

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: 32/23

Date to Members: 11/08/2023

Member's Deadline: 17/08/2023 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

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

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

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

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE 11 August 2023

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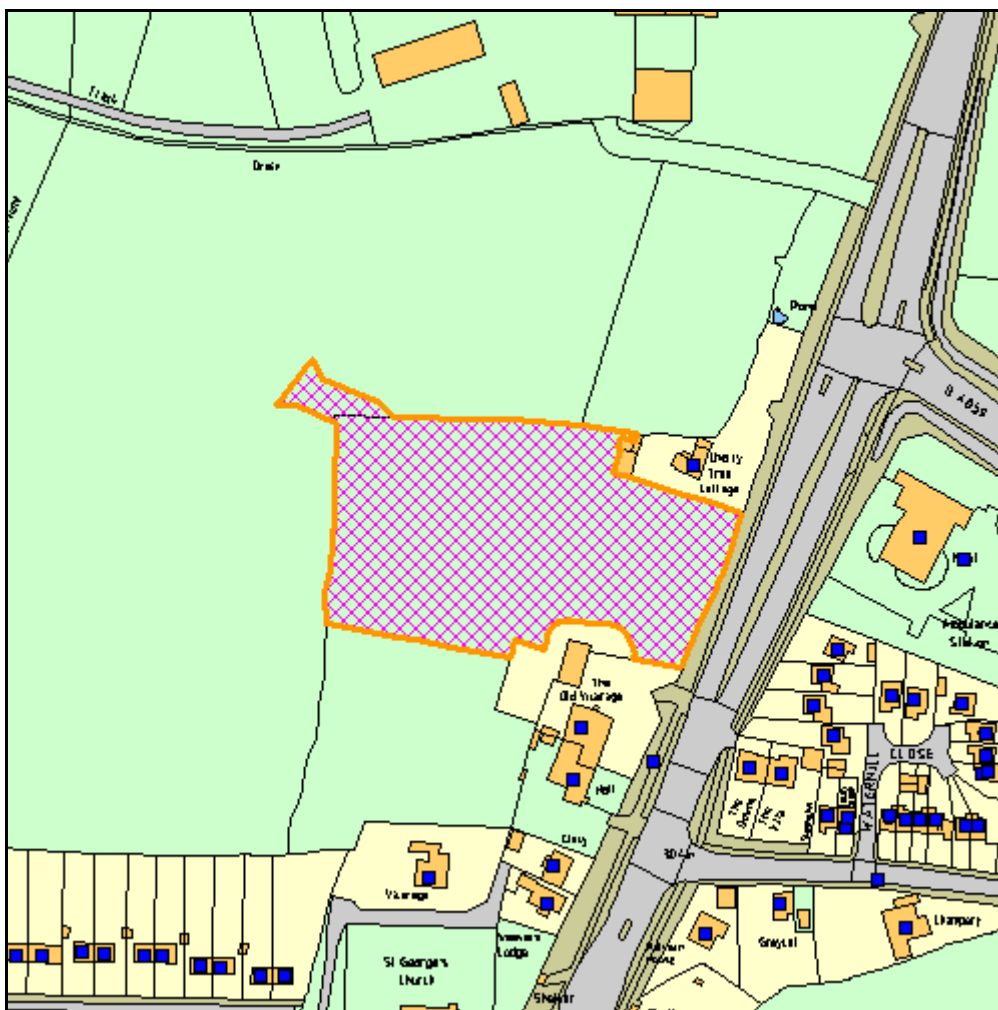
ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P22/00461/F	Approve with Conditions	Land Off Bristol Road Falfield South Gloucestershire GL12 8DH	Charfield	Falfield Parish Council
2	P23/01801/HH	Approve with Conditions	29 Honeysuckle Close Bradley Stoke South Gloucestershire BS32 0EQ	Bradley Stoke North	Bradley Stoke Town Council
3	P23/01973/HH	Approve with Conditions	Rock Lane Farm Rock Lane Stoke Gifford South Gloucestershire BS34 8PQ	Stoke Gifford	Stoke Gifford Parish Council

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
34	Tuesday 22 August 23 5pm	Thursday 24 August 2023 9am	Thursday 31 August 2023	1 September 2023

Dates and officer deadlines for Circulated Schedule August Bank Holidays 2023

CIRCULATED SCHEDULE NO. 32/23 -11th August 2023

App No.:	P22/00461/F	Applicant:	Cotswold Homes Ltd
Site:	Land Off Bristol Road Falfield South Gloucestershire GL12 8DH	Date Reg:	31st January 2022
Proposal:	Erection of 21 no. dwellings, with landscaping, parking and associated works.	Parish:	Falfield Parish Council
Map Ref:	368333 193338	Ward:	Charfield
Application Category:	Major	Target Date:	30th June 2023



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P22/00461/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 application appears on the Circulated Schedule in the interests of completeness and transparency to bring to member's attention a matter that was not presented accurately at committee.

1 THE PROPOSAL


- 1.1 The application seeks full planning permission for the erection of 21no. dwellings, with landscaping, parking and associated works. The scheme includes a play area and allotments.
- 1.2 The application site relates to an open parcel of land off Bristol Road, Falfield. The land sits outside of, but directly adjacent to, the defined rural settlement of Falfield. It is in the open countryside, but not within the Green Belt. The site is almost entirely surrounded by existing residential development.

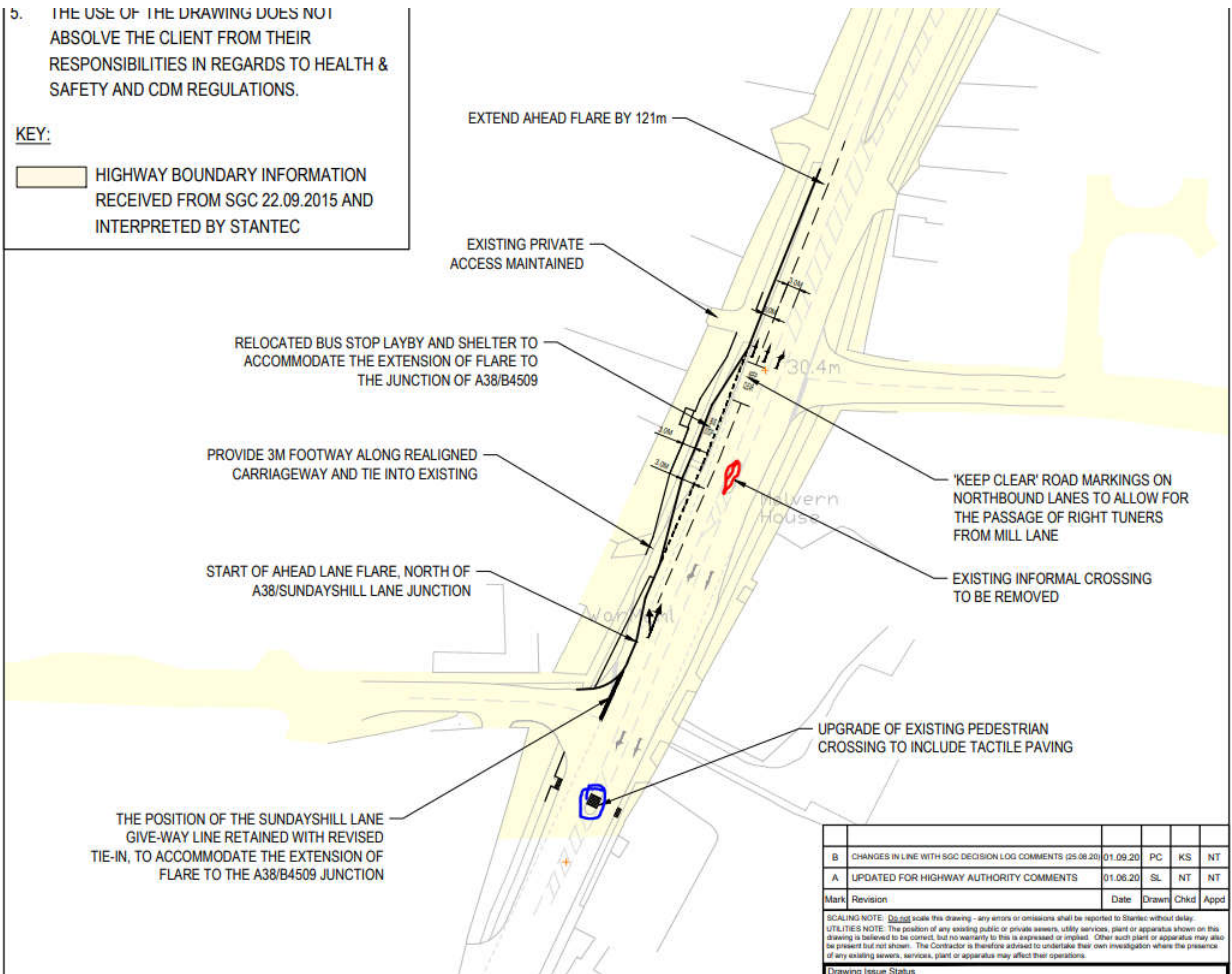
2 ASSESSMENT

- 2.1 This application appeared before the planning committee on 20th July where, following a full debate, it was resolved to grant permission subject to conditions and a S106 agreement. Subsequent to the committee, it has been raised by the Parish Council that when making the decision, members were not alerted to the fact that changes to the pedestrian crossings in the village were secured through the Land West of Park farm appeal. The Parish also raise concern that the presenting officer referred to the island as a pedestrian crossing rather than an informal crossing. The Parish are correct.
- 2.2 Through the appeal decision (Condition 15 of APP/P0119/W/21/3288019 – PT18/6450/O), the existing crossing island highlighted to members at the committee meeting is to be moved. The plan below shows the indicative changes that are to be made. The red spot highlights the location of the crossing island that was highlighted to members at committee. This island is to be removed and replaced with an upgraded crossing at the location highlighted in blue (subject to the specific design being finalised at design stage)

5. THE USE OF THE DRAWING DOES NOT ABSOLVE THE CLIENT FROM THEIR RESPONSIBILITIES IN REGARDS TO HEALTH & SAFETY AND CDM REGULATIONS.

KEY:

 HIGHWAY BOUNDARY INFORMATION RECEIVED FROM SGC 22.09.2015 AND INTERPRETED BY STANTEC



Mark	Revision	Date	Drawn	Chkd	Appd
B	CHANGES IN LINE WITH SGC DECISION LOG COMMENTS (25.08.20)	01.09.20	PC	KS	NT
A	UPDATED FOR HIGHWAY AUTHORITY COMMENTS	01.06.20	SL	NT	NT

SCALING NOTE: Do not scale this drawing - any errors or omissions shall be reported to Stantec without delay.
 UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.
 Drawing Issue Status

2.3 In the opinion of officers, the movement and upgrading of the crossing and highway in the vicinity of the site does not go to the ‘heart’ of the decision and does not have a significant or material impact on the sustainability credentials of the site. The bus stop is still within the PSP11 appropriate walking distance of 400m. Whilst the crossing is further away from the application site, this is outweighed by the upgrades proposed and as shown indicatively on the plan above. These works are to be implemented prior to the occupation of the 100th dwelling on the Land West of Park Farm development.

3 RECOMMENDATION

- 3.1 It is recommended that the application be **APPROVED** as per the committee resolution on 20th July.
- 3.2 If members feel this new information would have resulted in a different decision being made **or** would like the application to re-appear before the committee for

further debate to allow this point to be debated, the application should be called to committee again. If the application is not called back to committee, the decision will be issued in line with the original committee decision on the basis that members understand and are satisfied with the changes highlighted in this report.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of one year 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 the commencement of development above Damp Proof Course (DPC) level, sample panels of natural stonework, demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

3. Prior to the commencement of development above Damp Proof Course (DPC) level, sample panels of facing brickwork, demonstrating the colour, facebond and pointing are to be erected on site and approved in writing by the Local Planning Authority. The approved sample panel shall be kept on site for reference until the brickwork is complete. Development shall be carried out in accordance with the agreed sample.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

4. Prior to the commencement of development above Damp Proof Course (DPC) level, sample panels of render indicating colours and texture, shall be erected on site and approved in writing by the Local Planning Authority. The approved sample panel shall be kept on site for reference until the development is complete. Development shall be carried out in accordance with the agreed sample.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

5. Prior to the commencement of the development above Damp Proof Course (DPC) level, samples of roof tiles shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

6. Notwithstanding the agreed Soft Landscape Plan (drawing no.21_184_101_J), prior to commencement of development above Damp Proof Course Level (DPC), a detailed Landscaping Plan shall be submitted to and approved in writing by the local planning authority. The detailed plan should specify the location, species, stock size, planting centres and quantities of all proposed planting, together with details of all proposed boundary and hard landscape surface treatments; details of all proposed hard landscape surface treatments, proposed levels and any soil retention/retaining walls that may be required, together with supporting schedule of proposed manufacturer hard landscape materials. The plan shall also include the surface and boundary treatments for the proposed play area, and the layout and boundary treatments for the proposed allotments. A timetable for the implementation of the works shall also be submitted and agreed in writing by the local planning authority. The works shall then be implemented in accordance with the agreed details, no than 90% occupation of the development hereby approved.

Reason

To protect the character and appearance of the area, and to accord with Policy CS1, CS9 and CS24 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2 and PSP44 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and, the National Planning Policy Framework

7. Prior to the commencement of development above Damp Proof Course Level (DPC), a plan showing the detailed design of the proposed play area shall be submitted to and approved in writing by the Local Planning Authority. This is to include:

- details of the boundary treatment/gates showing a maximum height of 1 metre;
- layout and details of the proposed play equipment.
- proposed surfacing
- proposed signage
- proposed bins and seating
- plan showing how wheelchair access will be facilitated in the play area and surrounding area

The development shall be implemented in accordance with the approved details, no later than 90% occupation of the development hereby approved.

Reason

To ensure the provision of the quantity, quality and accessibility of the public open space for the projected needs of the residents, and to accord with policies CS1 and CS24 of the South Gloucestershire Council Local Plan Core Strategy (adopted)

December 2013 and policy PSP44 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) November 2017.

8. Prior to the commencement of any groundworks, including any exempt infrastructure, geotechnical or remediation works, a programme of archaeological work and (where subsequent mitigation, outreach and publication strategy, including a timetable for the mitigation strategy, must be submitted to and approved by the local planning authority. Thereafter the approved programme of mitigated measures and method of outreach and publication shall be implemented in all respects.

Reason

In the interest of archaeological investigation or recording, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP17 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017. This is a pre-commencement condition to ensure that archaeology at the site is adequately protected.

9. The development shall be carried out in accordance with the approved Arboricultural Report and Tree Protection Plan compiled by Silverback (received on 21st September 2022) and additional Root Protection update, compiled by Silverback, received on 21st March 2023, and thereafter the trees shall be retained. The fencing shall be retained and maintained in accordance with the agreed details throughout the course of the development.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the trees, and to accord with Policy PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and The Town and Country Planning (Tree Preservation) (England) Regulations 2012

10. Any contamination found during the course of construction of the development that was not previously identified in the Ground Investigation Report (dated 18th May 2022) shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

Reason

To ensure that adequate measures have been taken to mitigate against contaminated land to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

11. Prior to the commencement of development (including any groundworks), a Landscape and Ecological Management Plan (LEMP) shall be submitted to and agreed with the Council in writing. The Plan shall accord with the landscape plans (to be agreed under condition 6) and include details of all existing habitat to be retained; any new habitat to be created including provision for bird and bat boxes; and its management. The LEMP shall also include a programme of maintenance of all

landscaping works, including the amenity landscaping, the infrastructure of the allotments and play area. All works are to be carried out in accordance with the approved LEMP.

Reason

In the interests of the ecology of the site and to protect the landscape character, to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and PSP2 and PSP19 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017. This is a pre-commencement condition to ensure that wildlife on the site is adequately protected.

12. The development shall proceed in strict accordance with the Mitigation Measures provided in the Ecological Appraisal (All Ecology, January 2022) and Bat Survey Report (All Ecology, January 2022).

Reason

To protect against harm to protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework.

13. Prior to the erection of any external lighting at the site, details of a scheme of lighting shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the scheme will demonstrate the north and western green corridors of the site being dark (lux levels no higher than 1 lux) for bats. All external lighting erected shall thereafter accord with the approved details.

Reason

To protect against harm to protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework

14. Prior to the commencement of development above Damp Proof Course (DPC) level, details of the PV panels and Air Source Heat Pumps, including detailed specification, which will be installed to achieve a reduction in residual emissions from renewable energy in line with the approved Energy Statement shall be submitted to and agreed in writing by the Local Planning Authority. The renewable energy technology shall be installed in accordance with the agreed details prior to the first occupation of the corresponding dwellings.

Reason

To provide energy reduction, efficiency, renewable and low-carbon energy measures in accordance with Policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017) and the provisions of the NPPF.

15. As per approved plans all 7 Affordable Dwellings on plots shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2). The Affordable Dwelling (social rented) on plot number 7, shall be constructed to meet Part M of the Building Regulations accessibility standard M4(3)(2)(a).

Reason

To ensure inclusive design access in accordance with Policy CS1 of the South Gloucestershire Council Local Plan Core Strategy (adopted) December 2013; and Policy PSP37 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

16. A site specific Construction Environmental Management Plan (CEMP), shall be agreed in writing with the Local Planning Authority prior to commencement of development including any clearance of vegetation. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The CEMP must also demonstrate how the developer will prevent harm to the retained or created ecological features during the construction phase of development. The plan shall include, but not be limited to:
- A mitigation strategy to ensure that there is no harm to any dormouse through vegetation removal.
 - Processes for keeping local residents informed of works being carried out and dealing with complaints.
 - All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 07 30 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
 - Measures to control the migration of mud from the site by vehicles during construction.
 - Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration
 - Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works. Piling will not be undertaken.
 - Procedures for emergency deviation of the agreed working hours.
 - Control measures for dust and other air-borne pollutants;
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.
 - Locations for the storage of all plant, machinery and materials including oils and chemicals to be used in connection with the construction of the development.
 - The control and removal of spoil and wastes.
 - Access arrangements for construction vehicles.
 - Measures to control the tracking of mud off-site from vehicles.
 - Measures to control dust from the demolition and construction works approved.
 - Adequate provision of fuel oil storage, landing, delivery and use, and how any spillage can be dealt with and contained.
 - Adequate provision for the delivery and storage of materials.
 - Adequate provision for contractor and visitor parking.
 - A lorry routing schedule.
 - Contact details of the main contractor.
 - Pedestrian cyclist and horse rider protection.

- Proposed temporary traffic restrictions.
- Arrangements for turning facilities on site for vehicles.
- Membership details for the Considerate Constructor Scheme or similar regime and site induction of the workforce highlighting pollution prevention and awareness.

The CEMP as approved by the Council shall be fully complied with at all times. The development shall be implemented in accordance with the approved CEMP.

Reason

To ensure that the construction of the development does not bring about adverse impacts in terms of ecology, highway safety and the amenities of the area and to accord with policies CS1, CS2, CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and policies PSP8, PSP10, PSP11, PSP19, PSP21 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017. This is a pre-commencement condition to avoid any adverse impacts.

17. Prior to the first occupation of the dwellings hereby approved, the proposed car parking facilities for that dwelling are to be completed in accordance with the approved plans.

Reason

In the interests of highway safety, and to accord with Policies PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

18. Prior to the first occupation of the dwellings the applicant must enter into an appropriate S278 agreement to carry-out the highway works as shown in principle on the approved Layout Review, plan no. 2105140-002 REV G and to secure all necessary approvals, Regulation Orders and fees as required to achieve this; and shall construct and complete the road works to the approved adoptable standard in accordance with the highway layout hereby approved. For the avoidance of doubt, the scheme of works are:

a) Footway widened alongside the A38 between the site pedestrian access and the Village Hall access.

b) Provision of KEEP CLEAR road markings on Moorslade Road at the entrance to the Park and Share site.

Reason

In the interests of highway safety and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

19. Prior to the commencement of development, surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), and foul water disposal for flood prevention; pollution control and environmental protection shall be submitted and approved in writing by the Local

Planning Authority. For the avoidance of doubt, this should include the following details:

- Confirmation and acceptance of an agreed connection point and discharge rate for surface water disposal and foul sewer connection from Icosa Water.
- A clearly labelled drainage layout plan showing the pipe networks and any attenuation features.
- Updated drainage calculations to show there is no flooding on site in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance.
- Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance.
- The plan should also show any pipe node numbers referred to within the drainage calculations.
- A manhole / inspection chamber schedule to include cover and invert levels.
- Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as Attenuation/Infiltration features and Flow Control Devices where applicable for the lifetime of the development.

Works shall be carried out in accordance with the approved details.

Reason

To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework. This is required to be agreed prior to commencement of development to avoid any unnecessary remedial action in the future.

20. Prior to first occupation of the development hereby approved, a detailed layout plan of the allotments, as well as details of the operation and management of the allotments shall be submitted to and approved in writing by the council.

The allotments shall be implemented in accordance with the approved details, no later than 90% occupation of the development hereby approved.

Reason

To ensure the provision of the quantity, quality and accessibility of the public open space for the projected needs of the residents, and to accord with policies CS1 and

21. The development hereby approved shall be carried out in strict accordance with the following plans:

Received by the Council on 21st September 2022:

814 - 100 rev A Site Location Plan
814 - 114 rev B Dv1 Type Floor Plans
814 - 115 rev B Dv1 Type Elevations
814 - 116 rev B M Type Floor Plans
814 - 117 rev B M Type Elevations
814 - 118 rev B N Type Floor Plans
814 - 119 rev B N Type Elevations
814 - 125 rev A Affordable Plots 7-9 Floor Plans
814 - 126 rev A Affordable Plots 7-9 Elevations
814 - 127 Affordable Plots 10-12 Floor Plans
814 - 128 rev A Affordable Plots 10-12 Elevations
814 - 132 N+ Type Floor Plans
814 - 133 N+ Type Elevations
814 - 134 F Type Floor Plans
814 - 135 F Type Elevations
814 - 136 P Type Floor Plans
814 - 137 P Type Elevations
814 - 138 M & A3 Type Floor Plans
814 - 139 M & A3 Type Elevations
814 - 140 rev B Single Garage
814 - 141 rev B Double Garage
2105140 - 001 rev G Preliminary Drainage Strategy Plan
2105140 - 003 rev C External Levels Plan
814 - 200 rev B Materials Schedule
814 - 201 rev B Accommodation Schedule

Received by the Council on 10th January 2023:

2105140 - 002 rev G Layout Review- Vehicle Tracking

Received by the Council on 14th March 2023:

21_184_101_J Soft Landscaping Plan

Received by the Council on 15th March 2023:

814 - 101 rev K Site Layout Plan
814 - 101 rev K Site Layout- Coloured
814 - 102 rev C Site Layout - Boundary Treatments Plan
814 - 103 rev C Site Layout & Wall Materials Plan
814 - 104 rev C Site Layout & Roof Materials Plan
814 - 105 rev C Site Layout & Tenures Plan
814 - 106 rev C Site Layout & Ownership Plan
814 - 108 rev C Site Layout & POS Locations
814 - 109 rev C Site Layout & PV Panel Locations
814 - 131 rev C Site Layout & ASHP Locations

Reason

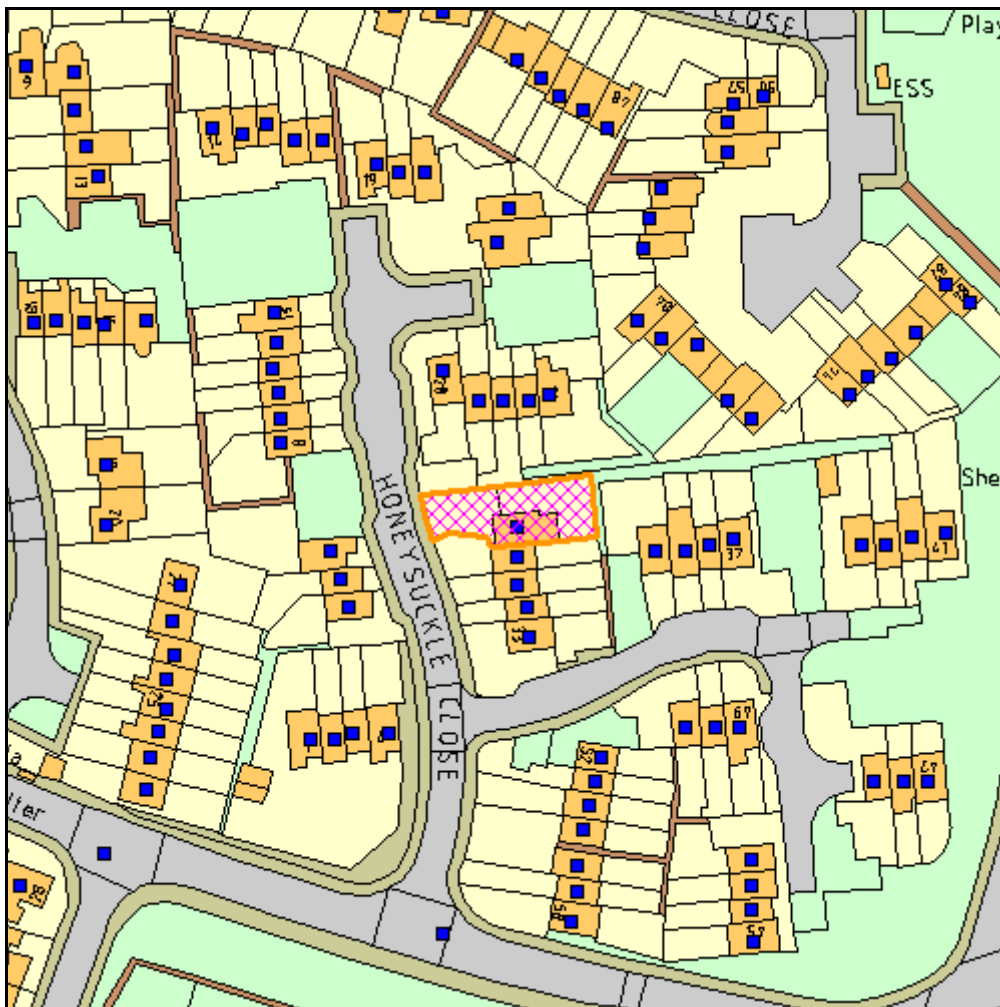
To define the terms and extent of the permission.

Case Officer: James Reynolds

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 32/23 -11th August 2023

App No.:	P23/01801/HH	Applicant:	Mrs Carolyn Gaiger
Site:	29 Honeysuckle Close Bradley Stoke South Gloucestershire BS32 0EQ	Date Reg:	7th June 2023
Proposal:	Erection of a two storey side and single storey rear extension to form additional living accommodation.	Parish:	Bradley Stoke Town Council
Map Ref:	362063 182761	Ward:	Bradley Stoke North
Application Category:	Householder	Target Date:	1st August 2023



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P23/01801/HH

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

REASON FOR REFERRING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a two storey side and single storey rear extension to form additional living accommodation.
- 1.2 The application site can be found at No.29 Honeysuckle Close, located within the established built-up residential area of Bradley Stoke, and is set within a good sized plot. The dominant feature within the site is a two-storey end terrace dwellinghouse.
- 1.3 Since the application was initially submitted and consultations received, revised plans have been accepted by the Local Authority. The amended drawings have reduced the width of the extensions by 0.5 metres. As this was a reduction in scale it was not considered necessary to carry out a re-consultation.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

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

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

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

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 **PT06/2416/F**. Erection of rear conservatory. **Approve with Conditions**. 28/09/2006.
- 3.2 **P90/0020/252**. Residential development on 2.01 acres of land, including the erection of 30 dwellings provision of associated parking area, roads and boundary treatments (to be read conjunction with P84/20/1) (in accordance with the amended plans received by the council on 8TH January 1991). **Approval of Reserved Matters**. 10/01/1991.

Condition 3

Notwithstanding the provisions of Article 3 and Parts 1 and 2 of the Second Schedule to the Town and Country Planning General Development Order 1988 (as amended) no development as specified in Part 1 (Classes A, B, D, E, G and H), or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior permission in writing of the Council.

Reason

In the interests of visual amenity.

4. **CONSULTATION RESPONSES**

- 4.1 Sustainable Transport – Transportation DC
(14/08/2023)
We understand that it is proposed to provide 2 sets of tandem spaces (4 in total) in front of the property. We would not wish to see such an arrangement pursued as we do not consider that it would function effectively and so as it is only necessary to provide 2 parking spaces here, we would recommend that the excess is deleted.
- (13/07/2023)**
Request clarification of proposed parking space dimensions. Recommend imposition of condition regarding electric vehicle charging facilities.
- 4.2 The Archaeology Officer Natural & Built Environment Team
No comment.
- 4.3 Bradley Stoke Town Council
Objects on the grounds of overdevelopment of the site.
- 4.4 Local Residents
No comments received.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development

Policy PSP38 of the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017 is relevant to this application. The policy indicates that residential extensions are acceptable in principle subject to considerations of visual amenity, residential amenity and highway safety. The proposal therefore accords with the principle of development subject to the following considerations.

5.2 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of Policies, Sites and Places Plans seeks to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the application site and its context.

5.3 ***Two-storey side extension***

The proposed two-storey extension would project (approx.) 3.6 metres from the properties side (north) elevation and have a depth of 7.6 metres, sitting level with the properties rear elevation but set-back from the dwellings principle front building line by 0.4 metres. The extension would have a pitched roof with gable-end, which would maintain the host dwellings eaves but be set-down from the ridgeline by 0.3 metres.

5.4 ***Single-storey rear extension***

A single-storey extension also forms part of the scheme. The extension would protrude (approx.) 2.5 metres from the dwellings rear elevation and span the entire width of the property, including proposed side extension, measuring a distance of 8.7 metres. The extension would feature a mono-pitched roof, which would rise from an eaves of 2.6 metres to a ridge height of 3.4 metres.

5.5 Various new openings would be incorporated within the design, positioned to the extensions front and rear elevations, plus several skylights installed to the enlarged properties roof planes. External finish to the extensions would be facing brick and tiled roof to match the host dwelling. All new doors and windows would be set in white uPVC casements.

5.6 Combined, the proposed development would facilitate with the properties internal remodelling. At ground floor the extensions would relocate and reconfigure the kitchen/diner and lounge, as well as enlarge the existing hallway and introduce a utility, downstairs WC and study. At first-floor an additional bedroom with en-suite facility would be created. All elements benefiting for a modern growing family.

5.7 Good design practice is that side extensions should be set-back from the frontage and down from the ridge of the host property, in order to maintain a degree of subservience and built hierarchy. Whilst both of these design principals have been considered and implemented, the extension does not appear wholly sub-ordinate to the host dwelling. The Householder SPD proceeds to raise that side extensions should extend no more than half the width of the principle elevation of the house it is being attached to, such that the extension appears proportionate, this would not be achieved.

- 5.8 Notwithstanding the above, this is an example of where a diversion from this approach can be considered acceptable. Whilst the property forms part of a terrace and is visible within the street scene, the locality has no set housing type or distinguishing settlement pattern. The street is full of properties of varying widths with staggered front building lines.
- 5.9 To summaries, whilst recognised the proposed volume increase over the original dwelling would be relatively substantial. The existing terrace is formed of 5 dwellings all of different sized elevations, the design of the enlarged dwelling would therefore add another variation, which if built would fit acceptably into the local street scene. The proposals have been designed to respect the existing terrace through its proportions and choice of materials, ensuring that the appearance of the dwelling is harmonious and continues to complement neighbouring properties. A condition to support the use of matching materials would be attached to any approved decision notice. Overall, a satisfactory standard of design would be achieved which would not be detrimental to the character of the exiting dwellinghouse, nor its immediate context. As such, the proposal is broadly in alignment with PSP38, PSP1, CS1 and the Householder Design SPD.
- 5.10 Residential Amenity
Policy PSP8 of the Policies, Sites and Places Plan relates specifically to residential amenity in which it states development proposals are acceptable, provided that they do not create unacceptable living conditions or result in unacceptable impacts on the residential amenities of occupiers of the development or of neighbouring properties. These are outlined as follows (but not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.
- 5.11 As is often the case with two-storey extensions, the key issues that may present themselves are overbearing and loss of light with reference to surrounding dwellings. Whilst Officers note that the extension would project (approx.) 3.6 metres closer to the side boundary which abuts the bottom of No.24-28 Honeysuckle Close rear gardens, and the extension being located due south has the potential for a greater degree of overshadowing. The Householder SPD raises that where a window to a primary living room faces onto a blank elevation of another building a separation distance of 12 metres should be maintained. The SPD continues by stating that where a distance of this length cannot be achieved, the blank elevation is likely to become a dominant and overbearing feature. In this instance a distance of 12 metres would be maintained between the two-storey extension and the rear windows of neighbouring properties located to the north.
- 5.12 Turning attention to the proposed rear addition, the only potentially affected neighbour would be adjoining dwelling No.30 Honeysuckle Close. Nevertheless, given that the property as existing benefits from a rear conservatory which is to be demolished as part of this application and the proposed extension is to be of similar scale with regards to projection and height along said boundary. The impact on the level of amenity afforded to neighbouring dwellings by virtue of overbearing and loss of light is acceptable. It is accepted that there may be a limited degree of overshadowing to No.25-27

- Honeysuckle Close rear gardens but not to a sufficient degree to warrant refusal of the application.
- 5.13 Alike the existing terrace, all new openings would be positioned to the extensions front and rear elevations, as such no new line of overlooking would be created. On this basis, the residential amenities of the occupiers of the development and the neighbouring properties would be sufficiently preserved and the proposed works would satisfy PSP8 and PSP38.
- 5.14 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. The proposed development would increase the occupancy within the dwelling, as well as build on existing rear garden, resulting in the remaining garden measuring (approx.) 60sq. metres. While officers acknowledge that this would result in the dwellings private amenity space falling below the council's space standards, with a property of the proposed size (4-bed) expected to provide a minimum of 70sq. metres. As stated by the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017), these standards are provided as a guide only. As the dwelling will still benefit from a rear garden of adequate size and shape to undertake day-to-day activities such as accommodate a table and chairs suitable for the size of the dwelling, area of drying clothes, circulation space etc. On balance, the harm to private external amenity space would not be significant enough to refuse the application on these grounds alone.
- 5.15 Transport (Access and Parking)
Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number, with a property of this size (4 bedrooms) expected to provide a minimum of 2no. off-street parking spaces. Although the scheme represents an increase in the total number of bedrooms, the parking requirement remains effectively unchanged. Furthermore, the submitted drawings indicate that the property benefits from a large area of hardstanding to the front curtilage which is of size to accommodate at least 2no. vehicles. On this basis, no objection is raised under PSP16.
- 5.16 The comment received from transport regarding the attachment of a condition to the application stating that the proposal should include the provision of electric vehicle charging facilities, in accordance with the Council's emerging policy has been acknowledged. However, the condition is disproportionate to the nature of this application.
- 5.17 Consideration of likely impacts on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act, the public sector equality duty came into force. Among other things, those subject to the equality duty must have due regard to: eliminate unlawful discrimination; harassment and victimisation; advance equality of opportunity; and, foster good relations between people who share a protected characteristic and those who do not.

The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

CONDITIONS

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

Reason

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

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

(Received 06th June 2023)

Application Form

Location Plan (2308/01)

(Received 31st July 2023)

Combined Plans (2308/02) Rev P5

Reason

To define the terms and extent of the permission.

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

Reason

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

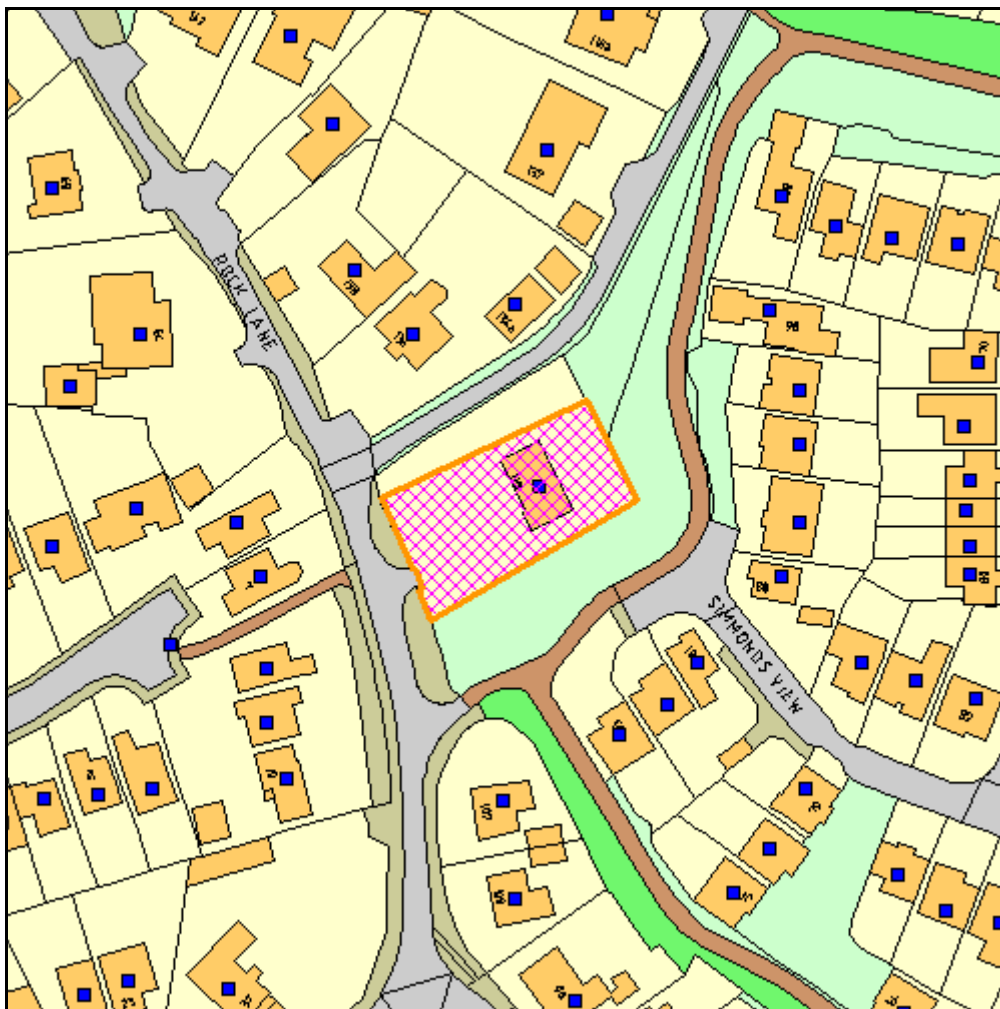
2013; Policy PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, and the provisions of the National Planning Policy Framework.

Case Officer: Chloe Summerill

Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 32/23 -11th August 2023

App No.:	P23/01973/HH	Applicant:	Mr Rakesh Singh
Site:	Rock Lane Farm Rock Lane Stoke Gifford South Gloucestershire BS34 8PQ	Date Reg:	5th July 2023
Proposal:	Erection of two storey rear extension, first floor side extension, and garage conversion to provide additional living accommodation. Erection of front porch and perimeter wall with gate to front. Installation of 1no rear Juliette balcony. (Resubmission of P22/05769/HH)	Parish:	Stoke Gifford Parish Council
Map Ref:	362798 180057	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	23rd August 2023



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100023410, 2008.

N.T.S.

P23/01973/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 REPORTING TO THE CIRCULATED SCHEDULE

Objection from Stoke Gifford Parish Council, contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 Planning permission is sought for: the erection of a two storey rear extension, first floor side extension and garage conversion to provide additional living accommodation; erection of front porch; erection of perimeter wall with gate to front; and installation of 1no. Juliette balcony at Rock Lane Farm, Rock Lane, Stoke Gifford, BS34 8PQ.
- 1.2 The application site comprises a two storey detached dwelling, with attached side garage, located within the defined Bristol northern fringe settlement boundary. Planning permission has previously been granted for the erection of a two storey rear extension (ref. P20/00712/F). Permission has also been granted for the erection of 1no. detached dwelling to the side of the existing dwelling (ref. P22/02098/F).
- 1.3 This application is a re-submission of application P22/05769/HH. A split decision was issued. The proposed two storey rear extension, first floor side extension, and garage conversion to provide additional living accommodation, and erection of front porch were approved with conditions. The proposed detached garage and perimeter wall with gate to front were refused.
- 1.4 This application removes the proposed detached garage from the plans. A Juliette balcony is now proposed on the rear elevation. An Arboricultural assessment has now been submitted in support of the application.
- 1.5 Works on site have already commenced, with large foundation trenches dug for the two storey rear extension and perimeter wall.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2021
National Planning Practice Guidance

2.2 Development Plan

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

CS1	High Quality Design
CS2	Green Infrastructure
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
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013
Assessing Residential Amenity TAN (Endorsed) 2016
Household Design Guide SPD (Adopted) March 2021
Trees and Development Sites SPD (Adopted) April 2021

3. RELEVANT PLANNING HISTORY

3.1 P22/05769/HH

Erection of two storey rear extension, first floor side extension, and garage conversion to provide additional living accommodation. Erection of front porch and detached garage. Erection of perimeter wall with gate to front. Split Decision see D/N (15/04/2023)

Two storey rear extension, first floor side extension, and garage conversion to provide additional living accommodation, and erection of front porch approved with conditions.

Erection of detached garage and perimeter wall with gate to front refused. Refusal reasons below.

Refusal reason 1

The proposed detached garage would fail to reach the highest possible standards of design and site planning, by virtue of its siting and scale. The proposal would sit forward of the front elevation of the existing dwelling, eroding the existing open character within the site adjacent to Rock Lane, causing significant harm to the character and amenity of both the site and its context. The proposed development therefore fails to comply with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

Refusal reason 2

Insufficient information, in the form of an Arboricultural Assessment and Tree Protection Plan, has been provided with the application to enable a full and

meaningful assessment of the impact of the proposed detached garage and perimeter wall on the trees directly adjacent to the site. These trees make a significant positive contribution to the character and amenity of the surrounding area. Therefore, the Local Planning Authority cannot be assured that the development would not result in harm. The proposal is therefore contrary to Policy CS1, CS2 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1, PSP2, PSP3 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; the Trees and Development Sites SPD (Adopted) April 2021; and the provisions of the National Planning Policy Framework.

- 3.2 P23/00436/RVC
Variation of condition 6 (to alter the landscaping by changing the boundary treatments) and 7 (to include an additional plan) attached to permission P22/02098/F. Erection of 1no. Dwelling with associated works.
Under Consideration
- 3.3 P22/02098/F
Erection of 1no. dwelling with associated works.
Approve with Conditions (24/08/2022)
- 3.4 P21/07812/RM
Erection of 1no. dwelling with associated works with landscaping to be approved (Approval of Reserved Matters to be read in conjunction with outline permission P19/17241/O).
Approve with Conditions (18/03/2022)
- 3.5 P20/00712/F
Erection of a two storey rear extension to form additional living accommodation.
Approve with Conditions (28/02/2020)
- 3.6 P19/11483/O
Erection of 2 detached dwellings (Outline)
Refusal (17/10/2019)
- 3.7 P19/11484/O
Erection of 1 detached dwelling (Outline)
Approved with Conditions (10/10/2019)
- 3.8 P19/4769/O
Erection of 2 detached dwellings (Outline)
Refusal (12/07/2019)

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
Objection - Stoke Gifford Parish Council (SGPC) object to this application, due to the proposed Juliette balcony. We consider this will compromise the privacy of nearby residents. Furthermore, it would be contrary to the design principles in the adopted Householder Design Guide SPD (page 39) which state that Balconies are only accepted in areas where established character includes

such features, as there is no such established character or features in the surrounding area. It would be contrary to policies PSP8 and PSP38.

In regard to the perimeter/boundary wall, SGPC have no objection in principle, subject to its impact on the nearby trees being acceptable and subject to the height, design & materials for the wall. There seems to be some variation in description of the proposed wall, with simply the word bradstone in the application form (matching the block-plan depiction) but then differing terminology is used on the block plan for the front, north side and south side/rear sections of proposed wall. We request a condition to ensure that the height, design & construction of the wall is in keeping with the street-scene and character of the surrounding area, noting the prevalence of stone wall in the vicinity.

SGPC note the content of the Arboricultural report (and also para 5.26 of the circulated schedule report for the previous application P22/05769). We would like to see any removed or compromised trees replaced.

Should planning permission be granted, SGPC request the inclusion of a condition restricting the hours of working (and movement or delivery of plant, machinery or building materials), during the period of construction, to 07:30 18:00 Monday to Friday, 08:00 13:00 Saturdays and with no working permitted on Sundays or Public Holidays. (As per condition 6 in the previous split-decision approval).

4.2 Archaeology Officer

No objection.

4.3 Sustainable Transport Team

No objection.

4.4 Tree Officer

No objection. Works should proceed in accordance with the submitted Arboricultural report.

4.5 Local Residents

1no. objection comment from local residents has been received making the following points:

- I object to the installation of a Juliette balcony as I feel it would have an impact on the privacy of my home which is opposite the rear of Rock Lane Farm. The property extension is already almost out to the perimeter and will be looking into the bedrooms of my home. I feel that a large window is not in keeping with the property style or any other properties either new or old in immediate vicinity. The window at the rear of the property in original plans, was not a large window requiring a balcony, however appears that a large window has already been accommodated in the building work. There have been numerous iterations to original planning applications on this property. It seems as though planning via stealth is being adopted with this property. This is not helpful for neighbours to have to ensure they are kept up to date.

- I am also concerned about damage to trees and shrubs neighbouring the property. A small green corridor is something that should be protected and not destroyed.

1no. general comment from local residents has been received making the following points:

- It has been highly regrettable to witness the loss of trees, shrubs and hedges that previously neighboured the property. We note from the paperwork associated with the previous planning application that more trees will now need to be cut down because they have been damaged by digging a trench that had not been approved. Hopefully the measures outlined in the Arboricultural report will be put in place to prevent damage to other trees. Further to this, in the 'circulated report' that is associated with the previous planning application, there is a statement that says replacement trees may be required and hopefully this will prove to be the case.
- In the case of the perimeter wall, we notice there is a lack of detail regarding the material that would be used in the building of some sections of it and that this could mean that parts of the wall could prove to be unsightly and not be in keeping with the area. A requirement that the materials for the entire wall should match those used in the existing building, would address this concern.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for: the erection of a two storey rear extension, first floor side extension and garage conversion to provide additional living accommodation; erection of front porch; erection of perimeter wall with gate to front; and installation of 1no. Juliette balcony at an existing residential property. Policy PSP38 of the Policies, Sites and Places Plan permits development within established residential curtilages subject to an assessment of design, amenity, transport and other considerations. The development is acceptable in principle but will be determined against the analysis set out below.

- 5.2 The proposed works can be split into two distinct groups that could proceed independently of each other. The first group is 'works to the existing dwelling'. This consists of the erection of a two storey rear extension, first floor side extension and garage conversion to provide additional living accommodation; the erection of front porch; and installation of 1no. Juliette balcony. The second group is 'other works'. This consists of the erection of a perimeter wall with gate to front. These groups will be assessed independently of each other below.

5.3 Design and Visual Amenity

Policy CS1 of the Core Strategy and Policy PSP1 and PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and

materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

Works to the existing dwelling

- 5.4 The proposed two storey rear extension would have a depth of 5 metres, an eaves height to match the existing dwelling, and a ridge line set approximately 0.4 metres down from the ridge line of the existing dwelling. The proposal would be finished in materials to match the finish of the existing dwelling. Whilst the proposal would extend further at first floor level than the 4 metres recommended in the Household Design Guide, this would not be detrimental to visual amenity of the site as the approved dwelling to the north (ref. P22/02098/F) would have a rear element of a similar depth.
- 5.5 The proposed first floor side extension would be wholly above the existing single storey attached garage. The proposal would have an approximate width of 3.4 metres with an eaves height to match the existing dwelling. The front elevation of the proposal would be set back from the front elevation of the existing dwelling by 0.3 metres and its ridge line would be set down from the ridge line of the existing dwelling. The proposal would be finished in materials to match the finish of the existing dwelling. The proposal would appear appropriately subservient to, and in keeping with, the existing dwelling.
- 5.6 The proposed garage conversion would involve the replacement of the existing garage door with a window and walling. The external finish would match the external finish of the existing dwelling. The proposal is acceptable.
- 5.7 The proposed front porch would have an approximate depth of 1.6 metres, width of 3.5 metres, eaves height of 2.6 metres and maximum height of 3.7 metres. The proposal would be finished in materials to match the finish of the existing dwelling. The proposal is acceptable.
- 5.8 The proposed installation of 1no. Juliette balcony on the rear elevation of the proposed two storey rear extension would not have any adverse impact on the visual amenity of the site or its context. The proposal would remain in keeping with the fenestration of the existing dwelling and previously approved extensions.
- 5.9 The proposed 'works to the existing dwelling' are considered acceptable in design terms. A condition would be included with any consent ensuring the external finishes would match the external finish of the existing dwelling. A condition would also be included removed household Permitted Development Rights for extensions, outbuildings, hard standing and means of enclosure. This is in the interest of protecting the visual amenity of the site.

Other works

- 5.10 Details of the proposed perimeter wall with gate to front have been indicated on the submitted Proposed Block Plan. The proposed wall would have a height of 1 metre to the front and north side of the site and a height of 2 metres to the rear and south side of the site. The proposed gate would have a height of 1.6 metres. The proposed wall would be finished in stone to match the existing dwelling. There are multiple examples of similar boundary walls within the

surrounding area so the design principle is considered acceptable. A condition would be included with any consent ensuring the proposed stonework would match the stonework of the existing dwelling.

5.11 Residential Amenity

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

5.12 The application dwelling is located within a generous plot, away from neighbouring properties. The nearest existing neighbouring properties are approximately 20 metres to the north, 30 metres to the east, 25 metres to the south, or 35 metres to the west. The approved dwelling to the north (ref. P22/02098/F) is currently under construction and once complete would become the closest neighbouring property to the application dwelling.

5.13 Due to the significant separation distances, the proposed works would not have any unacceptable impacts on the residential amenity of the current or future occupiers of the existing neighbouring properties surrounding the site. The proposed first floor north side facing windows would have the potential to overlook the future occupiers of the dwelling currently under construction. A condition would be included with any consent ensuring that these are obscure glazed and non-opening below 1.7 metres above floor level. A condition would also be included removed household Permitted Development Rights for extensions, outbuildings, hard standing and means of enclosure. This is in the interest of protecting the residential amenity of neighbouring properties.

5.14 The proposed installation of 1no. Juliette balcony on the rear elevation of the proposed two storey rear extension would not have any unacceptable impacts on the residential amenity of neighbouring properties. A Juliette balcony differs from a traditional balcony in that it does not allow occupiers to stand in it and use it as outside amenity space. Whilst the Parish Council concerns are noted, the proposed Juliette balcony would be at least 25 metres from the nearest neighbouring property, more than the 20 metre window-to-window distance suggested in the Assessing Residential Amenity TAN.

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

5.16 Highway Safety and Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils minimum parking standards. The proposed development would increase the number of bedrooms in the property from 4 to 5 so under the Councils minimum parking standards the minimum number of on-site parking spaces requires at the property would be 3. There is sufficient space to the front of the dwelling to meet this minimum requirement.

- 5.17 The existing access would be maintained along with the existing visibility splays. These are sufficient to ensure highway safety.
- 5.18 Archaeology
Policy CS9 of the Core Strategy and Policy PSP17 of the Policies, Sites and Places Plan seek to protect, and where appropriate, enhance or better reveal the significance of heritage assets and their surroundings. This includes below ground heritage assets. Rock Lane Farm is in the medieval settlement of Stoke Gifford. There is an area of medieval/post-medieval ridge and furrow within and next to the settlement, part of which is located on this property's land. Whilst there is archaeological potential, the scale of the application along with the fact that the foundations have already been dug means that it is not considered proportional to require an archaeological watching brief for these works.
- 5.19 Trees
Policy PSP3 of the Policies, Sites and Places Plan seeks to minimise the loss of existing vegetation on a site that is of importance in terms of ecological, recreational, historical or landscape value. PSP3 goes on to state that development proposals should, where appropriate, include the protection of trees.
- 5.20 The application site is surrounded to the east and south by dense planting, including a number of substantial trees that as a group make a significant positive contribution to the character and amenity of the surrounding area.
- 5.21 An Arboricultural report has been submitted in support of this application. Provided that the works proceed in accordance with this submitted report there are no objections. A condition would be included with any consent ensuring the works proceed in accordance with the submitted report.
- 5.22 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.
- 5.23 With regards to the above this planning application is considered to have a neutral impact on equality.
- 5.24 Other Matters
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:

- 5.25 Concerns have been raised that a 'land grab' has occurred into the wooded area surrounding the site. The plans appear to show the correct ownership boundary but any permission granted shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.
- 5.26 Concerns have been raised regarding construction noise and construction hours. In order to protect the residential amenity of neighbouring properties, in accordance with the provisions of the National Planning Policy Framework, a working hours condition would be included with any consent.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

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

1000 C - Site Location and Existing Block Plans (Received 28/06/2023)

70893/03/002 A - Existing Combined Plan (Received 28/06/2023)

1200 D - Proposed Block Plan (Received 28/06/2023)

1225 C - Proposed Floor Plans (Received 28/06/2023)

1255 D - Proposed Elevations (Received 28/06/2023)

1270 G - Proposed Section A-A (Received 28/06/2023)

RockLane_AMS_052022 - Arboricultural Report (Received 28/06/2023)

Reason

To define the terms and extent of the permission.

3. The materials to be used in the construction of the external surfaces of the two storey rear extension, first floor side extension, garage conversion, and front porch hereby permitted shall match those used in the existing building.

Reason

To ensure a satisfactory standard of external appearance of the development in the interests of visual amenity and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

4. The stonework to be used in the construction of the boundary wall hereby permitted shall match that of the existing building in type, colour, texture, size, coursing and jointing.

Reason

To ensure a satisfactory standard of external appearance of the development in the interests of visual amenity and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

5. Prior to the use or occupation of the two storey rear extension hereby permitted, and at all times thereafter, the proposed first floor windows and rooflights on the north elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

6. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, AA, B, D, E, and F), or any minor operations as specified in Part 2 (Class A), shall be carried out without the prior written consent of the Local Planning Authority.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1, PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

7. The hours of working on site during the period of construction shall be restricted to:
Monday - Friday.....7:30am - 6:00pm

Saturday.....8:00am - 1:00pm

No working shall take place on Sundays or Public Holidays.

The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

Case Officer: Oliver Phippen

Authorising Officer: Helen Ainsley