation features and associated works at Plot 3, land at Western Approach, Severn Beach.
- 1.2 The application site is within the 1957 consent buffer zone or 'perimeter area'. It forms part of the Avonmouth-Sevenside area, a regionally significant employment location, and identified in the Local Plan as safeguarded economic development land. The site was formerly agricultural land, with several open channel ditches known as rhines. Two Public Footpaths cross the site, ORN47 on the eastern side, for which a formal diversion order has been made, and ORN48 on the southern and western sides. The entire site is located within Flood Zone 3A, having a high probability of flooding but benefitting from flood defences. It is also located in relative proximity to the Severn Estuary.
- 1.3 The site would be accessed from Lanson Roberts Road to the east and beyond this is the existing Avon distribution centre. Future commercial development sites by the same applicant in plots 2 and 4 adjoin to the south-east and north-west respectively. The M49 motorway lies along the south-west site boundary, and to the west lie agricultural fields.
- 1.4 A full planning application (ref. P22/02500/F) has concurrently been submitted by the applicant for a triangle of land adjoining to the north-west. This comprises off-site drainage, planting and ecological habitat to support the proposals detailed within this reserved matters application.
- 1.5 The application is a comprehensive submission with existing and proposed drawings, planning and design and access statements, and a range of supporting information including on landscape, flood risk, drainage, contamination, ecology, heritage, noise, lighting, sustainability and transport. Additional and updated drawings and supporting information were submitted during consideration of the application.
- 1.6 The description of development was also updated during consideration to Storage and Distribution (Use Class B8) only, to reflect the limited uses permitted under the 1957 consent. As this reduced the range of uses proposed,

and therefore scope of the proposal, no further public consultation was necessary nor undertaken.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2021
Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS3 Renewable and Low Carbon Energy Generation
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS12 Safeguarded Areas of Economic Development
CS35 Severnside

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP3 Trees and Woodland
PSP6 Onsite Renewable & Low Carbon Energy
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP17 Heritage Assets and the Historic Environment
PSP18 Statutory Wildlife Sites and Sites of Special Scientific Interest
PSP19 Wider Biodiversity
PSP20 Flood Risk, Surface Water and Watercourse Management
PSP21 Environmental Pollution and Impacts
PSP26 Enterprise Areas
PSP27 B8 Storage and Distribution Uses

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted August 2007)
Landscape Character Assessment SPD (Adopted November 2014)
Green Infrastructure SPD (adopted April 2021)
Trees and Development Sites SPD (adopted April 2021)
Sustainable Urban Drainage SPD (adopted April 2021)

3. RELEVANT PLANNING HISTORY

3.1 SG4244: Mixed development, predominately industrial, in excess of 1,000 hectares. Outline planning permission application 27 November 1957. At

- appeal in 2003 the Secretary of State confirmed that the 1957 outline planning permission remains extant. Therefore, planning permission SG4244 can be implemented in its current form.
- 3.2 SG.4244A Dated 30th July 1958 Further permission for the development of land adjacent to the 1957 permission, for similar employment uses, covering an area of 400 hectares.
- 3.3 PT11/3510/RM – Erection of two buildings for storage and distribution (Use Class B8) with floor areas of 9,566sqm and 26,600sqm with associated access, parking and landscaping. Submitted under Condition 1 of planning permission SG4244 dated 27 November 1957.
Approved 29.05.12 subject to conditions
- 3.4 P21/05923/FDI Diversion of public footpath ORN 47/20.
No objection
- 3.5 Plot 2, Land at Western Approach
P21/009/SCR - Screening opinion for the development of 27,000m2 of employment and logistics floor space, with car parking, servicing and 4 access points
EIA Not Required
- 3.6 P22/02775/CLP - Development of buildings and associated areas to provide new Class E(g)(iii), B2 and B8 floorspace pursuant to outline planning permission ref. SG.4244, in respect of Plot 2, Land at Western Approach, Severn Beach, Bristol, including access and servicing arrangements, vehicle parking, landscaping, attenuation features and associated works
Application pending consideration
- 3.7 Plot 3, Land at Western Approach
P22/005/SCR - Screening opinion for the creation of 21,700m2 commercial warehouse with parking and associated works.
EIA Not Required
- 3.8 P22/02500/F - Drainage works in relation to site ('Plot 3') and associated works.
Application Pending Consideration
- 3.9 Plot 4, Land at Western Approach
P21/05372/RM - Reserved Matters Application pursuant to condition 1 of planning permission ref. SG4244 (dated 27th November 1957) comprising the layout, design and external appearance of 1 no. commercial building (Use Class B8) including servicing arrangements, vehicle parking, landscaping, attenuation features and associated works.
Approved 24.06.22 subject to conditions

4. CONSULTATION RESPONSES

- 4.1 Pilning and Severn Beach Parish Council (Summary - Full updated comments provided in the Parish Council's letter dated 20th October 2022)

Flood Risk - Object on tidal flood risk. The NPPF requires that development is safe without increasing flood risk elsewhere. The EA requirement for finished floor levels no lower than 7.3mAOD does not necessitate land raising as can be met with a suspended floor design, and there is no requirement to raise other areas of the site, but the intention is to raise the entire site to varying extent. Fluvial flood risk has been addressed by the scheme designed by LSIDB but this does not cover tidal flood risk. It is agreed the risk is low but consequence to our community is high, thus land raising needs to be justified with satisfactory evidence the development includes measures to reduce risk elsewhere. The applicant's report does not adequately explain this, instead appears to exploit the timing of flood defence works by others which do not form part of the proposed development at all.

Noise Impact - Further report welcomed. Given that the tenant and their operation is unknown at this time suggest condition to protect amenity of neighbouring properties once a user/use has been identified and detailed specification drawn up.

Transport and Welfare - Various amendments welcomed and pleased requirements of the Health and Safety at Work Act may now be met properly. Happy with the proposed condition but suggest further requirement for access to these facilities to drivers collecting from and delivering to the development at any time. Problem faced at certain nearby warehouses is hauliers are fined for late arrival so instead require their drivers to park in the vicinity awaiting their delivery slot causing road safety problems and denying their drivers' basic health and safety entitlement.

Climate Change - Changes proposed are acceptable and hope an occupier will invest in significantly higher levels of PV generation in due course.

4.2 Sustainable Transport (Summary)

No objection in principle and overall do not believe proposal likely to create any severe or unacceptable highway or transportation issues.

Concur with conclusions of the Transport Statement (TS) and accompanying addendum that access to the site by all modes of transport is both practical and safe with no need for off-site highway amendments or safety audit procedures. Broadly satisfied this examination accurately reflects a general warehousing and distribution use. However, a parcels distribution use would have a significantly different travel demand pattern, therefore seek planning condition to prevent this use.

The car parking provision would be adequate. It is important to ensure an effective travel plan is implemented for this site, the Framework Travel Plan is complete and broadly satisfactory with comments provided on specific paragraphs, seek condition for compliance with this.

The Construction Environment Management Plan (CEMP) is broadly satisfactory. However pursuant with Section 59 of the 1980 Highway Act the Council will wish to recover the cost of any damage caused to the highway by construction traffic. A highway condition survey of the adjoining road network

should be submitted and approved prior to commencement, and a second survey on completion of the site's construction work. The area to be covered by these surveys must be identical and agreed in advance, and they must include appropriate photographs.

- 4.3 Highway Structures
No comments received
- 4.4 National Highways (Summary)
No objection to this planning application. However, an advisory note is provided in respect of future applications coming forward within the red line boundary of application reference SG4244 (the 1957 consent).
- 4.5 Public Rights of Way (Summary)
The application will affect public footpaths ORN47 and 48. No objection now that the hedge (next to ORN48) has been removed, diversion order for ORN47 obtained and paths shown with grass surface.
- 4.6 Lead Local Flood Authority (Summary)
No objection. Note the Environment Agency have no objection and support their recommended conditions The Lower Severn Internal Drainage Board are the drainage authority and will need to be consulted on matters associated with surface water drainage for the site.
- 4.7 Environment Agency (South West) (Summary)
No objection, in principle, to the Reserved Matters application, subject to conditions for compliance with the submitted Flood Risk Assessment, unexpected contamination, and prevention of pollution.
- 4.8 Lower Severn Drainage Board
No comments received
- 4.9 Wessex Water
No comments received
- 4.10 Avon Fire and Rescue
No comments received
- 4.11 Crime Prevention Design Advisor
Find the design to be in order and complies appropriately with the crime prevention through environmental design principles.
- 4.12 Arts and Development
No response received
- 4.13 Environmental Policy and Climate Change Team (Summary)
Targeting BREEAM Excellent noted and supported. Noted on Heat pump refrigerant, no further information required. Clarification on PV should be updated in/appended to the final Sustainable Energy Statement. Planning conditions sought for details of the PV system and evidence of installation. The provision of EV charging is noted but seek 20% rather than 10% of parking

spaces have active charge points at the time of construction, and suitable provision is made for charge points to be added in the remaining 80% of parking spaces. Noted on BREEAM HEA04, no further information required.

4.14 Strategic Environment and Climate Change Team

No response received

4.15 Landscape Officer (Summary)

The layout, planting proposals, and LEMP have been amended and are now acceptable.

4.16 Natural England

Natural England notes that the Habitats Regulations Assessment (HRA) has not been produced by your authority, but by the applicant. As competent authority, it is your responsibility to produce the HRA and be accountable for its conclusions. We provide the advice enclosed on the assumption that your authority intends to adopt this HRA to fulfil your duty as competent authority.

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has screened the proposal to check for the likelihood of significant effects.

Your assessment concludes that the proposal can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination. On the basis of the information provided, Natural England concurs with this view.

4.17 Ecology Officer (Summary)

There are no sites designated for nature conservation value (statutory or non-statutory) within or immediately adjacent to the proposed development site, and no significant effects are anticipated on nearby designated sites. No significant effects are anticipated on priority habitats (none present). Best practice survey methodologies have been broadly adhered to.

More detailed analysis of the bird survey data has been provided, and although not as robust as it should be (stating incorrectly that no red list or local priority bird species were recorded within the site) the mitigation provided on the updated landscaping plan is adequate.

The hedge, tree and grassland wildflower verge are welcomed and defer to the landscape officer's comments for improvements to the planting scheme.

An updated Lighting Assessment Report and updated Indicative External Lighting Assessment drawing shows that guidance from the ILP & BCT (2018) Guidance Note 08/18 on Bats and Artificial Lighting in the UK has been taken into account.

The reptile mitigation strategy seems reasonable and it is acknowledged the translocation happened June and August 2021 and a dispersal barrier was installed to prevent re-colonisation from the triangle area to main site. Clarification on the water vole mitigation, compensation and enhancement

proposals has also been included and confirmation that Surface water run-off will be at green field rates and is to pass through a Class 1 Bypass Separator before discharging into the rhine. It is acknowledged that vegetation clearance has already taken place so there is no requirement that ecological mitigation for this be included in the CEMP.

The Habitats Regulations Assessment is sound. It concludes that the proposal can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination. Recommend that you adopt this HRA to fulfil your duty as competent authority.

Recommend compliance with the CEMP and LEMP, and provision of ecological enhancements be conditioned

4.18 Avon Wildlife Trust

No response received

4.19 Public Health and Wellbeing

No response received

4.20 Planning Policy

No response received

4.21 Listed Building and Conservation Officer (Summary)

Methodology of the Built Heritage Statement (BHS) considered acceptable and agree with scope of the assessment that identifies the grade II Whitehouse Farmhouse, grade II listed Cranmoor Villa and St. Peter's Church that the proposals have to potential to impact only the setting of. Concur with conclusions of the BHS for St Peters Church and Cranmoor Villa that proposals would not harm significance of either asset.

Is considered the proposals will detract from the setting of the grade II listed Whitehouse Farmhouse that makes a positive contribution to its significance. Accordingly they would therefore neither sustain nor enhance its significance. Consider the proposals would result in less than substantial harm towards the lower end of the spectrum to the significance of the grade II listed Whitehouse Farmhouse.

However as harm has been identified, NPPF para 199 has not been complied with, para 202 gives rise to a statutory presumption against the granting of permission. Unless in the "weighing-up" exercise required by para 202 robust material considerations sufficient to outweigh the magnitude of harm, refusal is therefore recommended.

4.22 Archaeology Officer (Summary)

Although the application site is the location of a Romano-British settlement, the applicant has already undertaken extensive archaeological work including evaluation and full excavation. There is a small area of land north of the Roman settlement that is expected to be dealt with archaeologically in the future through a small-scale open excavation. However, the post-excavation work (assessment and analysis) for all these phases of work needs to be undertaken

and the site will need to be published in an appropriate manner, and recommend condition for this.

4.23 Urban Design Officer

No response received

4.24 The Tree Team

The existing woodland belt shown as G1 on the submitted tree protection plan is proposed to be protected in accordance with BS:5837:2012. Provided that the work are in accordance with the submitted Arboricultural report referenced: A5469, there are no objections to the proposal. The proposed selection and mix of tree species is suited to the site and there are no objections.

4.25 Environmental Protection – Noise

The EP team (Noise) notes the detailed Noise assessment, Transport analysis and CEMP detailing noise controls particularly around the extensive piling operations. The methodology and assessments are satisfactory to consider the noise impacts; there is no sustainable objection and subsequent planning conditions are anticipated be routinely discharged. Standard Construction Sites Informative recommended.

4.26 Environmental Protection – Contaminated Land (Summary)

Reports previously requested have been submitted and relevant sections reviewed. Based on these no significant contamination was identified when considering a proposed commercial end use. Only the geo-environmental information has been reviewed, not geotechnical. It is noted that this site has planning permission under the historical 1957 consent. Include conditions would ordinarily recommend for remediation strategy, verification report and unexpected contamination.

4.27 Open Spaces Society

No comments received

4.28 Lighting Engineer

No objection in general, the obtrusive light was kept to the minimum, there are no nearby residential properties affected by the proposed external lighting. The “Polar 1” wall mounted luminaire should be installed with its front glazing being parallel with the ground to avoid skyglow (this is the standard practice, but the photo in the lighting report is a little confusing).

Other Representations

4.29 Local Residents/Neighbouring Occupiers

Written comments received from 2no. different individuals, summarised as follows:

- Off-site flood risk due to land raising
- Loss of significant water absorbing greenfield
- Proposed surface water discharge to rhine network increases flood risk elsewhere during rainfall and tide lock events.
- Proposal does not explain how ponds would function if rhine overflows

- scheme design fails to address the flood risk for surrounding sites including established settlements
- Premises can be made safe with the use of suspended floors and people can be made safe by the incorporation of upper floor refuge areas.
- Strategic Flood Risk Assessment Level 2 Technical report for the areas of Avonmouth and Severnside provides irrefutable evidence land raising in this location will increase flood risk elsewhere and details of any mitigation measures not provided, consent should be refused on these grounds not meeting NPPF paragraph 159.
- Environment Agency response should be ignored as actively encourages a design which will increase the risk of flooding elsewhere.
- Land raising increases risk of flooding elsewhere so application should be refused as FRA does not illustrate the risk can and will be mitigated.
- Land raising is engineering works, SG4244 permits these for factories only, not for warehouse construction. The application cannot be considered as reserved matters as seeks consent for works not permitted by SG4244.
- Piling cannot sustain further increases in through traffic, is a village not a town, has a corner store not a supermarket.
- No attempt to reduce the number of journeys as up to 305 parking spaces are being provided.
- Transport statement gives no indication of bus service daily start and end times in relation to shift patterns of potential users of the site. This will drive staff to use cars.
- At least 120 extra vehicles on the roads in the area between 7 and 9 is not sustainable with genuine choice of transport modes
- Para 3.3.3 of the TS incorrect no footpaths along A403 from Pilning
- Personal Injury Collision (PIC) data does not cover the A403, the B4055 dangerous to cyclist pedestrians and motorists, directly related to significant increase in traffic to Western Approaches and use by significant numbers of 44ton lorries coming from Junction 16 of the M5. Increase in traffic and accidents at junction 16 not taken into account.
- No plan to connect to the M49 so all traffic is pointed to the A403 and the B4055. For the reason the site developer consistently fails to fund the M49 access this application should be rejected.
- Development will increase already unsustainable and dangerous traffic on the local non A-road infrastructure, meets NPPF paragraph 11 definition for refusal.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site forms part of the wider Severnside area, which policy CS11 of the Core Strategy recognises and identifies as a 'Safeguarded Area' (existing area with planning permission) of over 635ha. Similarly policy CS12 identifies the site as the Severnside Employment Area safeguarded for economic development. Finally policy CS35 is specific to Severnside and states that land will be safeguarded and developed for distribution and other extensive employment uses, broadly in line with the extant planning permissions dating from 1957 and 1958.

- 5.2 The principle of the proposed development has been established with the outline planning permission, granted in 1957, which has been found sound in the Courts and by the Secretary of State, and capable of implementation in its current form. The application site lies within the 'perimeter' or 'buffer' area identified by the 1957 consent. Reserved matters details are required for proposed development falling within this area, and are therefore being assessed through this application.
- 5.3 Decisions and conditions on reserved matters applications cannot affect issues that 'go to the heart' of outline planning permission, that is, they cannot control issues that have already been allowed through it. This is particularly pertinent here, as the 1957 consent is a very 'open' permission, and very different to an outline granted in the modern planning regime, making this application unique in respect of the level of control which may be exercised by the local planning authority.
- 5.4 Given the above, Counsel Opinion was sought for application PT11/3510/RM, a reserved matters application on land adjoining to the east of the existing Tesco Avonmouth Distribution Centre, of what can be considered in the determination of reserved matters to the 1957 consent. This confirmed the limited control can be exercised over this development, and states that the grant of outline permission constitutes a commitment by the planning authority to the principle of development. Reserved matters therefore cannot be refused on grounds relating to the principle of development.
- 5.5 The only issues that can be taken into account of in the assessment of this reserved matters application are layout, design and external appearance, as set out in condition 1 of the 1957 consent, and these must be considered in the context of the outline permission. Expressed as planning issues these are essentially visual amenity, design and landscaping, discussed further in this report.
- 5.6 This application is a more comprehensive submission than strictly required under the outline planning permission, covering other issues which a new development would need to address under separate legislation/ requirements and as these considerations also impact upon the design and layout of the scheme, for example access, flood risk mitigation and drainage.
- 5.7 Due to location of the site within the coastal floodplain of the Severn Estuary, and proximity to the Severn Estuary Ramsar/SAC/SPA/SSSI, (approx. 1.3km west of the site), the proposals are also subject to the Habitats Regulations 2017, and therefore require sufficient information to enable a Habitat Regulations Assessment (HRA) to be carried out.
- 5.8 As a reserved matters application for a commercial building and associated works, submitted pursuant to an outline permission granting consent for such use, the proposal is acceptable in principle.

5.9 Design and visual amenity

- Paragraphs 130 and 134 of the NPPF require new developments to be well-designed, including being visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Policy CS1 of the core strategy requires that the 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, with Policies, Sites and Places Plan policy PSP1 requiring proposals to demonstrate an understanding of, and respond positively to, the characteristics of an area. Policy PSP2 requires a high standard of landscaping and for this to be an integral part of the development, and policy PSP3 for proposals to include tree planting including along arterial roads, car parks and the public realm.
- 5.10 The development would be served by access to the east off bend of Lanson Roberts Road. This would provide both HGV and other vehicle (eg. staff) access. The building is proposed to western edge of the site, with separation of the HGV loading/parking on western side, and staff parking to northern side. The layout also incorporates a dedicated pedestrian/cycle route to the offices and cycle storage, as well as the routes of two Public Footpaths (ORN47 to the north and ORN48 to the south and east). A formal diversion order has been made for ORN47 to alignment shown in the proposed layout. A functional site layout would therefore be provided.
- 5.11 As referred to in comments from the landscape officer, the site links into the Western Approach development, for which a key component is to ensure a robust landscape scheme of sufficient scale to mitigate for the large buildings and integrate these into the landscape. Soft landscaping is proposed within the site to the southern and eastern sides with off-site landscaping proposed to the west within the concurrent drainage application, to north within proposals for adjoining plot 4, and south with motorway corridor boundary trees. The southern area comprises an attenuation pond forming part of the site surface water drainage design, also providing water, wetland, and dryland/bank planting, with surrounding scrubland tree and shrubs.
- 5.12 As considered below for drainage the site has demonstrated suitable arrangements for this alongside the proposed planting, including to back the parking bays as highlighted by the landscape officer. A drainage easement restricts planting between Public Footpath ORN48 and the rhine running along the eastern and southern site edges, so this area is proposed as scrubland flora mix. Proposed block paving and tarmac surfacing refers to engineers' specifications and given the remote site location and screening by proposed planting a condition for further details of this would be unnecessary.
- 5.13 Trees would be planted within car park verges to break up the hard surfacing and provide shading. An external amenity area is also proposed to the northern site edge for staff use on breaks. This would also be for HGV drivers in addition to facilities inside the transport office. Following discussion between the applicant and the Parish Council the applicant has suggested a planning condition for details of these internal facilities, including information on serving visiting HGV drivers to the site. A planning condition covering this is recommended, though unnecessary to state being in consultation with the

Parish Council since acceptability of the details is the LPA's decision alone, seeking views from consultees as appropriate.

- 5.14 The proposals enable the building to sit within a landscaped setting. The building would provide a large rectangular mass with undulating curved roof including provision of roof lights across the building, and PV Panels above the office. The building would be finished with profiled wall cladding systems, varying in orientation and colour from greys to white band to the top. Whilst this assists to break up the mass it does give a sandwich effect to the appearance. In response the applicant has provided illustrative examples of completed schemes with this approach sufficient to address concerns.
- 5.15 A glazed entrance with feature portico is proposed to the east corner, providing a focal point to the building, with glazing to the offices on northern side. The two-storey transport office extends to the south-east elevation, small in scale and subservient to the main building. To ensure a satisfactory appearance a planning condition is recommended for further details of external materials.
- 5.16 Smaller structures proposed within the site are a single storey gatehouse, in grey flat panel cladding, a cycle shelter, refuse enclosure and M&E compound for which the submitted drawings provide sufficient details given their relative small scale. A planning condition is recommended to ensure the cycle shelter and refuse enclosure are provided. Two areas of concrete hardstanding, either side of the site access, are proposed as sites for future electricity substations, for which approval of details/ planning permission would be sought at a later date once there is a specification from the utilities provider.
- 5.17 Transport matters
The highway impact of the proposals is a matter of principle already approved through the OPP. Highways information has been provided within this application insofar as it relates to the layout of the site e.g. location and size of the access, routes within the site for pedestrians, cyclists, cars and HGVs, which has been considered above, and to be comprehensive since the applicant would need to address requirements outside of planning.
- 5.18 Public comments received refer to increased traffic levels and National Highways initially raised concerns regarding the trip generation from the development, with potential increased queuing of HGVs having a resulting safety impact upon the Strategic Road Network. Following additional information provided on trip generation, National Highways were however satisfied for this proposal that it would not result in a severe or unacceptable impact on the strategic road network, with their updated comments confirming no objection to this application.
- 5.19 Comments from Sustainable Transport similarly advise the proposal would be unlikely to create any severe or unacceptable highway or transportation issues. A planning condition preventing use as a parcel distribution centre is sought, however this reserved matters application cannot restrict the uses permitted under the outline permission, since only layout, design, and external appearance are within its consideration. Comments received from National Highways also confirm that they have assessed the additional information

- submitted to include the worst case scenario of a parcel distribution centre, and are content with the trip generation even were that to be the case.
- 5.20 A Construction Environmental Management Plan (CEMP) has been submitted and updated during consideration of the application. This includes measures to address impacts arising during construction and the highway condition surveys sought by Sustainable Transport. A planning condition is recommended for compliance with this.
- 5.21 A Framework Travel Plan has also been submitted and updated to address comments from Sustainable Transport and a condition for compliance with this is recommended.
- 5.22 Residential and neighbouring amenity
Policies, Sites and Places Plan Policy PSP8 requires that development proposals should not create unacceptable living conditions for nearby residential occupiers, including from noise or disturbance and odours, fumes or vibration. Policy PSP27 states proposals for B8 storage and distribution uses should not significantly conflict with neighbouring land uses.
- 5.23 The nearest residential properties are lie approximately 400m east of the application site in Marsh Common Road, with the existing distribution centre between. Properties in Cranmoor Gardens lie over 500m to the north east on opposite side of the railway line. Whitehouse Farm also lies 300m to the north-west. Given the separation distances the proposal would not have any overlooking or overbearing impacts upon these properties.
- 5.24 A noise impact assessment has been submitted which included monitoring points at all of the above locations, concluding that noise during operation would be below the background noise levels, hence the development would not have a noise impact to these properties. The submitted CEMP includes measures sufficient to manage amenity impacts during construction, with comments received from Environmental Protection confirming no objection with standard construction sites informative. The working hours proposed within the CEMP also match those within the informative.
- 5.25 Pilning and Severn Beach Parish Council seek a planning condition to protect amenity of neighbouring properties once a user/use has been identified and detailed specification drawn up. Given the separation distances, and low noise impact referenced above, such a condition would not be unnecessary nor reasonable to impose, and therefore would not meet the tests of conditions set out in NPPF paragraph 56.
- 5.26 The proposal as a warehousing use would be compatible with the existing distribution centre to the east, and future commercial developments in plots 2 and 4 to the south-east and north-east respectively. The M49 motorway separates the site from other commercial occupiers to the south and therefore unlikely to impact upon their operations

5.27 Flood Risk

The application site lies within flood Zone 3A, being an area with high probability of flooding. Core strategy Policy CS5(7) and Policies, Sites and Places Plan Policy PSP20(1) require all development proposals to follow the sequential approach to flood risk. The policies reflect paragraphs 159 and 162 of the National Planning Framework, directing development away from areas at highest flood risk. However, as detailed above under principle of development, the remit of this reserved matters application does not extend to location of the proposed development at this site, as this has already been established through the outline planning permission. The design and layout of the proposal should however demonstrate it can be made safe for its lifetime without increasing flood risk elsewhere, as required by NPPF paragraphs 159 and 167.

5.28 Comments received from the LLFA confirm no objection to the proposals but refer to the EA for flood risk and the Lower Severn Internal Drainage Board (LSIDB) for drainage. Pilning and Severn Beach Parish Council object to the application stating due to the proposed land raising and development coverage, that in the event of a flood event, it would increase the probability and severity of flooding to neighbouring areas including Marsh Common Road as one of the lowest lying areas of the Parish.

5.29 A Flood Risk Assessment (FRA) has been submitted which details the current site levels varying between 6.2m AOD to 5.74m AOD, and proposal to raise these from 7.3m AOD to 6m AOD, and that the finished floor level for the building would be 7.3m AOD, above the level of a 1 in 200 year flood event coinciding with a flood defence breach. Comments from the Environment Agency (EA) confirm no objection subject to planning condition for these finished floor levels which is recommended. In addition from informal discussion with the EA it is understood that land raising is the accepted methodology to manage flood risk, and by doing so any tidal flooding would be directed back towards the sea.

5.30 Drainage

Policies, Sites and Places Plan Policy PSP20 requires development proposals to be served by suitable drainage arrangements, incorporating Sustainable Drainage Systems (SuDS) and follow the surface water discharge hierarchy.

5.31 The existing surface water drainage arrangements at the site comprise several open channel ditches known as rhines. The FRA details the site as being unsuitable for infiltration drainage due to the cohesive nature of the Tidal Flat. Discharging to a watercourse is feasible with the rhines providing a controlled drainage network eventually discharging into the River Severn. a suitable point of discharge. Discharge to public sewers is not feasible since there are no nearby surface water or combined sewers.

5.32 The proposed drainage strategy appended to the FRA is to infill some of the rhines with granular material which would still allow percolation of surface water, and to divert the main Redwick Common rhine, together with provision of 2no. attenuation ponds and a flood storage area. The flood storage area, a shallow swale with perforated land drain, adjoins the application site to the north-west and is concurrently sought for approval within application

P22/02500/F. The proposed drainage strategy for plots 2, 3 and 4 as a whole has been modelled within a Drainage Impact Assessment on behalf of the LSIDB. The LSIDB were twice consulted on this application, however no response was received. Suitable arrangements for disposal of surface water have been evidenced and a planning condition is recommended for compliance with this.

5.33 The development detailed within this reserved matters application is reliant upon the drainage infrastructure within application P22/02500/F for it to function. This infrastructure would therefore need to be in place prior to the proposed land raising taking place, since in absence of the flood storage area that could increase flood risk elsewhere. Additionally tree planting within the drainage infrastructure proposals provide necessary visual screening of the warehouse. In discussion with the Council's Solicitor a legal agreement (in form of a unilateral undertaking), to require that the drainage infrastructure be completed prior to commencement of works on the plot 3 reserved matters, would be the most appropriate method to secure this. The unilateral undertaking would need to be secured under both applications with the applicant being landowner for both sites, which the applicant has confirmed agreement to.

5.34 Ground Conditions

NPPF paragraph 183 states that planning decisions should ensure that the proposed site is suitable for its new use taking account of ground conditions and any risks arising from land instability and contamination. Policies, Sites and Places Plan Policy PSP21 provides that development on land which may be affected by contamination will be acceptable with adequate remediation measures to ensure suitability of the site for the proposed use.

5.35 The proposed works include upfilling with approximately 30,300m³ imported materials. To address comments raised by Environmental Protection additional reports on geo-environmental and ground investigation, and a ground gas assessment have been submitted. These conclude that no significant contamination was identified when considering the commercial end use proposed. As also sought by the EA, planning conditions are recommended for a remediation strategy, verification report and unexpected contamination, and a scheme of pollution prevention, which have been agreed by the applicant.

5.36 Nature Conservation

Habitats Regulations Assessment (HRA)

Regulation 63(1) of The Conservation of Habitats and Species Regulations 2017 (as amended) requires the competent authority to assess the implications of any proposed plan or project that is likely to have a significant effect on a European Site, and that is not directly connected with or necessary to the management of that site before deciding to grant permission. In this case South Gloucestershire Council, in its role as Local Planning Authority (LPA), is the competent authority.

- 5.37 Prior to enabling works being carried out the site was comprised of undeveloped greenfield land with semi-improved grassland with ruderal / scrub habitat situated along the southern boundary. Two ditches / rhines (Redwick Common Rhine and Cranmoor Rhine) lie outside the site boundary but within relatively close proximity.
- 5.38 The site is not covered by any statutory or non-statutory designations, it is however situated within the coastal floodplain of the Severn Estuary and there are potential direct and indirect effects from the development. As required by the Habitat Regulations 2017 a Shadow HRA has been submitted due to the proximity of the site to the Severn Estuary Ramsar/ Special Area of Conservation (SAC)/ and Special Protection Area (SPA), approximately 1.3km to the west. These were designated, amongst other reasons, for supporting a number of notable birds and bird assemblages. The SAC is underpinned by 11no. constituent Sites of Special Scientific Interest (SSSIs) within area of 73,714.11ha that it covers.
- 5.39 The wintering bird surveys have not recorded any RAMSAR/SAC/SPA qualifying species within the site and it is not considered the site forms functionally linked land to these internationally important sites. The M49 and A403, residential development, solar farm and open countryside provide physical separation, and on this basis, there would be no significant direct effects arising as a result of lighting or noise impacts during the construction and operational phases. The proposals are for a new commercial development therefore there is unlikely to be significant effects from recreational pressure, cat predation and dog disturbance.
- 5.40 Mitigation measures for managing risk to surface water pollution are detailed within the CEMP, including appropriate storage of materials, implementing the drainage strategy at an early stage, facilities to prevent sediments and construction debris entering drainage system and regular inspections and maintenance.
- 5.41 The HRA concludes, following detailed assessment, that significant effects upon the above sites are unlikely to occur, either alone or in combination with any other plans or projects, with no additional mitigation required. The proposal can therefore be screened out from further stages of assessment under the Habitats Regulations. This is supported by comments received from Natural England, since the LPA as the competent authority, adopt the submitted HRA, following recommendation of the Ecology Officer confirming that the HRA is sound. Therefore, the requirements of The Conservation of Habitats and Species Regulations 2017 have been adhered to.

Ecology and Biodiversity

- 5.42 Policies, Sites and Places Plan Policy PSP19 and NPPF paragraph 180 require development proposals to safeguard against loss of irreplaceable habitats and sites of value to local biodiversity and seek provision of ecological enhancements.

- 5.43 The application is supported by an Ecological Appraisal which was supplemented by additional information during consideration of the application including on bird surveys, reptile and water vole and mitigation, and lighting strategy to address comments raised by the Ecology Officer. A reptile receptor site is provided within land adjacent to the north (covered by application P22/02500/F) with the translocation exercise completed in 2021 with dispersal barrier installed to prevent re-colonisation. The site has now been cleared of vegetation. Ecological enhancements proposed are bat and bird boxes, and native trees, hedgerows and wildflower planting.
- 5.44 To ensure water quality for water voles it has been confirmed that surface water run-off will be at green field rates and is to pass through a Class 1 Bypass Separator before discharging into the rhine. For the Redwick Common Rhine on eastern edge of the development, protective fencing currently in place would remain to minimise impacts on water vole habitat during construction and ongoing from path users (dog walkers in particular).
- 5.45 Planning conditions are recommended for compliance with the submitted CEMP, LEMP, provision of ecological enhancements, and restricting further external lighting to that submitted in the application.
- 5.46 Heritage
Policies, Sites and Places Plan Policy PSP17 requires that any impact on the setting of archaeological heritage assets (both designated and non-designated) will need to be assessed to determine their significance.

Built Heritage

- 5.47 Built heritage assets nearby as Whitehouse Farmhouse & Cider Cottage (Grade II Listed) which lies approximately 300m to the north west, the Church of St Peter (Grade II Listed) and Cranmoor Villa (Grade II Listed), which both lie approximately 700m to the north-east.
- 5.48 A heritage statement has been submitted which concludes that for St Peters Church and Cranmoor Villa the proposals would not result in any change in their existing setting that would be harmful to their significance. For Whitehouse Farmhouse the existing site contributes positively to its setting but that this has been weakened by general urbanisation and that for this reason the proposed development would cause less than substantial harm to the setting of this building.
- 5.49 Comments received from the Conservation Officer concur with the conclusions for St Peters Church and Cranmoor Villa, and that the proposal would result in less than substantial harm to Whitehouse Farmhouse. This would be at the lower end of the spectrum, reflecting the limited impact. Since harm has been identified, even less than substantial, policy PSP17 and NPPF paragraph 202 require that the public benefits of the proposal must outweigh this.
- 5.50 The heritage statement references the significance of Whitehouse Farmhouse being principally its built fabric and immediate setting. The surrounding undeveloped land also remains important to this setting, therefore this

conclusion is not concurred with since industrial development in its place would be harmful. Whilst urbanisation of the landscape has occurred, other industrial developments are further distant or on opposite side of the M49 motorway than the proposal. A distance of over 260m would however be retained between the listed building curtilage and the site boundary, with some visual screening provided within the off-site drainage proposals between, limiting harm to setting of this heritage asset.

- 5.51 The planning statement identifies that up to 742 full and part time jobs would be created during operational phase of the development. There would be jobs created during the construction phase in addition. The public benefits of the proposal in terms of economic output therefore outweigh the limited assessed harm to this heritage asset.

Archaeology

- 5.52 The planning statement refers to information submitted for an EIA screening opinion covering plots 3 and 4 (ref. P21/012/SCR) that fieldwork has been undertaken, from which is known the application site is likely to have been favourable for settlement in the Iron age and Roman period. Comments from the Archaeology Officer confirm the fieldworks as being extensive including evaluation and full excavation, with post excavation and publishing work remaining. Submission of further details for this would be secured through a recommended planning condition under application P22/02500/F, which as referred to above would be required to be completed before development in the reserved matters application commences.

5.53 Sustainability

Core Strategy Policy CS1 seeks sustainable construction for new development and Policies, Sites and Places Plan Policy PSP6 encourages all development to minimise end-user energy requirements over and above those required by the current building regulations.

- 5.54 As modern buildings energy efficiency could expect to be achieved through its building fabric, with an Energy Strategy and BREEAM Pre-assessment submitted. The proposal would include provision of EV charging points and photovoltaic (PV) panels for which planning conditions are recommended to ensure their provision, and specific requirements for PV identified by the Sustainability Officer. These installations are considered appropriate to the proposed development and in absence of a minimum policy requirement on EV charging provision.

5.55 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.

5.56 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.

5.57 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

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 It is recommended that the application be APPROVED subject to

- (i) Conditions written on the decision notice; and
- (ii) Completion of an appropriate deed under Section 106 of the Town & Country Planning Act 1990 to require that the adjoining development detailed within application reference P22/02500/F is completed prior to commencement of the development detailed within this application.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of two years from the date of this reserved matters approval.

Reason: To comply with the requirements of Section 92(2) of the Town & Country Planning Act 1990 (as amended).

2. The development shall proceed in accordance with the following plans:

As received by the LPA 11.05.22:

Location Plan	- 21603 P0600 Rev. F
Existing Site Plan	- 21603 P0601 Rev. D
Proposed Fencing Detail	- 21603 P0702 Rev. E
Proposed Cycle Shelter Detail	- 21603 P0703 Rev. E
Proposed Refuse Enclosure Details	- 21603 P0704 Rev. E
Proposed M&E Compound Details	- 21603 P0705 Rev. E
Proposed Building Layout	- 21603 P1001 Rev. C
Proposed Office - Ground Floor Layout	- 21603 P1002 Rev. C
Proposed Office - First Floor Layout	- 21603 P1003 Rev. C

Proposed Office - Second and Third Floor Layout - 21603 P1004 Rev. C
Proposed Building Sections A-A & B-B - 21603 P1101 Rev. C
Proposed Building Elevations - 21603 P1301 Rev. C
Proposed Gatehouse Details - 21603 P2000 Rev. E
Plot 3 Surface & Foul Water Drainage Strategy Sheet 1 - 138977/2111 Rev. B
Plot 3 Surface & Foul Water Drainage Strategy Sheet 2 -138977/2112 Rev. B

As received by the LPA 08.08.22:

Overall Surface & Foul Water Drainage Strategy - 138977/2110 Rev. B

As received by the LPA 14.09.22:

Proposed External Surfaces Plan - 21603 P0701 Rev. G

As received by the LPA 06.10.22:

Proposed Transport Office Layouts - 21603 P1005 Rev. D

Proposed Roof Plan - 21603 P1006 Rev. D

As received by the LPA 18.10.22:

Proposed Site Plan - 21603 P0602 Rev. J

Indicative External Lighting Layout - 21-254-PL-EX-001 Rev. PL3

As received by the LPA 01.12.22:

Landscaping Scheme on Plot 3 - A5469 04 Rev. L

As received by the LPA 21.12.22:

Proposed Pedestrian Crossings - J32-6631-PS-011 Rev. B

Reason: To define the terms and extent of the permission.

3. Further Contamination Reporting

A) No development shall commence until a Remediation Strategy to address the potential risk from Carbon Dioxide, and a Verification Plan, have been submitted to, and approved in writing by the Local Planning Authority. The Remediation Strategy shall include an appraisal of available remediation options and identify the preferred remediation option. The elements of the design should be justified in line with guidance "BS 8485:2015+A1:2019 Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings". The Verification Plan shall include details of how the elements will be verified post installation in line with guidance "CIRIA C735: Good Practice on the Testing and Verification of Protection Systems for Buildings Against Hazardous Ground Gases". The remediation scheme and verification shall thereafter be carried out in accordance with the approved details.

B) Prior to the first use of the building hereby approved, a report of the verification undertaken following remediation pursuant to condition 3A, and demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and approved in writing by the Local Planning Authority.

C) In the event that contamination is found at any time when carrying out the approved development that was not previously identified then no further development

shall be carried out until an investigation and risk assessment, and where necessary a remediation scheme, have been submitted to and approved in writing by the Local Planning Authority. Any measures identified in the approved investigation, risk assessment and remediation scheme shall thereafter be implemented, and prior to the first occupation any part of the development approved a validation report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is suitable for its proposed use, does not pose any further risk to human health or the water environment, or put at unacceptable risk from previously unidentified contamination sources in accordance with Policy PSP22 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan November 2017 and paragraphs 183 and 184 of the National Planning Policy Framework. The information in condition 3A is required pre-commencement to ensure that adequate information pertaining to ground conditions is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site.

4. No development shall commence until a scheme for prevention of pollution during the construction phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not limited to, details of the following:

- Site security;
- Fuel oil storage, bunding, delivery and use;
- How both minor and major spillage will be dealt with;
- Containment of silt/soil contaminated run-off;
- Disposal of contaminated drainage, including water pumped from excavations; and
- Site induction for workforce highlighting pollution prevention and awareness.

Invitation for tenders for sub-contracted works must include a requirement for details of how the above will be implemented. The development shall thereafter be carried out in accordance with the approved scheme for prevention of pollution.

Reason: In order to prevent the pollution of the water environment in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policy PSP21 of the South Gloucestershire Local Plan: Policies Sites and Places Plan November 2017.

5. Construction of the building hereby approved shall not commence until further details of the entrance feature portico, roofing and cladding, as indicatively shown on drawing no. 1301 Rev. C - Proposed Building Elevations, have been submitted to and approved in writing by the Local Planning Authority. If requested by the Local Planning Authority physical material samples and updated external material details shall also be submitted for approval. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policy PSP1 of the South Gloucestershire Policies, Sites and Places Plan November 2017.

6. The development hereby approved shall be carried out in accordance with the Construction Environmental Management Plan, Plot 3, Land at Western Approach, Severn Beach Rev. 3 dated 22/12/22.

Reason: To ensure the free flow of traffic, minimise impacts upon neighbouring residential and commercial occupiers, and manage impacts upon biodiversity in accordance with Policies, PSP8, PSP11, PSP19 and PSP21 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan November 2017.

7. The development hereby approved shall be carried out in accordance with the Tree Protection Measures as detailed in Appendix C - Method Statement for Tree Protection of the Tree Survey Report by Equation Properties dated 3rd March 2022.

Reason: To safeguard against loss of existing trees in accordance Policy PSP3 of the South Gloucestershire Policies, Sites and Places Plan November 2017.

8. The development hereby approved shall be carried out in accordance with the approved surface water drainage scheme as detailed in drawing no.s 138977/2110 Rev. B - Plot 3 Overall Surface & Foul Water Drainage Strategy, 138977/2111 Rev. B - Plot 3 Surface & Foul Water Drainage Strategy Sheet 1 and 138977/2112 Rev. B - Plot 3 Surface & Foul Water Drainage Strategy Sheet 2 (Appendix F of the Flood Risk Assessment by Fairhurst dated February 2022 ref. 138977 R3.2 Rev. 2), and thereafter maintained in accordance with the Drainage Maintenance and Management Plan dated February 2022 by Fairhurst R4.0 (Appendix I of the Flood Risk Assessment by Fairhurst dated February 2022 ref. 138977 R3.2 Rev. 2).

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and foul sewerage, to ensure flood risk on-site and off-site is not increased, and to protect the water environment in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy December 2013, Policy PSP20 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan November 2017, and paragraph 167 of the National Planning Policy Framework.

9. The development hereby approved shall be carried out in accordance the flood risk mitigation measures as detailed in the Flood Risk Assessment, Plot 3, Land at Western Approach, Severn Beach by Fairhurst dated February 2022 (ref. 138977 R3.2 Rev. 2), including but not limited to finished floor levels being set no lower than 7.3 metres above Ordnance Datum (AOD), which shall be implemented in their entirety prior to first use of the building hereby approved and thereafter retained and maintained.

Reason: To manage the residual risk of flooding to the proposed development and future occupants in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy December 2013, Policy PSP20 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan November 2017, and paragraph 167 of the National Planning Policy Framework.

10. Prior to first use of the building hereby approved the hard surfacing as shown on drawing no. 21603 - P0701 Rev. G, and the approved boundary treatment as shown on drawing no. 0702 Rev. E - Proposed Fencing Detail, shall be provided in their entirety and thereafter retained and maintained.

Reason: In order to ensure an acceptable and functional standard of development upon completion, in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policy PSP2 of the South Gloucestershire Policies, Sites and Places Plan November 2017.

11. Prior to first use of the building hereby approved the vehicle parking spaces, turning areas, vehicle and pedestrian crossings, cycle shelter and refuse stores as shown on drawing no.s A5469 04 Rev. L - Landscaping Scheme On Plot 3, P0703 Rev. E - Proposed Cycle Shelter Detail, and P0705 Rev. E - Proposed Refuse Enclosure Details, shall be provided in their entirety and thereafter retained for their intended purpose. No development whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to that Order revoking and re-enacting that Order with or without modification, shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking spaces, turning areas, crossings, cycle shelter and refuse store.

Reason: To ensure off-street vehicle and cycle parking provision, turning areas and bin storage to serve the development in accordance with Policies CS1 and CS8 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policies PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan November 2017.

12. Prior to first use of the building hereby approved a minimum of 10% of the total car parking spaces shall be provided with active Electric Vehicle (EV) Charging points; and further minimum 10% of the total car parking spaces shall be provided with below ground ducting as passive EV charging provision, as set out in section 2 of the letter dated 08 August 2022 by Quod (ref. TH/TR/Q200773). The EV charging points shall have a minimum output rating of 7kW and thereafter be retained and maintained.

Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, in accordance with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan November 2017.

13. Prior to first use of the building hereby approved the pedestrian crossings, barriers, and pedestrian/ cycle accesses, as shown on drawing no. J32-6631-PS-001 Rev. B, shall be provided in their entirety and thereafter retained.

Reason: To ensure suitable access to the site for pedestrians and cyclists, and in the interests of highway safety in accordance with), Policy CS8 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan November 2017.

14. Prior to first use of the building hereby approved ecological enhancements, as shown on drawing no. A5469 04 Rev. L - Landscaping Scheme On Plot 3, as detailed within section 8 of the Landscape & Ecological Management Plan by Encon Associates ref. A5469 - Rev C dated 1 December 2022, and as detailed in Appendix 3 of the Ecological Appraisal, Plot 3, Land at Western Approach, Severn Beach by Ecology Solutions dated April 2022 shall be installed in their entirety and thereafter retained for that purpose.

Reason: To ensure satisfactory provision of ecological enhancements in accordance with Policy PSP19 of the South Gloucestershire Policies, Sites and Places Plan November 2017 and paragraph 180 of National Planning Policy Framework.

15. During the first available planting season following first use of the building hereby approved the soft landscaping scheme as shown on drawing no. A5469 04 Rev. L - Landscaping Scheme On Plot 3 shall be implemented in its entirety and thereafter maintained in accordance with the Landscape & Ecological Management Plan by Encon Associates ref. A5469 - Rev C dated 1 December 2022. Any planting which becomes damaged, diseased, dies or is otherwise removed in the first five years following the implementation of the landscaping shall be replaced on a like-for-like basis within the next available planting season.

Reason: In order to ensure an acceptable and functional standard of development upon completion and biodiversity gain, in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policies PSP2, PSP3 and PSP19 of the South Gloucestershire Policies, Sites and Places Plan November 2017 and paragraphs 130 and 180 of National Planning Policy Framework.

16. Prior to first use of the building hereby approved, full details of the proposed HGV driver welfare facilities indicatively shown on drawing no. 21603 P1005 Rev. D - Proposed Transport Office Layouts, together with a management plan for their operation, shall be submitted to and approved in writing by the Local Planning Authority. The HGV driver welfare facilities shall thereafter be provided in accordance with the approved details prior to first use of the building and operated in accordance with the approved management plan.

Reason: To ensure provision of appropriate facilities for the commercial development proposed taking account of local shortages and to reduce risk of HGV parking in locations lacking proper facilities in accordance with Policy PSP11 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan 2017 and paragraph 109 of the National Planning Policy Framework.

17. Prior to first use of the building hereby approved, full details of the proposed PV system, as indicatively shown on drawing no. 1006 Rev. D - Proposed Roof Plan, including location, dimensions, design/technical specification together with calculation of annual energy generation (kWh/annum) and associated reduction in residual CO2 emissions shall be submitted to and approved in writing by the Local Planning Authority, with the following minimum specification:

- PV array 400 square metres
- Peak capacity: 90 kW
- Projected annual energy yield: 67,400 kWh/annum

The PV system shall thereafter be implemented as approved.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan November 2017.

18. Prior to first use of the building hereby approved, evidence that the PV system approved pursuant to condition 17 has been implemented including exact location, technical specification and projected annual energy yield (kWh/year) (such as a copy of the MCS installer's certificate) shall be submitted to and approved in writing by the Local Planning Authority. The projected annual yield and technical details of the installed system shall be provided by a Micro-generation Certification Scheme (MCS) approved installer. The impact of shading on the annual yield of the installed PV system (the Shading Factor) should be calculated by an MCS approved installer using the Standard Estimation Method presented in the MCS guidance.

Reason: To ensure that the installed PV system installed meets the approved specification for energy and generation and CO2 emission reductions, and consequently in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan November 2017.

19. External lighting for the development shall be installed in accordance with the External LED Lighting Assessment Report by MBA Consulting Engineers Rev. 3 dated 13.10.2022, and appended drawing no. 21-254-PL-EX-001 Rev. PL3 - Indicative External Lighting Layout. As set out in email from Quod dated 18 October 2022 'Plot 3 Land at Western Approach P22/02510/RM - Further response to consultees' the Polar 1 luminaires will direct light to the ground via the 55 degree internal reflection - there will be no light directed upwards. No additional external lighting, other than temporary construction lighting, shall be installed within the application site unless details of its design, siting and operation have been first submitted to, and approved in writing by, the Local Planning Authority, Any such additional external lighting shall thereafter be installed in accordance with the approved details.

Reason: To avoid adverse impact upon biodiversity features and to safeguard amenity of nearby occupiers in accordance with Policies PSP8, PSP19 and PSP20 of the South Gloucestershire Local Plan: Policies Sites and Places Plan November 2017.

20. The development hereby approved shall be operated in accordance with the Framework Travel Plan v1.2 by Mode Transport Planning dated August 2022.

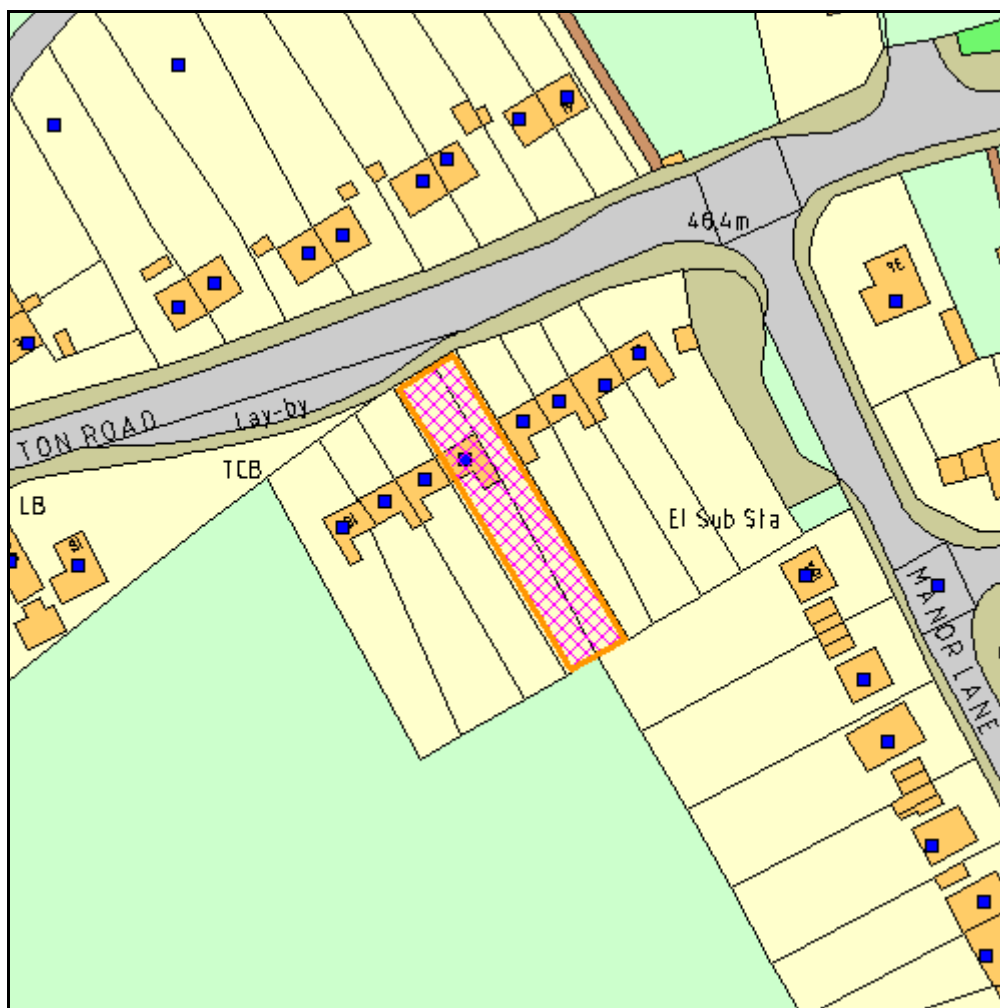
Reason: To encourage means of transportation other than the private car and to safeguard public highway safety in accordance with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policies PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan November 2017.

Case Officer: Michael Fishpool

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 01/23 -6th January 2023

App No.:	P22/06289/F	Applicant:	Nelmes Day Ltd
Site:	Land At 24 Wotton Road Charfield South Gloucestershire GL12 8TP	Date Reg:	4th November 2022
Proposal:	Erection of 1no. detached dwelling with associated works.	Parish:	Charfield Parish Council
Map Ref:	371898 192104	Ward:	Charfield
Application Category:	Minor	Target Date:	29th December 2022



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P22/06289/F

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

This application appears on the circulated schedule because more than 3no. responses have been received from interested parties that are contrary to the findings of this report and officer recommendation. The response from the Parish Council could also be construed as being contrary to the findings of this report and officer recommendation.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of 1no. detached dwelling with associated works.
- 1.2 The application site is the rear garden of 24 Wotton Road, an end of terrace two storey dwelling within the Charfield settlement boundary.
- 1.3 During the application's consideration, revised plans have been accepted to denote the boundary treatments. Certificate B has also been provided as part of the site is not in sole control of the applicant (the shared access path to the rear of some of the properties). A 21 day re-consultation has been carried out in light of this.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021
National Planning Practice 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
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management

PSP16	Parking Standards
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

Neighbourhood Plans

Charfield Neighbourhood Plan (Adopted) January 2021

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

Residential Parking Standard SPD (Adopted) December 2013

CIL and S106 SPD (Adopted) March 2015

Waste Collection SPD (Adopted) January 2015 (updated March 2017)

Householder Design Guide SPD (Adopted) March 2021

3. **RELEVANT PLANNING HISTORY**

- 3.1 P22/01105/HH (approved 04/05/2022):
Demolition of existing conservatory. Erection of a single storey rear extension to provide additional living accommodation.
- 3.2 PT07/0211/F (approved 08/03/2007):
Construction of new vehicular access (Resubmission of PT06/3370/F).
- 3.3 PT06/3370/F (refused 05/01/2007):
Construction of new vehicular access.

4. **CONSULTATION RESPONSES**

4.1 Charfield Parish Council

Neutral comment:

- Increased risk of flooding (there is a known flooding issue)
- Access would be dangerous due to proximity to bus stop and layby. Bus already has to stop on Wotton Road due to cars parked in the bus stop layby
- Wotton Road is not in a condition to sustain vehicles accessing and egressing until such time as improvements are in place.

4.2 Transport

No objection. Conditions recommended.

4.3 Highway Structures

No comments have been received.

4.4 Drainage (LLFA)

Informative recommended.

4.5 Tree Officer

No objection.

4.6 Archaeology Officer

No comment.

4.7 Local Residents

6no. objections have been received 5 of which in the first consultation and an additional response in the re-consultation. Responses are summarised as follows:

First consultation

- Impact on light to gardens
- Some neighbours are council tenants and may not feel that they have a say
- Currently nobody is overlooked. Windows of the new dwelling would allow overlooking
- Plot is smaller than other backland properties
- Plot is not large enough to sustain a dwelling with parking
- Charfield School is oversubscribed
- Parking and turning space not sufficient
- Object to modern materials
- Access will impact the shared access
- Communal footpath has already been destroyed
- Can't see how machinery will be able to fit down the access
- Will impact upon views from my property
- Won't be in keeping
- Access unsafe
- Parking not sufficient
- Will restrict sunlight into neighbouring gardens
- Render is not in keeping
- Concerned that capacity of foul sewer is not sufficient
- Is there any evidence of trial holes for soakaways?
- Is the garden of an acceptable size?
- How will the right of way be maintained?
- There is a difference in ground levels between 24 and 26 – what will the proposed surface be finished with, and how will it be drained?
- Contrary to PSP38 and PSP8 (impacts on residential amenity)
- Overshadowing
- Will impact properties on Manor Lane
- Parking will create noise pollution
- Risk of flooding
- Will impact access to put out refuse bins

Re-consultation

- Object to shared responsibility boundary lines
- Object to 1.8 metre fence and any changes to the existing gate
- Object to any changes to the shared responsibility at the front of no.22 and 24
- No.22 is owned by Bromford Housing.

5. ANALYSIS OF PROPOSAL

- 5.1 Planning permission is sought for the erection of 1no. Detached dwelling with associated works.

Principle of Development

- 5.2 The site is located within a designated settlement boundary. CS5 directs new development to the urban fringes of Bristol and to within settlement boundaries as designated by the policies map. The site being within a settlement boundary (Charfield) means that residential development on this site is acceptable in principle in purely locational terms. Moreover, PSP38 permits development within existing residential curtilages, including new dwellings in urban areas and settlement boundaries, subject to considerations of design, amenity, and transportation.
- 5.3 Policy CS1 is the Council's principal design policy. CS1 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.
- 5.4 Given the settlement boundary location, the development is acceptable in principle, subject to the below planning considerations of design, residential amenity, transportation, and drainage.

5.5 Design and Layout

The host dwelling is a brick faced end terrace two-storey dwelling with modest front feature gable. It is situated within a generous plot, which is wider than the neighbouring plots due to the end of terrace location. The proposed development would be tandem ('back land'), however this pattern of development is well established in the immediate setting of no.24, as can be observed on the opposite site of Wotton Road, and as illustrated by the below aerial image (application site denoted by red boundary, and neighbouring sites denoted by blue boundary):



- 5.6 On that basis, there is no reasonable objection to back land development in this location, when the character of the immediate locality is taken into account. The case officer is mindful that the plots on this (South) side of Wotton Road can be narrower than on the opposite side. However, the plot for 24 is particularly wide in comparison to its neighbours and no less wide thereabouts than some of the other back land plots highlighted. There is therefore no objection to a tandem development in this specific location, when taking the established character into account.
- 5.7 In terms of design, the new dwelling would be of a chalet appearance, with a ridge height of 6.1 metres and height to the eaves of 3.3 metres. To the front of the dwelling would be a 1.8-metre-deep projection with feature gable, and to the rear roof slope would be a modest 'catslide' dormer serving both bedrooms, which would be within the roof-space, resulting in what is effectively a dormer bungalow. There would be ground floor openings to the front and rear of the dwelling, with no side openings. First floor openings would be limited to rooflights to the front where the dwelling faces the rear of no.24 and a glazed section in the front gable which would light a vaulted ceiling to the ground floor kitchen. There would then be two rear openings provided by the rear dormer serving the bedrooms.
- 5.8 The new dwelling not having a hipped roof would somewhat contrast with the roof structure of no.24, however gabled roofs are nevertheless quite common in the area, including on the surrounding backland developments. Overall, the scale and form of the proposed dwelling are appropriate for the location.
- 5.9 In terms of materials, the dwelling would be faced with render with brick plinth, and the dormer would be clad in weatherboard cladding. The roof would be clad with double roman concrete tiles. The use of render is noted from the consultation to be a concern. Render is not alien to the area, but officers would consider that brick is a far more common facing material in the immediate setting and so as the dwelling would be visible from Wotton Road between the two terraces to the North, it would be more appropriate to see greater use of brick on this elevation. This can be dealt with by a suitably worded materials condition, which is recommended should permission be granted.
- 5.10 It is proposed to utilise a 1.8 metre close board fence to enclose the new dwelling and the garden of no.24. There is no objection to this given the location to the rear garden where such fences are common in residential areas (and indeed do not require planning permission). Overall subject to the above noted condition, the proposed development would be acceptable in terms of design and broadly accords with CS1, PSP1 and PSP38, and the relevant parts of the Charfield Neighbourhood Plan.
- 5.11 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. Concerns are noted regarding impacts on residential amenity.

- 5.12 In terms of future occupants, the dwelling would provide internal floor space that accords with the nationally described space standards for a 2 bed, 4 person dwelling. Both upstairs bedrooms would benefit from sufficient light and outlook as provided by the rear dormer windows. The ground floor living area would benefit from light and outlook provided by front and rear openings. The rear openings face the proposed 1.8 metre fence with a separation of 5.4 metres which whilst below the 12 metre window-wall distance, would not be unacceptable given that the fence would be 1.8 metres high and so would not unduly restrict light/outlook, and greater outlook would be provided to the front windows, which is acceptable. The new dwelling would benefit from 59sqm private amenity space, which exceeds the PSP43 requirement of 50sqm for a 2-bed dwelling. The proposed amenity space would be sufficiently private and would be sufficiently useable.
- 5.13 The new dwelling would reduce the amenity space available for the existing dwelling, however this dwelling would retain 70sqm private amenity space, which accords with the PSP43 standard for a 4+ bed dwelling. The retained amenity space for no.24 would continue to be sufficiently useable and sufficiently private.
- 5.14 In terms of amenity of neighbours, the new dwelling is located at least 20 metres from the rear of both the immediate (West and East) neighbours of no.24, and as it would not be a two-storey dwelling, would not result in any intervisibility issues due to the fact the new dwelling would only have ground floor front windows and would be separated by a boundary treatment. The rooflights to the front of the new dwelling are noted, however rooflights do not permit the same level of casual overlooking as windows, and in any event are over 20 metres from the rear windows of the neighbouring dwellings, and more than 7 metres from the rear garden boundary of no.24. The case officer is also mindful of no.164 Manor Lane to the Southeast, whose garden partially backs onto the site at a 90-degree angle. There is however sufficient separation between the new dwelling and no.164 to mitigate any overlooking and intervisibility would be further mitigated by the angled relationship. The very rear of the garden of 164 would experience some increased overlooking, however this is a large garden and any overlooking would only be to the rear of this garden and therefore not unacceptable. There are therefore no material overlooking or privacy concerns. This is assisted by the presence of the proposed fence, which should be retained in perpetuity and this should be covered by a suitably worded condition, should permission be granted.
- 5.15 In terms of overbearing and overshadowing, the new dwelling would have some impacts on the gardens of the immediate neighbours, however the gardens are long and the impact would be to the rear of said gardens, with minimal to no impacts on the areas of garden closer to the neighbouring dwellings. The Householder Design Guide SPD notes that areas immediately to the rear of a dwelling are the areas that offer the highest amenity value. Concern is also raised in terms of impacts on view. Private views are not protected in planning legislation/policy. However, outlook is a material consideration. In this case, the development would alter outlook to the rear of the neighbouring properties. However, the separation distance and scale of the

- development are such that whilst change would occur, this would not be unacceptable.
- 5.16 Some concern is noted in respect of noise and disturbance. The access and turning area for the new dwelling would result in some increases in noise due to manoeuvring, closing of car doors, starting engines and ingress/egress between the terraces. There would be some general increase in noise also from the occupation of the dwelling and general coming and going to be expected with an independent dwelling. However, the arrangement is similar to the surrounding backland development and the level of development (1no. dwelling) would not result in any such noise or disturbance impacts that could be deemed unacceptable.
- 5.17 Should permission be granted, suitably worded conditions would be required to ensure there are no side openings, to protect the amenity of neighbours. Subject to this, there would be no unacceptable impacts on residential amenity.
- 5.18 Transportation
The site is within a settlement boundary, and therefore broadly accords with the locational requirements of PSP11 in terms of relationship to services and facilities by modes of travel other than the private motor car. The other key considerations are that of access and parking. It is noted that concerns have been raised in these regards. There is understood to be shared access between the rear of no.24 and no.26, allowing pedestrian access to the rear of the terraces.
- 5.19 Access is to be provided via an existing access onto Wotton Road, which would be shared with no.24. The access between no.24 and no.26 is sufficiently wide to allow vehicles and pedestrians to pass. The intensification of the private vehicular access by one dwelling in this location given the available visibility would not present any safety issues.
- 5.20 In terms of amounts of parking, the host dwelling would retain 2no. spaces which accords with the Councils standards for 3 and 4 bed dwellings. The new dwelling would be provided 2no. spaces, which exceeds the standard for a 2 bed dwelling (1no. space). Sufficient turning space is available for vehicles to turn and leave in a forward gear. Given the low speeds that the access would attract, there are no considered safety issues in terms of interactions between pedestrians and vehicles.
- 5.21 Should permission be granted, suitably worded conditions should be applied to ensure the provision of parking and access prior to occupation of the new dwelling, and provision of 2no. spaces for the existing dwelling. A condition is noted to be recommended by the highways officers requiring submission of a construction environmental management plan (CEMP) due to the backland location. This would cover delivery times to the site, measures to stop mud being tracked onto the highway; material storage an hours of working. This is in the interest of both amenity and highway safety. Subject to these conditions, the development is acceptable in transport terms.

5.22 Drainage and Flood Risk

Concerns have been raised in terms of drainage and flood risk. In terms of the foul drainage, this is via a private sewer and so concerns regarding the development's impacts on the capacity of the foul sewer are not material to the determination of this application.

- 5.23 In terms of flood risk, the site is within flood zone 1, which is an area with the lowest risk of flooding. However, it is noted that concerns have been raised with regards to surface water flooding and drainage on Wotton Road and the surrounding properties. The case officer has also been made aware that ground conditions may not be appropriate for a soakaway. Whilst there are no drainage issues that would warrant refusal of planning permission and indeed surface water dispersal would also be covered by building regulations, it would be prudent to apply a SuDS condition (to include infiltration tests) to ensure that appropriate means of surface water dispersal are utilised. Subject to this, there is no objection in drainage terms.

Impact on Equalities

- 5.24 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.
- 5.25 With regards to the above this planning application is considered to have a neutral impact on equality.

Other Matters

- 5.26 A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below.
- 5.27 The tenure of the occupancy of neighbouring dwellings does not alter the right to make a representation, and anybody affected by the development (or otherwise) is able to respond to a planning consultation.
- 5.28 The development of one dwelling is below the threshold at which contributions would be sought for education, in reference to the concern that Charfield School is oversubscribed.
- 5.29 The granting of planning permission does not affect or otherwise hinder the use of the shared access. Any impacts on this access by the developer would be a civil matter. Future maintenance of the boundary fence would be a matter for

future occupiers, and its retention is required by condition as discussed as above.

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 It is recommended that permission is **GRANTED** subject to the following 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. Prior to commencement, a construction environmental management plan (CEMP) shall be submitted to the local planning authority for approval in writing. The CEMP shall cover the following:
- 1) Delivery times and means of delivery to site
 - 2) Measures to prevent mud being tracked onto the public highway
 - 3) Means of material storage
 - 4) Hours of working on site

Development shall at all times proceed in strict accordance with the approved CEMP.

Reason

In the interest of highway safety and to protect the amenities of neighbouring occupiers in accordance with PSP11 and PSP8 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

3. No development above DPC shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g., soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority. Development shall proceed thereafter in strict accordance with the agreed details.

For the avoidance of doubt, we would expect to see the following details when discharging the above condition:

- A clearly labelled drainage layout plan showing the exact location of any soakaways, 'New Package Sewage Treatment Plants' drainage fields and/or effluent outfalls where applicable.
- Evidence is required to confirm that the ground is suitable for soakaways. Percolation / Soakage test results in accordance with BRE Digest 365 and as described in Building Regs H - Drainage and Waste Disposal.
- The submitted infiltration rate/s must be expressed in m/s (meters per second).
- Evidence that the soakaway is appropriately sized in accordance with BRE Digest 365 Soakaway Design.
- Sp. Note; - Soakaways must be located 5 Metres from any structure including the Public Highway

Reason

To ensure appropriate surface water dispersal and in the interest of flood prevention, and to accord with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9.

4. Prior to the application of external facing materials and notwithstanding the approved plans, details of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the use of facing brick across the front (North) elevation, the exact extent of which shall be indicated by elevation. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the final development is of a satisfactory standard of external appearance in light of the surrounding context and to accord with CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

5. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side (East and West) elevations of the property, unless otherwise approved on an application to the local planning authority.

Reason

To protect the amenities of neighbouring occupiers and to accord with PSP8 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

6. The dwelling hereby approved shall not be occupied until the parking and access arrangements as shown on plan BI2220 02 C (proposed site plan, as received 8th December 2022) have been provided in full, and shall be retained thereafter.

Reason

To ensure satisfactory parking provision and to accord with PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

7. Prior to occupation, the new dwelling hereby approved shall be provided with at least 1no. electric vehicle charging socket (rated at 7kw, 32amp minimum), which shall be installed to an operational standard and shall be retained thereafter.

Reason

To ensure sustainable travel options are provided and to accord with CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

8. Prior to first occupation of the new dwelling hereby approved and at all times thereafter, the proposed boundary treatments (1.8 metre close boarded fence) shall be erected in locations as indicated on plan BI2220 02 C (proposed site plan, as received 8th December 2022), and shall be retained and maintained in good order thereafter in perpetuity.

Reason

To protect the amenities of neighbouring occupiers and to accord with PSP8 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

9. Development shall proceed in strict accordance with the following plans:

01 A - Existing site plan
03 A - Proposed floor plans and elevations
04 - Bin and cycle store detail
LP A - Site location plan
As received 02/11/2022

02 C - Proposed site plan
As received 08/12/2022

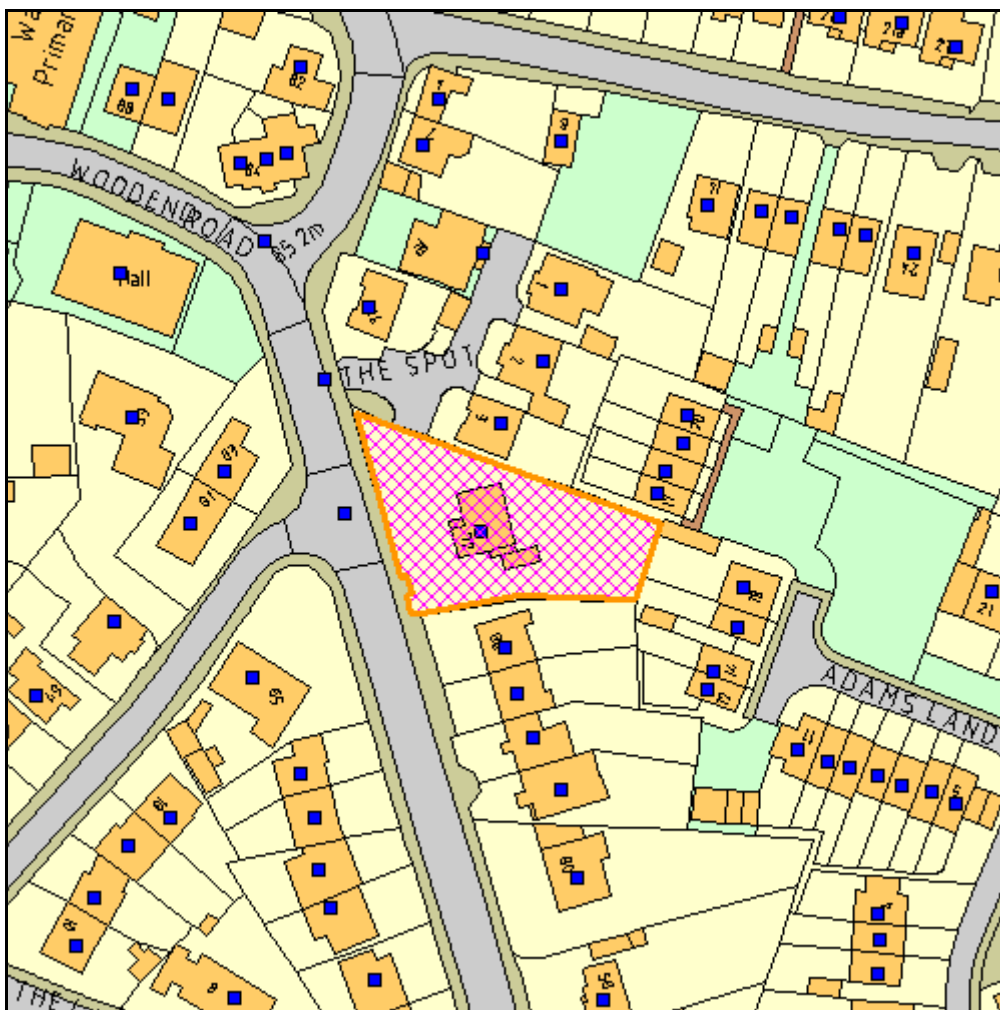
Reason

For the avoidance of doubt and to define the exact terms of the permission.

Case Officer: Alex Hemming
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 01/23 -6th January 2023

App No.:	P22/06381/F	Applicant:	Woodend Terrace Ltd
Site:	72 Woodend Road Coalpit Heath South Gloucestershire BS36 2LH	Date Reg:	18th November 2022
Proposal:	Demolition of existing dwelling. Erection of 4 no. semi-detached dwellings with associated works.	Parish:	Frampton Cotterell Parish Council
Map Ref:	367384 181225	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	13th January 2023



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P22/06381/F

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 report is referred to the Circulated Schedule in accordance with procedure given that objections have been raised contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the demolition of an existing bungalow and the erection of 4no. dwellings comprising two semi-detached pairs with associated works at 72 Woodend Road, Coalpit Heath. The two storey (with room in the roof space), dwellings will have three bedrooms and two parking spaces (with charging points), refuse and cycle provision is also shown. Solar panels are shown.
- 1.2 The site, comprising a single bungalow on 0.1 hectares of land is situated within the established settlement boundary of the village of Frampton Cotterell.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework Feb 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
CS9 Managing Heritage and the Environment
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity

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
PSP17 Environment and Heritage
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

3.1 There is no relevant planning history

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

Whilst Frampton Cotterell Parish Council does not, in principle, object to redevelopment of the site it does have concerns about the nature of this proposal. It would constitute overdevelopment of the site and have a harmful impact on the street scene as it does not respect the building line. It would also quadruple the amount of motor vehicles present on a plot close to a busy road junction and auto repair business thereby increasing the risk of a road traffic accident. This application therefore contravenes Policies CS1 (High Quality Design), PSP1 (Local Distinctiveness), PSP11 (Transport Impact Management) and PSP38 (Development within Existing Residential Curtilages, including Extensions and New Dwellings)

4.2 Other Consultees

Sustainable Transport

No objection. The development complies with parking standards. Parking issues are caused by a third party.

Lead Local Flood Authority

Initial Comment

No objection in principle to this application subject to the following comments and/or advice and/or informatives. In the application form, it states the method of surface water drainage will be soakaway We query whether this is an existing feature or new installation and its locations. We require a full drainage layout plan.

Following the submission of additional information the following comment has been received:

The Flood and Water Management Team (Asset Group - Street Care) has **no objection** to this application. We are satisfied with the level of information that has been submitted in relation to the surface water drainage proposals (use of soakaways) for the development. As we have no further queries to raise on this matter, I can confirm that we have no objection to this application.

Other Representations

4.3 Local Residents

5 no. letters of objection have been submitted making the following points in summary:

The proposed development which involves the replacement of a bungalow with two storey properties will result in overlooking and loss of privacy

The proposed development will result in overshadowing and loss of light

The proposal represents overdevelopment

Frampton is becoming overcrowded

The proposal will remove the ability to maintain the side of a neighbouring property

There will be a detrimental impact upon highway safety

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS5 sets out the locational strategy for development in the district. New development is directed towards the existing urban areas and defined rural settlements. As the application site is located in Frampton Cotterell/Coalpit Heath, which is within an existing settlement boundary, development is supported in principle in this location. PSP38 is also supportive of new residential dwellings within existing residential curtilages, subject to an assessment of any design, landscaping, amenity, highway safety and parking issues, as well as any other material planning considerations.

5.2 Design and Landscaping

The existing site comprises a relatively large plot of land with a single bungalow. Within context there are a variety of building types, in terms of their scale and appearance/form but with a fairly consistent building line to the front. A concern has been raised that the proposal represents “overdevelopment”, however this concept is not easy to define. If this refers to a cramped development then this could be reflected in the amount of amenity space, or parking spaces or whether it impacts upon a neighbouring property. This is assessed elsewhere in this report.

If overdevelopment refers to how the development would appear in the streetscene, if anything the existing property as a bungalow set in a large plot of land is out of keeping with its surroundings. The Case Officer notes that the requirement within the National Planning Policy Framework to make efficient use of land and it is considered that the current layout could be better in that respect with a density of just 10 dwellings per hectare. A density of 40 dwellings per hectare (approx) is not considered inappropriate within this setting.

It is proposed to use local pennant coloured rough-dressed walling below slate tiles. It is considered appropriate to condition details of the exact materials. The form and scale of the new buildings are considered appropriate within the context. It is noted that the buildings will be provided with single storey

projecting element however this does not compromise the ability to provide a reasonable level of external amenity space for future occupiers. A slight drop in levels is reflecting in a “step down” in heights between the buildings which helps integrate the development into the existing street scene. The use of dormers on the front elevations is considered acceptable and such a feature can be seen within the wider area, these structures are of a traditional form and scale appropriate to the dwellings.

In terms of the external areas, pavements in colour will be used for the driveways. Some limited planting is shown to the front but it is considered appropriate for a development of this scale where the land will be entirely within individual ownership to leave landscaping to the future occupiers. Existing boundaries will be retained around the site itself with two metre high timber fences being provided to separate the private gardens to the rear.

In summary subject to a condition to secure full details of the proposed materials, it is considered that the development is acceptable in design and landscape terms. As such, the proposal is considered to comply with policy CS1 of the Core Strategy.

5.3 Residential Amenity

Policies PSP8 and PSP38 of the PSP Plan set out that development within existing residential curtilages should not prejudice residential amenity through noise or disturbance; odours, fumes or vibration; overbearing; overshadowing; loss of light; loss of outlook; and loss of privacy.

Concern has been raised that the proposed development will result in loss of privacy to neighbouring occupiers due to overlooking. A Supplementary Planning Document (Householder Design Guide SPD March 2021) sets out the appropriate distances of separation with a window to window distance of 20m being considered acceptable for a two storey property. Although there is space for a room in the roof space the property there are only two small upward facing roof lights on the rear elevation with dormers to the front. It is appropriate to consider the impact of the development having regard to the above adopted criteria.

12 to 16 Adams Land

These properties are located to the rear on land that is predominantly at the same level as the application site. At ground floor level the boundary treatment would largely obscure views/visibility. It is acknowledged that the new two storey properties would have a greater ability to overlook the properties from the first floor to those at the rear however the distances would be between 30m and 36 metres. Given this relationship where the 20m separation distance is exceeded it is not considered that the refusal of the application on amenity grounds would be justified or be sustained on appeal.

17 to 20 Adams Land

The separation distance would be approximately 21 metres from the first floor to these properties however the SPD indicates that account must also be taken

of any angle that exists between existing and proposed dwellings. In this case there would be such an angle that would reduce inter-visibility. The relationship between the proposed and existing properties is considered acceptable.

The relationship between the development and the properties on the opposite side of Woodend Road and those to the side as well as the relationship between the new dwellings is considered acceptable.

It is not considered, given the scale and location of the new buildings to existing properties that the development would result in any significant adverse impact in terms of loss of light or overshadowing.

The council has an adopted minimum usable and private residential amenity space standard policy (PSP43) which is based on the number of bedrooms at a property, with 60m² being required for a three bedroom property. The proposed site plan for the development indicates that an area in excess of 60m² is allocated for each property and therefore the proposal is considered to comply with policy PSP43.

5.4 Highway Safety

Concern has been raised that the proposed development would introduce additional traffic into an area where there are already highway safety issues. Concerns relating to a neighbouring use (garage) and the impact that this is said to have in terms of congestion however it is not considered that this can form the basis of a refusal reason for a development on a completely separate site. The proposed development itself, provides two parking spaces per unit and this accords with the Councils parking standards. Access to and from the development is also acceptable and no objection to the proposal has been raised by the sustainable transport team on these grounds.

A condition will be attached to the decision notice to ensure that the parking spaces are provided prior to the first occupation of the development.

5.5 Drainage

Additional information was sought from the applicant regarding the proposed method of surface water drainage (use of soakaways. The submitted information is satisfactory. It is considered that the development is acceptable in these terms.

5.6 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 it 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 planning permission is **APPROVED** subject to the conditions set out 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. The development shall be carried out in accordance with the following approved drawings:

Received 8th November 2022

582-01	EXISTING BUILDING
1582-02	A FLOOR PLANS
1582-03	A ELEVATIONS
1582-04	A SECTION AND STREET ELEVATION
1582-05	A SITE PLAN
1582-07	LOCATION PLAN
1582-08	SHED AND BIN STORE

Received 17th November

1582-06	A EXISTING SITE PLAN
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Reason:

For the avoidance of doubt

3. The off-street parking facilities each residential unit (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

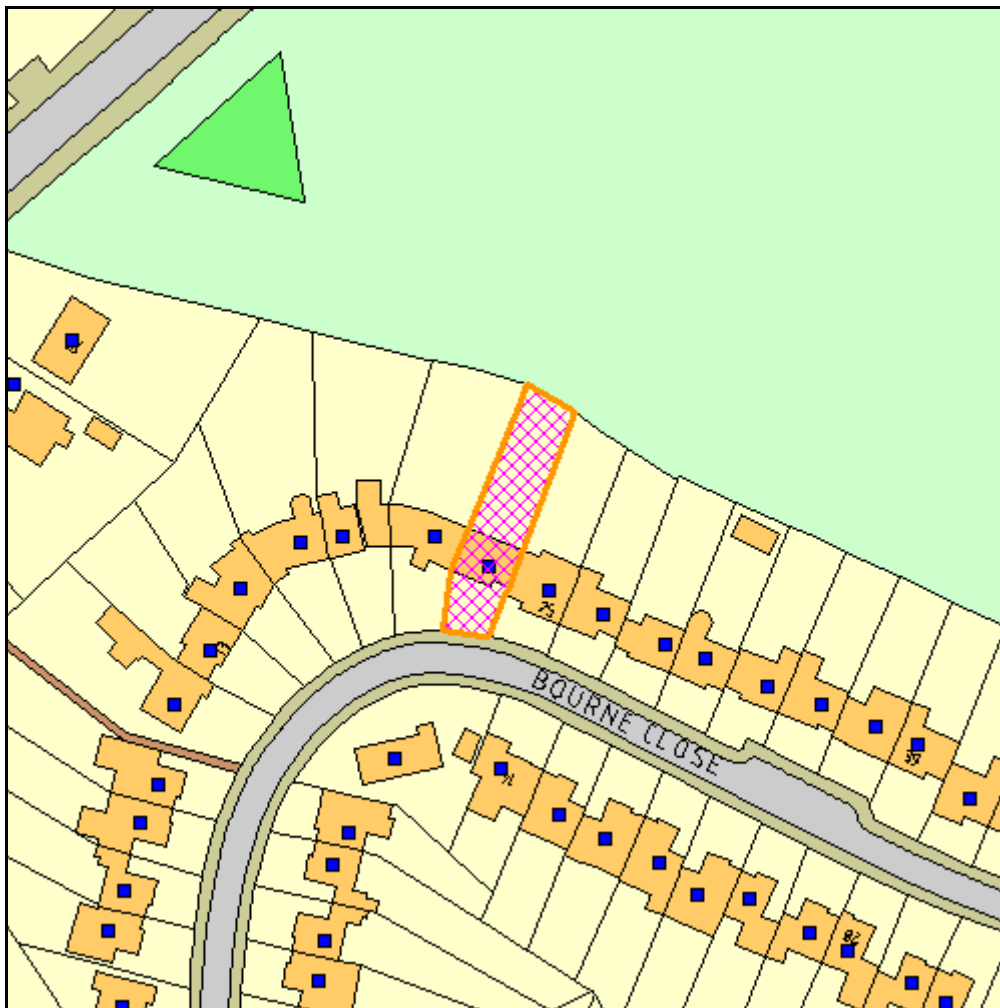
Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

Case Officer: David Stockdale
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 01/23 -6th January 2023

App No.:	P22/06905/HH	Applicant:	Melissa Wilcox
Site:	23 Bourne Close Winterbourne South Gloucestershire BS36 1PJ	Date Reg:	8th December 2022
Proposal:	Erection of a single storey wrap around extension to form additional living accommodation.	Parish:	Winterbourne Parish Council
Map Ref:	365450 181446	Ward:	Winterbourne
Application Category:	Householder	Target Date:	1st February 2023



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100023410, 2008.

N.T.S.

P22/06905/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 REFERRAL TO CIRCULATED SCHEDULE

This planning application appears on the Circulated Schedule because the proposal has received 1 No objection from Winterbourne Parish Council, which is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission erection of a single storey wrap around extension to form additional living accommodation, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at 23 Bourne Close, is set within a good sized plot, and is an existing two storey semi-detached dwelling. It is located within the established residential area of Winterbourne and the subsequent settlement boundary.
- 1.3 The resultant property would have 4 bedrooms.

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 Development
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 2007)
Residential Parking Standards SPS (Adopted 2013)
Householder Design Guide SPD (Adopted 2021)

3. RELEVANT PLANNING HISTORY

3.1 None relevant.

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

1No letter of objection comments received -

- *The comments of the Parish Council are Objection. It would appear that the inclusion of an extra bedroom in the extension would result in an inadequate number of parking spaces.*

4.2 Other Consultees

Sustainable Transport – Transportation DC

No Comments received.

Archaeology Officer

No Comments received.

Other Representations

4.3 Local Residents

1No letter of support comments received –

- *Due to previous defects (since rectified) with our extension (to the party wall), a full structural survey would need to be instructed by the proposer to ensure no further issues, or re-occurrence of previous issues are caused during the course of construction.*

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. It states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area. They should not prejudice the amenities of neighbours, or that of highway safety and the parking provision should be of an acceptable level for any new and existing buildings. The adequate provision of private amenity space should also not be sacrificed for any new development that forms part of a settlement pattern that also contributes to local character.

5.2 Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.

5.3 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design.

- 5.4 The extension consists of a combined 'wrap around' single storey front, side and rear extension. The rear extension element will extend from the existing rear elevation by 3.0 metres and extend to a width of 9.7 metres. The front extension element will extend from the existing front façade by 1.6 meters and extend to a width of 5.7 meters. Finally, the side extension will join these two elements together, extending by a depth of 7.5 meters and to a depth of 3.0 meters from the existing side elevation. Overall, it is proposed to have a hipped roof over all these extensions, which will feature a total of 5No rooflights (3No to the rear and 2No to the side) and extend to an overall height of 2.70 meters from ground level.
- 5.5 The extension would not result in any harmful impacts on the character of the host dwellinghouse nor the appearance of the surrounding area or the streetscene. The scale and form of the extension, respects the proportions and character of the existing host dwellinghouse and meets the requirements of policy PSP38 and subsequently meets the requirements of policy CS1 and the Householder Design Guide SPD.
- 5.6 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity and outlines that 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.
- 5.7 The proposed extension in terms of its scale and mass will not result in unacceptable impacts upon the occupants of the attached, adjacent or surrounding neighbouring dwellings. The application complies with policies PSP8, PSP38 and the Householder Design Guide SPD.
- 5.8 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. Comments have been made by Winterbourne Parish Council that with the additional bedroom proposed to the extension, that an inadequate number of parking spaces will be provided.
- 5.9 However, officers note that although there is an increase the number of bedrooms by 1, given the existing 2No spaces of off-street parking on the driveway that are currently available and will continue to be maintained, that the application is acceptable in transportation terms. The scheme is therefore policy compliant with respect to parking.
- 5.10 Private Amenity Space
The dwelling benefits from a good amount of existing private amenity space to the property. PSP43 sets out standards which are based on the number of bedrooms at a property. There is no concern raised on the level of amenity space.

5.11 Other Matters

Comments have been with regards to potential impacts upon the existing party wall. Whilst these comments are understood, these issues does not form a material consideration of part of this planning application.

5.12 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.

5.13 With regards to the above this planning application it 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 the conditions detailed 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:

2223/01 P1 Location Plan (Date received 07/12/22)

2223/02 P2 Combined Plan (Date received 07/12/22)

Reason

To define the terms and extent of the permission.

Case Officer: Helen Turner

Authorising Officer: Marie Bath