

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: 07/23

Date to Members: 17/02/2023

Member's Deadline: 23/02/2023 (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:

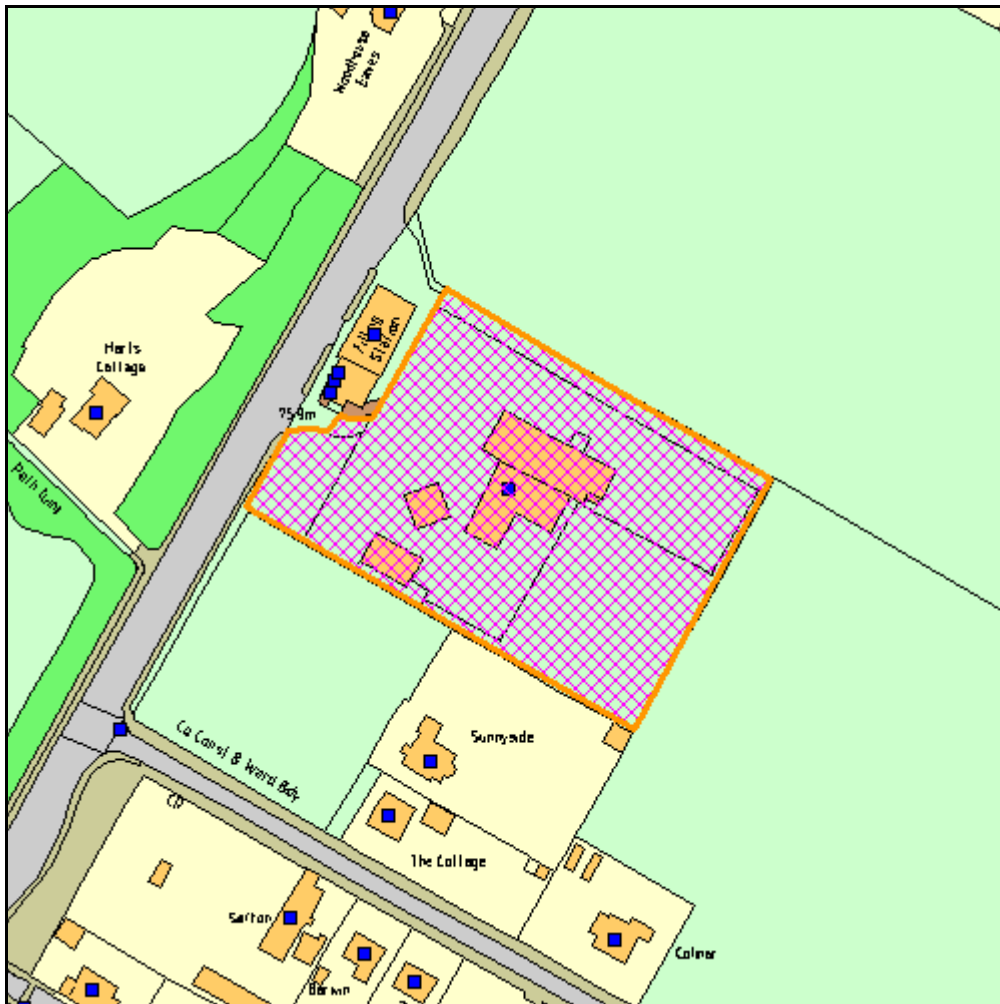
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 17 February 2023

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	P22/05908/F	Approve with Conditions	Land At Lift House, Batemans Gas Services Ltd Gloucester Road Almondsbury South Gloucestershire BS32 4HY	Severn Vale	Olveston Parish Council
2	P22/06208/RVC	Approve with Conditions	Brockmead Scout Camp Spaniorum Farm Berwick Lane Easter Compton South Gloucestershire BS35 5RX	Pilning And Severn Beach	Almondsbury Parish Council
3	P22/06337/F	Approve with Conditions	34 Bridgman Grove Filton South Gloucestershire BS34 7HR	Filton	Filton Town Council
4	P22/07014/HH	Approve with Conditions	51 Braemar Avenue Filton South Gloucestershire BS7 0TF	Filton	Filton Town Council
5	P22/07016/F	Approve with Conditions	The Annexe 56 Ryecroft Road Frampton Cotterell South Gloucestershire BS36 2HW	Frampton Cotterell	Frampton Cotterell Parish Council

CIRCULATED SCHEDULE NO. 07/23 - 17th February 2023

App No.:	P22/05908/F	Applicant:	Robert Jarrett Design Build Solutions Ltd
Site:	Land At Lift House, Batemans Gas Services Ltd Gloucester Road Almondsbury South Gloucestershire BS32 4HY	Date Reg:	20th October 2022
Proposal:	Erection of side extension to plumbers merchants building, erection of lean-to- extension to facilitate change of use of storage building to hair dressing salon (Sui Generis), alterations to site access, installation of lighting, replacement and realignment of front fencing with parking and associated works.	Parish:	Olveston Parish Council
Map Ref:	361793 185302	Ward:	Severn Vale
Application Category:	Minor	Target Date:	13th February 2023



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. P22/05908/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.

INTRODUCTION

This application appears on the circulated schedule due to comments received, contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the erection of side extension to plumbers merchants building, erection of lean-to-extension to facilitate change of use of storage building to hair dressing salon (Sui Generis), alterations to site access, installation of lighting, replacement and realignment of front fencing with parking and associated works.
- 1.2 The site consists of an existing commercial yard and associated buildings, located off the A38, Almondsbury. The site is located within the Green Belt. A petrol station exists immediately adjacent to the entrance to the site. The nearest residential properties are located to the south of the site.
- 1.3 The application proposed originally incorporated some take away units towards the front. Of note, during the course of the application, this element has been removed and no longer forms part of the application under consideration
- 1.4 External lighting plan details and light spill assessment, Ecological Impact Assessment, Tree Survey and Vehicle tracking details have also been submitted with the application.

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) 2013

CS1 High Quality Design

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage

CS34 Rural Areas

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

PSP1 Local Distinctiveness

PSP2 Landscape

PSP7 Development in the Green Belt

PSP8 Residential Amenity

PSP11 Transport Impact Management
PSP16 Parking Standards
PSP19 Wider Biodiversity
PSP28 Rural Economy
PSP38 Development within Existing Residential Curtilages, Including
Extensions and New Dwellings

Supplementary Planning Guidance
Development in the Green Belt SPD (Adopted) 2007
Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

3.1 PT14/0544/F: Change of use from General Industrial (Class B2) and Storage and Distribution Area (Class B8) to mixed use of gas engineering Business use (Class B1), and plumbers merchants (Sui generis)) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). (Retrospective). Permitted: 31 December 2014

PT14/0794/ADV: Retrospective Advertisement Consent to display 1 no. free standing non illuminated dual faced sign and 2 no. non illuminated fascia signs. Permitted: 20.05.2014

PT12/2358/CLE: Application for the Certificate of Lawfulness for an existing use as Class B2/B8 (including plant hire) and the location of chimneys at the former paint workshop. Permitted: 15.02.2013

PT04/0849/F: Change of use from general industrial (Class B2) to storage and distribution (Class B8) (as defined in the Town and Country Planning (Use Classes) Order 1987) (Resubmission of PT03/3635/F). Refused: 24 June 2004

PT03/3635/F: Change of use from General Industrial (Class B2) to Storage and Distribution (Class B8) (as defined in the Town and Country Planning (Use Classes) Order 1987). Refused: 22 December 2003

PT99/0072/CLE: Certificate of Lawfulness for an existing use of stable and paddock for storage of vehicles, plant and parts in conjunction with the hire and repair of fork lift trucks and other activities carried out on the adjoining parts of the land, edged blue on the attached plan. Permitted: 22 February 2000

P98/2765/A: Display of 1 non-illuminated sign on front elevation of building measuring 5.20 metres in length and 1.20 metres in depth. Permitted: 5 February 1999

P98/1588/A: Display of two signs, one illuminated, on front elevation of building and one nonilluminated sign on front boundary fence. Refused: 9 June 1998

P91/1670: Erection of first floor office extension. Refused: 10 July 1991

P90/1440: Erection of lean-to extension to existing building to form shelter for open topped bus (in accordance with the amended plan received by the Council on 24th May 1990). Permitted: 11 July 1990

P90/1094: Continued use of part of the building without complying with condition 2 attached to planning permission P88/3531 dated 2nd February 1989 requiring that the accommodation be used only as a boardroom and associated offices in conjunction with the existing offices on site and for no other purpose. Permitted: 10 April 1990

P88/3531: Erection of single storey extension of 100 square metres (1076 sq ft) to existing offices (in accordance with the applicants letter received by the council on the 16th January 1989). Permitted 1 February 1989

P85/1317: Erection of wall and gate approximately 2.5m (8'3") in height. Permitted: 24 April 1985

P84/2617: Construction of an all-weather-riding surface for use in connection with existing private stables. Permitted: 23 January 1985

N159/10: All weather-riding surface at the rear of "The Lift House" Gloucester Road Almondsbury. Withdrawn: 12 November 1984

P84/1730: Erection of extension to existing offices to form board room and two new offices totalling approximately 72.5 sq.m (780 sq. Ft.).In accordance with the amended plans received by the council on 5th July 1984). Refused: 17 October 1984

N327/ADV: Display of internally illuminated sign approximately 1.4m. x 1.2m. (4ft. 6ins. x 4ft.) with the top of the sign 6.1m. (20ft.) above ground level to read Toyota forklift and motif in red and black on a white background. Refused: 10 February 1983

N327/2/ADV: Display of a non-illuminated sign 1.83m. x 1.38m. (4ft. x 4ft. 6ins.) to read Toyota Forklift and motif in red and black on a white background. Refused: 20 October 1983

N159/8: Erection of a building 4500 sq.ft. in floor area for the storage of fork lift trucks together with landscaping the site. Refused: 22 April 1982

N159/7: Erection of a building 228 sq.m. (2534 sq.ft.) in floor area for the storage of used fork lift trucks, together with a landscaping scheme. Refused: 20 June 1980

N159/6: Extension to existing car repair shop to form car/ fork-lift repair shop (outline). Refused: 21 June 1979

N159/5: Use of land for overnight parking of refrigerated vehicles. Refused: 26 April 1979

N159/3: Erection of private stables. Permitted: 12 January 1978

N159/2: Installation of new underground petrol and diesel tanks with replacement pump island. Permitted: 15 December 1977

N159/1: Change of use of premises from cold store to depot for plant repair and maintenance. Refused: 16 September 1976

4. CONSULTATION RESPONSES

4.1 Olveston Parish Council
No comments received

Almondsbury Parish Council
No comments. Not in the Almondsbury Parish area.

4.2 Other Consultees

Landscape Officer
No objections in principle

Tree Officer
No objections in principle

Lead Local Flood Authority
No objections

Ecology
An ecological impact assessment was provided with the application. Additional bat roosting information was initially required. This has been provided and the detail considered acceptable. Additional bird roosting information and hedgehog mitigation is suggested and conditions recommended to secure additional management and mitigation in accordance with the EIA.

Archaeology
A Roman road runs alongside this property and so there is the potential for Roman archaeology to be found at this property. Due to the scale of the proposed works and the potential for Roman archaeology, I recommend that an HC11 condition for a programme of archaeological work be applied to any consent granted in order that a watching brief be undertaken.

Lighting Engineer
No objections in principle, details on height of lights sought

Other Representations

4.3 Local Residents
5 letters of objection have been received, raising the following points:

-increased amount of traffic entering and leaving this site in recent years due to the plumbers merchants selling to the trade and 45 shipping containers let to individual tradesmen.

- The access to the A38 is within a few yards of the exit of the busy Almondsbury Filling station and residential properties on the other side of the road, also Woodhouse Avenue is close by.
 - What with the two islands in the middle of the road it is simply not practical to develop this site any further.
 - Large articulated lorries very often pull up on the pavement so they don't stop the traffic due to the islands in the middle of the road, to buy fast food in the filling station opposite causing a hazard for pedestrians and road users.
 - This site is not suitable for fast food vans to operate from causing further lorries to pull up on the A38 and increased traffic entering and leaving the site.
 - it has become difficult to get out of our road due to traffic joining from the filling station and plumbers merchants.
 - There have been several planning applications for this site over the years and this latest one feels like the thin end of the wedge, if this is permitted where will it end and what will come next?
 - Converting green field land to hard standing for storage in the green belt. -The hard standing to the side and behind of the warehouse extended further and further over the years and on the new plans it is proposed to remove the trees and further extend the hard standing for storage containers and access.
 - Inadequate surface water drainage There is very little surface water drainage on this site and as mentioned before the hard standing has been extended and plans to extend it even further with no thought about drainage.
 - The existing warehouse roof and the storage containers also have a large surface area and is not clear where the run off goes apart from flooding the agricultural land along side.
 - This site needs a full surface water drainage survey and new gulleys added as required. Also it is not clear whether the storm water passes under the A38 or enters the Road drainage system.
 - All these points need looking into before any further development is considered
 - Concern over impacts associated with take away element of proposal (hours of operation, noise odour, additional traffic etc.)
 - Concern over future use of salon which could change, particularly if unsuccessful as a salon.
- Concerns over accuracy description of proposals

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

As per the previous considerations for the site and following the granting of planning permission in 2014 (Application ref. PT14/0544/F), the lawful use of the site and buildings within it is a mixture of Sui Generis and commercial use classes.

- 5.2 It is therefore clear that the application site is used for commercial purposes. However the site is not designated as a safeguarded area for economic development under policy CS12 of the Core Strategy. The site is also not located within the urban area or within a defined settlement boundary. As such when considering the acceptability of the works in principle, the starting point is policy PSP28 of Policies, Sites and Places Plan. PSP28 relates to the rural economy, and outlines that proposals for business development outside the

urban areas and settlement boundaries will be acceptable in the case of the intensification, extension or alteration of existing businesses located within the rural area, where:

- a) The development is located within the curtilage of the site; and
- b) The development is reasonably necessary for the purposes of the business use and is clearly for that purpose; and
- c) The volume and nature of any goods sold would not have a significant adverse effect on shopping facilities available in nearby settlements; and
- d) The proposal(s) is of a scale which is consistent with its rural location.

5.3 It is considered that the proposal would meet these requirements. In terms of clauses (a), (c) and (d), the development proposal is located within the curtilage of the site, the proposal would not negatively impact shopping facilities in the area, and the scale of the works are considered to be consistent with the rural location of the site. In terms of clause (b), it is acknowledged that the proposed structure would provide additional storage space, and the other proposed works would improve access, lighting and security. It is considered that the development proposal would broadly accord with the principles of policy PSP28.

5.2 Green Belt

The site is situated within the Green Belt, and therefore any development must accord with the principles of Green Belt policy in order to be acceptable. Green Belt Policies CS5 and CS34 of the Core Strategy and policy PSP7 of the Policies, Sites and Places Plan support the protection of the Green Belt from inappropriate development. The NPPF also attaches great importance to the Green Belt – with development in the Green Belt generally being considered inappropriate. However, there are limited categories of development within the Green Belt that are not considered to be inappropriate.

5.3 In this respect the proposals were reviewed within the context of one of the exception categories, being the extension of a building provided that it does not result in a disproportionate addition over and above the original size of the building, as is set out in Paragraph 145 of the NPPF. A disproportionate test (outlined in Policy PSP7 of the Policies, Sites and Places Plan and the South Gloucestershire Supplementary Planning Document: Development in the Green Belt (Adopted) 2007) was used as a means of assessing whether or not an addition to a dwelling can be considered proportionate to the original dwelling. Generally, additions resulting in a volume increase of less than 30% above the volume of the original building are likely to be considered acceptable. Those resulting in a volume increase of 30%-50% are to be carefully assessed against further criteria. Those resulting in a volume increase of more than 50% are likely to be considered in excess of any reasonable definition of 'limited extension'; and therefore may be disproportionate in nature. It has also been outlined that there are other buildings on-site, and some limited ad-hoc additions appear to have been permitted in the planning history. The proposed extension would represent less than 30% increase to the volume of the buildings.

- 5.4 It is considered that the overall scale, form and positioning of the extension would allow for it to appear as a proportionate addition to the main building. To add to this, the extension would hold a fairly unobtrusive position to the side of the main building. As such, it is not considered that its erection would result in the significant loss of openness. Overall, it is considered that the proposal would represent a proportionate addition to the main building, and the proposal would therefore be an appropriate form of development in the Green Belt.
- 5.5 In terms of the other proposed works, it is noted that the proposed fence would consist of a mesh security fence. It is not considered that the proposed fence would have a significantly greater impact on openness than the existing timber fence, and the fence appears to be see-through. It is also unlikely that any of the other proposed internal and boundary works would have a direct impact on openness.
- 5.6 The proposals incorporate a beauty salon/hairdressers within the site. A combined use such as this is likely to be sui generis, although this may be somewhat dependent upon the extent of the uses. This would involve the reuse of an existing building within the site. The NPPF states that the reuse of buildings provided that they are of permanent and substantial construction is not inappropriate within the Green Belt, provided they preserve its openness and do not conflict with the purposes of including land within it. On the basis that the building appears to be of permanent construction it is considered that its re-use meets these Green Belt requirements and the use of the building within the commercial site would not impact upon existing openness.
- 5.7 The additional storage proposed appears to be within the wider red line planning unit previously established and as per the planning history above. The proposals remain within the planning unit but adds further containers. These additional containers would involve the removal of some conifers, which are internal to facilitate the additional containers. The line of conifers appears to have been identified as the internal boundary for the storage use approved. Whilst the conifers are sought to be removed, it appears on the face of it that the line of the proposed storage area remains within this boundary subject to previous applications and permissions, when comparing previous plans with those submitted as part of this application.
- 5.8 This does not impact the external boundary treatments or screening around the site and does not appear to affect the extent of the paddock, to a material degree which also appear within the site boundary although appears previously undeveloped. On this basis the status of the site is unlikely to be changed or have any additional material impact upon the openness of the Green Belt and can be considered appropriate within it.
- 5.9 Design and Visual Amenity and Landscape
Policy CS1 of the Core Strategy seeks to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context. Policy CS1 is fully compliant with design guidance in the NPPF. Policy PSP2 of the

Policies, Sites and Places Plan outlines that development proposals should seek to conserve and where appropriate enhance the quality, amenity, distinctiveness and special character of the landscape.

- 5.10 The site lies in open countryside within the Green Belt, off the NE side of the A38 Gloucester Road, with residential properties to its south and west. 1.3 The site extends to some 0.55ha and lies partly behind the BP petrol filling station, with its access off the A38 lying between this and a small, grassed space lying further south along the road frontage. The centre of the site takes in various single and 2 storey buildings and car parking/turning areas, behind which to the east lies a paddock and storage container area. Planting extends around the N, E and S site boundaries including a mix of native and conifer trees.
- 5.11 The plumbers' merchants building will be extended to its north, and new car parking laid out behind the petrol filling station. A 1.8m high metal security fencing (blue paint finish) will replace the existing dilapidated frontage fencing with new entrance gates introduced.
- 5.12 The proposals would be largely screened from public areas by the petrol station located to the west of the site. Views from the north, west and south would also be largely obscured by existing boundary treatments. The overall scale and design of the extension is considered to be appropriate, and the additional changes discussed above, within the site, and acceptable in scale, and overall, it is not considered that the proposals would not cause any significant harm to the character and appearance of the surrounding area or immediate landscape.
- 5.13 The existing petrol filling station and site buildings are prominent in views from the A38, and the proposed development will be seen in this context. Conditions are recommended to secure visual mitigation.
- 5.14 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. Of material consideration is the sites existing use.
- 5.15 Given the existing sites, the location of the proposals within it, boundary treatments and degree of separation between the proposals and any nearby residential properties, it is not considered that the structures erection would have any impact on residential amenity. The re-use of an existing building within the site, as a salon, would also not be considered to have a material impact. It is also not considered that the fencing would have any material impact. Given therefore the nature of the existing site in context with the scale and nature of the proposals it is not considered that they would give rise to additional material amenity impact.

- 5.16 Steps are taken to limit any impact, and that the lighting will be of a specific height, location and direction height. Limited height (max 3m) lighting standards are proposed in locations identified on the site plans. These will be shrouded such that the light distribution is focused on the key areas and the lamp heads will be orientated to avoid direct, front facing illuminations.
- 5.17 Transport
Although the site is in the open countryside it is linked to nearby bus services by footways alongside the A38 and there is a central island crossing to aid access to the northbound stop. The existing vehicle access is suitable for the proposed changes. There is no specific parking standard for commercial use, however looking at the modest size of the proposed changes the number of spaces proposed is sufficient. Cycle parking will be required in accordance with Policy PSP16 which also includes dimensions for car parking spaces. The nature of the use of the site would be relatively transient and in this respect it is not considered that conditions requiring the additional of electric vehicle charging are justified or necessary in this instance.
- 5.18 Alterations have been made to improve the visibility between vehicles entering and leaving the site. Vehicle swept paths have been submitted to demonstrate the sufficiency of the service areas and these show that large HGV's can access and turn within the site. The formalisation of exiting areas and additional parking spaces provided to the southwest corner will be sufficient to meet the demand generated by the site. Conditions are recommended for additional mitigation measures such as cycle parking and pedestrian access within the site.
- 5.19 Drainage
Drainage will be to sustainable drainage systems. Roof run off will be taken to a designated SUDS soakaway, that will be formed within the front yard area. Land Drainage is provided in various locations across the site, as shown on the existing site plan. Additional land drainage will be provided, as part of the extension works, to improve the control of surface water run-off. There are no objection to the proposals on drainage grounds from the Lead Local Flood Authority.
- 5.20 Ecology
A has been undertaken. Further clarification regarding potential bat roosts and the necessity for additional surveys has also been provide and considered acceptable. Conditions are recommended to secure identified mitigation requirements.
- 5.21 Trees
In principal there are no objections to the proposal. There are existing trees which will require assessment and protection therefore an Arboricultural report in accordance with BS:5837:2012 is required.
- 5.22 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty

came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above this planning application is considered to have a neutral impact on equality as it would not positively or negatively impact upon protected characteristics.

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 granted, subject to the conditions recommended.

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:
Location Plan (Loc Rev A), Existing Site Plan (Ext 001 Rev A), Existing Floor Plan (Ext 002), Existing Roof Plan (Ext 003 Rev A), Existing Plans and Elevations (Ext 004 Rev A), Existing Plans and Elevations (Plumbers Merchants) (Ext 005), Proposed Floor Plans (Plumbers Merchant) (GA 002 Rev B), Proposed Roof Plan (GA 003 Rev B), Proposed Elevations (Plumbers Merchant) (GA 004 Rev A), Proposed Salon (GA 005), Security Fence Elevations (GA 006), received by the Council on the 20th October 2022, Revised Site Plan (GA 001.1 Rev D), received by the Council on the 19th December 2022, and Updated Ecological Impact Assessment, received by the Council on the 6th January 2023.

Reason

To define the terms and extent of the permission.

3. Prior to the commencement of any building works or fencing within the root protection zones of peripheral trees on the boundary of the site an Arboricultural report in accordance with BS:5837:2012 shall be submitted to the Local Planning Authority for written approval. The details, findings and measures of the report shall thereafter be implemented in full during the course of the development.

Reason

In the interests of the protection of the trees and to protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

4. Prior to construction works hereby approved a detailed landscape plan specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting together with details of all proposed boundary and hard landscape surface treatments, shall be submitted to the Local Planning Authority for written approval. Such approved scheme shall thereafter be implemented in accordance with the approved details in the first season following completion of construction works and thereafter retained.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

5. The development shall proceed in strict accordance with the Mitigation Measures provided in the Ecological Impact Assessment (ECOSA, January 2023).

Reason

In the interests of ecology and in accordance with PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

6. Prior to commencement of any building works approved, a plan detailing the location and specifications of ecological enhancements detailed within Ecological Impact Assessment (ECOSA, January 2023), as well as additional measures and requirements nesting bird and hedgehog mitigation shall be submitted to the Local Planning Authority for written approval. This includes, but not limited to bat and bird boxes. Such approved details shall thereafter be implemented prior to the use of the extension area, and thereafter retained.

Reason

In the interests of the ecology of the site and in accordance with PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017

7. Prior to the use of the salon hereby permitted, two covered cycle stands 1m apart accommodating two cycles each should be provided and thereafter retained.

Reason

To encourage means of transportation other than the private car, to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

8. The development shall not be brought into use until the access, manoeuvring and parking areas have been completed in accordance with the submitted details and shall thereafter be retained.

Reason

In the interests of highway safety and to accord with PSP11 and PSP16 of the South Gloucestershire Policies Sites and Places Plan.

9. The use of the site hereby approved shall not commence until details of a pedestrian footpath at least 1.5m wide leading into the site from the existing footway to the south west of the site have been submitted and approved in writing by the Local Planning Authority. The approved details shall be completed before the development is brought into use and thereafter retained.

Reason

In the interests of highway safety and to accord with PSP11 and PSP16 of the South Gloucestershire Policies Sites and Places Plan.

10. No deliveries shall be taken at or despatched from the site outside the hours of 07.00 and 19.00; nor at any time on Sundays, Bank or Public Holidays.

Reason

In the interests of the amenity of the area and in accordance with PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

11. No external lighting shall be installed other than in accordance with the approved plans.

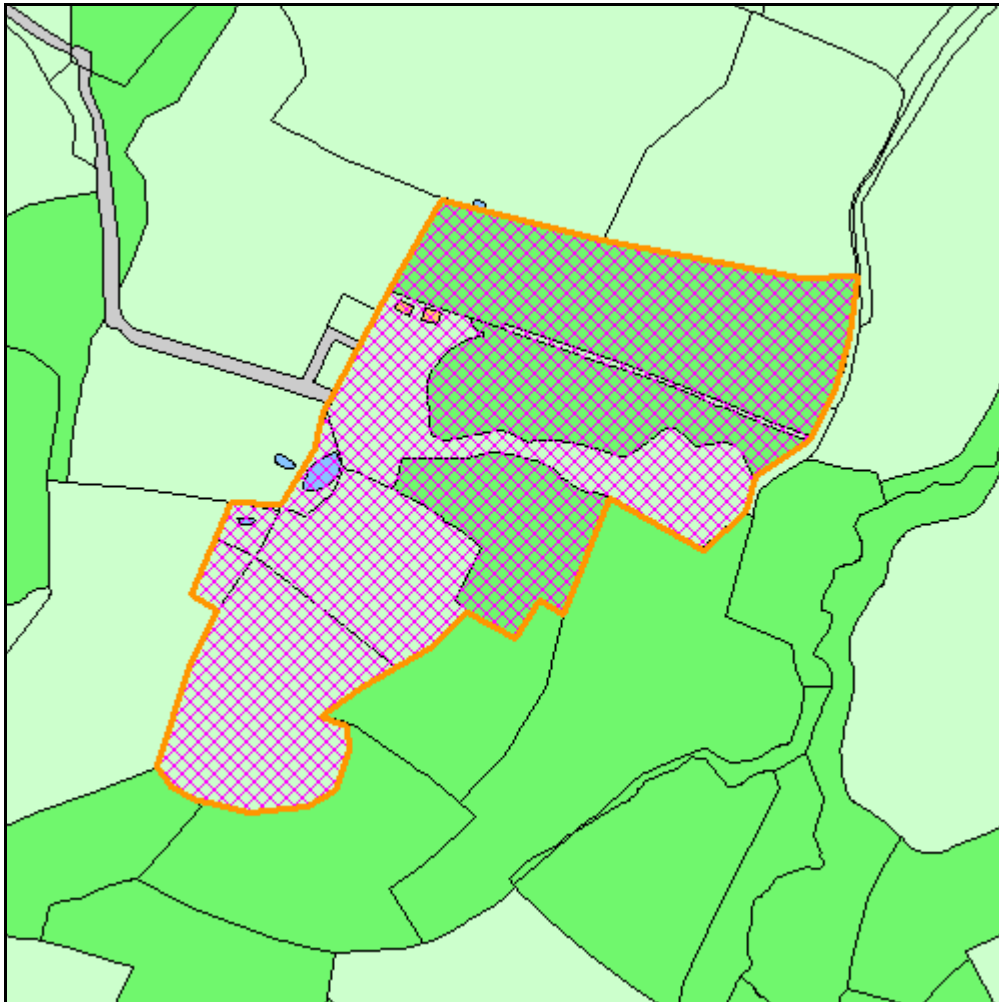
Reason

In the interests of the amenity of the area and in accordance with PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

Case Officer: Simon Ford
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 07/23 - 17th February 2023

App No.:	P22/06208/RVC	Applicant:	Spaniorum Farm Trust
Site:	Brockmead Scout Camp Spaniorum Farm Berwick Lane Easter Compton South Gloucestershire BS35 5RX	Date Reg:	2nd November 2022
Proposal:	Variation of condition no. 2 attached to planning permission PT08/0757/F to now read The use of the land, buildings and associated facilities hereby permitted shall not be used by any private, commercial or voluntary group or persons other than those organisations or persons directly associated or affiliated to The Scout and Guide Association, St Johns Ambulance Cadets, The Boys Brigade, The Girls Brigade, The Church Lads and Church Girls Brigade, National Association of Boys and Girls Clubs, UK Youth, South Gloucestershire Fostering Service, Duke of Edinburgh Awards, and other youth organisations up to the age of 25 with adult supervision.	Parish:	Almondsbury Parish Council
Map Ref:	356102 181793	Ward:	Pilning And Severn Beach
Application Category:	Major	Target Date:	27th February 2023



© South Gloucestershire Council 2007. all rights reserved.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
100023410, 2008. **N.T.S.** **P22/06208/RVC**

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 APPEARING ON THE CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure due to the receipt of objections from Almondsbury Parish Council and more than 30no. local residents, which are contrary to the Officer recommendation below.

1. THE PROPOSAL

- 1.1 This application seeks a variation of condition 2 attached to planning permission PT08/0757/F. The intention of the condition is to expand the groups who are permitted to use the site.
- 1.2 Application PT08/0757/F was for the demolition of storage building to facilitate the erection of new building to provide toilets, storage area and emergency sleeping accommodation, the construction of disabled ramp, decking with pillars, new access track and associated works.
- 1.3 The proposal is located on Spaniorum Hill to the west of Easter Compton, in open countryside within the Bath and Bristol Green Belt and forms part of the Spaniorum Hill Site of Nature Conservation Interest (SNCI).

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
CS2	Green Infrastructure
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of development
CS9	Managing the Environment and Heritage
CS23	Community Infrastructure and Cultural Activity
CS34	Rural Areas

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

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

PSP17	Heritage Assets and the Historic Environment
PSP18	Statutory Wildlife Sites: European Sites and Sites of Special Scientific Interest
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP44	Open Space, Sport and Recreation

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT08/0757/F - Demolition of storage building to facilitate the erection of new building to provide toilets, storage area and emergency sleeping accommodation. Construction of disabled ramp, decking with pillars, new access track and associated works. – Approved 12.09.2008
- 3.2 PT18/5359/RVC - Variation of Condition 2 attached to PT08/0757/F to allow youth organisations other than those affiliated with the Scouts and Guides Association to use the site. – Withdrawn 01.03.2019

4. **CONSULTATION RESPONSES**

- 4.1 Almondsbury Parish Council – *“Objects strongly to this planning application. This site, and the area of Spaniorum Hill, is/was an area of Special Scientific Interest (SSSI) and as such falls / would fall under the Wildlife and Countryside Act 1981. APC would like to see the reinstatement of the SSSI status, if it transpires the status has slipped. APC are also extremely concerned, should this application be granted, about the effect it would have on wildlife, the environment, and the local area. There is also the issue of traffic and road safety, along with concerns over the increase in traffic volume on the local and surrounding roads, particularly Berwick Lane, as well as the impact this would have on the site itself.”*
- 4.2 Transport – No objection subject to conditions relating to intensity of use and Travel Plan.
- 4.3 Ecology – No comments.
- 4.4 Designing out Crime Officer – No comments.
- 4.5 Tree Officer – No objection. All groups must be aware of the TPO.

Other Representations

4.6 Local Residents

6no. objections have been received from local residents, summarised as:

- Significant deviation from original restriction
- Use would be an unrestricted cross between hostel and Air B&B
- Precursor to commercialisation of the camp
- Query as to who the income would benefit
- Could be used for stag parties

- Building only permitted as emergency refuge
- Road access uses narrow lanes
- Increase in traffic
- Dangerous entrance
- Escalation of noise
- Restrictive covenant prevents wider use
- Site has encroached onto Green Belt land
- Right of Way impacted
- Ancient Woodland at risk
- Landscape impacted by tree planting
- Negative impact on outdoor sport and recreation
- Existing enforcement issues on site
- Significant amount of vehicles already accessing site
- Organisations are not ancillary to a scouting activity

5. ANALYSIS OF PROPOSAL

Principle of Development

- 5.1 The application is a variation of condition 2 attached to planning permission PT08/0757/F. The intention of the condition is to expand the groups who are permitted to use the site.
- 5.2 Application PT08/0757/F was for the demolition of storage building to facilitate the erection of new building to provide toilets, storage area and emergency sleeping accommodation, the construction of disabled ramp, decking with pillars, new access track and associated works.
- 5.3 Condition 2 stated:

“The use of the land, buildings and associated facilities hereby permitted shall not be used by any private, commercial or voluntary group or persons other than those organisations or persons directly associated or affiliated to The Scout and Guide Association.

Reason(s):

The Site is located within the Green Belt where there are specific categories of appropriate development. This development proposal has been considered having specific regards to the recreational requirements of the Scouting Organisation and as such falls within the categories of development that is appropriate within the Green Belt. The use of the land, buildings and facilities provided by this development by any other organisation or persons would need to be considered further in respect of the appropriateness of the development within the Green Belt.”

- 5.4 The applicants are applying to vary the condition to:

“The use of the land, buildings and associated facilities hereby permitted shall not be used by any private, commercial or voluntary group or persons other than those organisations or persons directly associated or affiliated to The Scout and Guide Association, St Johns Ambulance Cadets, The Boys Brigade,

The Girls Brigade, The Church Lads' and Church Girls' Brigade, National Association of Boys and Girls Clubs, UKYouth, South Gloucestershire Fostering Service, Duke of Edinburgh Awards, and other youth organisations up to the age of 25 with adult supervision."

- 5.5 National and Local Policy as changed since the original permission was granted, however the consent has commenced. The proposed variations, and the impact of those, must be considered under the current policy position.

Green Belt

- 5.6 Paragraph 147 of the National Planning Policy Framework (the Framework) sets out that inappropriate development is, by definition, harmful to the GB and should not be approved except in very special circumstances. The Framework sets out that the construction of new buildings within the GB is inappropriate development, unless the development falls within one of a number of stated exceptions, such as the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

- 5.7 The use of the site and buildings by youth organisations would still be for the purposes of outdoor recreation.

- 5.8 The impact on openness, as assessed under application PT08/0757/F was:

"The scale, design and size of the proposed buildings are very similar to changing facilities or a small club house building, and as such it is not considered that these buildings would themselves compromise the openness of the Green Belt in this instance."

No alterations to the buildings are proposed, and as such it is reasonable to make the same assessment.

- 5.9 A significant part of the original justification was based on the proposals being essential facilities, providing toilet and emergency sleeping accommodation to be provided alongside the camping carried out under Permitted Development Rights. Policy no longer requires the facilities to be "essential", but only "appropriate".
- 5.10 As assessed above, the facilities as granted are considered to be appropriate development for outdoor recreation, and the proposed variation would not change this assessment. As such, the proposals are considered to represent appropriate development within the Green Belt.

Transport and highways

- 5.11 The proposal utilises a single vehicle width private access road from Spaniorum Farm. The proposed track climbs the steep slope associated with Spaniorum Hill in a south-easterly direction, crosses the ridge on Spaniorum Hill, turning in an Easterly direction before terminating in the west of the site,

just south of the existing woodland. A gate has been installed at the termination of the road, and post and wire fencing enclose the road along its proposed length. Access gates have been provided within the fence where the existing public right of way (PROW) crosses the site. This is all in line with the original consent.

- 5.12 The land is typically used by around 30 scouts when it is in use, around 120 days per annum. There are occasions where the site could be used by around 120 scouts, i.e. for district competitions, which is normally 3-4 times per year. No restrictions were applied to the original permission in terms of numbers of people on site or traffic movements, and as such this must be considered to be the sites lawful, typical use.
- 5.13 The proposal to vary the condition would increase the use of the site by around 40 days per annum, to a total of 160. The applicant has accepted a condition to restrict the use of the site to other organisations to days where it is not being used by the scouts, so although traffic movements would increase over the year, the daily movements would remain the same as the capacity of the site is controlled by its size. The site could also be used more intensively by scout groups, with no further consent required.
- 5.14 The Transport team have stated that if this were a new application for the access and buildings, then it's likely that revised visibility splays would be required. Given the extant use and access, and the increase in days of use but not daily increases in vehicle movements, it is not considered that this would be reasonable or necessary to impose.
- 5.15 Given the rural nature of the site, it is considered that a Travel Plan Statement be conditions, to promote sustainable travel including the use of minibuses and car sharing, and measures to control parking so that it only takes place within the existing car park.

Ecology

- 5.16 The site is located within the Spaniorum Hill Site of Nature Conservation Interest (not SSSI as raised by the Parish Council). An ecological management plan was submitted with the original application that required a five year period of intensive management and review that was considered to mitigate against the development proposal. This was carried out in full.
- 5.17 The use of the site outside of the groups originally allowed is not considered to have any further impact upon ecology, and no ecological objection has been raised.

Residential amenity

- 5.18 The site itself is relatively isolated, being around 400m as the crow flies from the nearest residential property. As noted, although the access will be used more frequently over the year, daily movements will not increase and there is nothing preventing the existing site being used more intensively by scout users.

As such, the proposal is not considered to cause significant harm to residential amenity.

Trees

- 5.19 The Tree Officer has raised no objection, but has raised that users of the site must be aware of the Tree Preservation Order and its implications. An advice note will be applied to this effect.

Other matters

- 5.19 Concerns have been raised in relation to unauthorised development at the site. Whilst this is noted, this application does not consider or authorise any development outside of that permitted under PT08/0757/F.
- 5.20 Concerns have also been raised in regards to the open nature of the condition. The wording of “Youth Organisations” restricts the use of the site to organisations that operate similar to the existing use by Scouts, and uses by other groups would be outside of the consent given.
- 5.21 The LPA notes that there is a restrictive covenant on site that may prevent the proposed use. This is a civil matter that must be resolved between parties, and not a planning matter. The granting of a consent does not override any civil or legal responsibilities.
- 5.22 As a S73 application supersedes any original consent, it is standard practice to carry over any relevant conditions from the original consent. In this case, other than a condition restricting fencing on site, the conditions related to the construction phase of the development, or were time bound and have now expired. They are therefore no longer relevant, and will not be carried over.

Consideration of likely impact on Equalities

- 5.22 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. 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 It is recommended that planning permission is GRANTED.

CONDITIONS

1. The use of the land, buildings and associated facilities hereby permitted shall not be used by any private, commercial or voluntary group or persons other than those organisations or persons directly associated or affiliated to The Scout and Guide Association, St Johns Ambulance Cadets, The Boys Brigade, The Girls Brigade, The Church Lads' and Church Girls' Brigade, National Association of Boys and Girls Clubs, UKYouth, South Gloucestershire Fostering Service, Duke of Edinburgh Awards, and other youth organisations up to the age of 25 with adult supervision.

Reason:

The proposal has been considered in line with the uses proposed, and further intensification of use would require further consideration against the Development Plan.

2. Details of all new fencing shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the agreed details and shall be retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the character and appearance of the area to accord with Policies CS1, CS2, CS9 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013 and PSP1, PSP2, PSP3 and PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

3. On days when the site is in use by those directly associated or affiliated with The Scout and Guide Association, the site shall not be used or accessed by those associated with any other youth organisation.

Reason:

To minimise the impact on the surrounding highway network in the interest of highway safety and to accord with PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

4. Prior to the commencement of use of the site (other than by use by those directly associated or affiliated with The Scout and Guide Association) a Travel Plan Statement shall be submitted to and approved in writing by the Local Planning Authority.

The Travel Plan Statement shall include the following:

Measures to promote sustainable travel including the use of mini buses and car sharing.

Measures to control parking so that it only takes place within the existing car park.

The recommendations within the Travel Plan shall be implemented prior to the commencement of use of the site (other than by use by those directly associated or affiliated with The Scout and Guide Association), and be retained in perpetuity.

Reason:

To reduce the impact on the surrounding highway network and to promote sustainable travel and to accord with policies PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and CS8 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013.

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

31 Oct 2022		SITE PLAN
13 Mar 2008	2251/10	FLOOR PLAN & ELEVATION

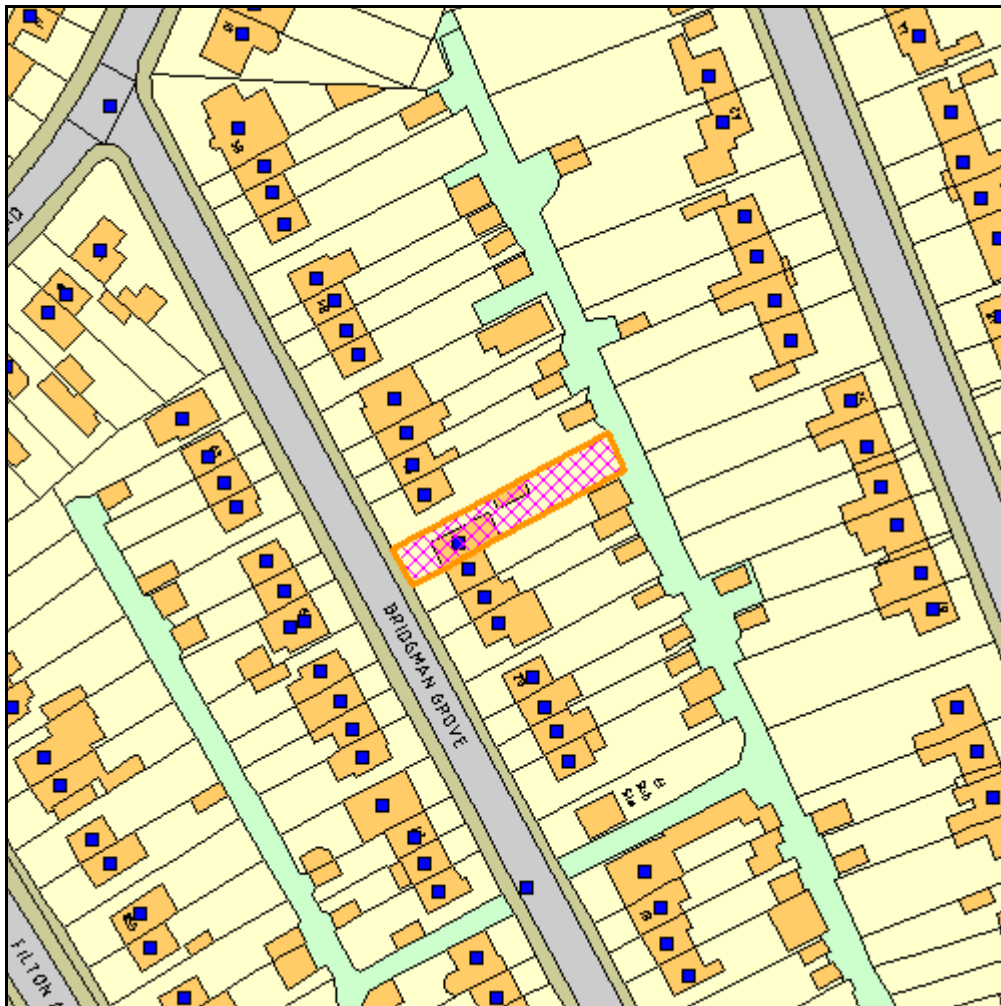
Reason:

To define the terms and extent of the permission.

Case Officer: Rae Mepham
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 07/23 - 17th February 2023

App No.:	P22/06337/F	Applicant:	Mr Shaun Davis
Site:	34 Bridgman Grove Filton South Gloucestershire BS34 7HR	Date Reg:	7th November 2022
Proposal:	Change of use from a dwellinghouse (Class C3) to a small house in multiple occupation for 3-6 people (Class C4) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with works also including the erection of a single storey side extension and alteration to access with installation of permeable parking area to front elevation.	Parish:	Filton Town Council
Map Ref:	360964 179408	Ward:	Filton
Application Category:	Minor	Target Date:	24th February 2014



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **P22/06337/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 APPEARANCE ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following the receipt of 4 objection comments raised by local residents, contrary to the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the change of use from a dwellinghouse (Class C3) to a small house in multiple occupation for 3-6 people (Class C4) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with works also including the erection of a single storey side extension and alteration to access with installation of permeable parking area to front elevation at 34 Bridgman Grove, Filton.
- 1.2 The applicant site comprises a modest plot with the host property itself forming a two-storey, end-of-terrace dwelling. The dwellinghouse displays typical characteristics of the area and benefits from off street parking as well as rear amenity space. Lastly, it is recognised on-site development is not limited by any local development plan policies.
- 1.3 *Procedural Matters* – amended plans (omission of roof conversion and dormer) have been received from the applicant's agent. This has altered the description of development but not affected the scope of assessment i.e., the change of use remains the same, and as such, no further public consultation has been conducted. The case officer is satisfied this does not disadvantage the public interest.

2. POLICY CONTEXT

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

- 2.2 Development Plans

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

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
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
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Space

- 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 No relevant planning history.

4. **CONSULTATION RESPONSES**

- 4.1 Filton Town Council
 No comments received.

- 4.2 Sustainable Transport Officer
 The number of parking spaces provided on-site is not currently sufficient, although it is noted parking could be afforded to the rear of the property. An electric charging vehicle point should also be installed with details regarding cycling storage to be clarified before adding further comment.

- 4.3 Economic Development Officer
 No comment received.

- 4.4 Planning Policy Officer
 No comment received.

- 4.5 Archaeology Officer
 No comment received.

- 4.6 Councillor Bird
 The proposed development would:
- Negatively impact on sewage network.
 - Not comply with parking standards and put pressure on neighbours.
 - Have a detrimental effect upon the character of the area due to increase of paving and change to roofline.
 - Create noise disturbance.
 - Increase flood risk.

- 4.7 Councillor Boardman
 The proposed development would:
- Negatively impact on sewage network.
 - Not comply with parking standards and put pressure on neighbours.

- Have a detrimental effect upon the character of the area due to increase of paving and change to roofline.
- Create noise disturbance.
- Increase flood risk.

4.8 Local Residents

Four objection letters have been received from local residents. Key points are as follows:

- Proposed development will exacerbate the following issues as there already a number of approved HMOs conversion in the street:
 - o Access to parking.
 - o Congestion.
 - o Anti-social behaviour.
 - o Negative impact on character of area.
 - o Increase in rubbish.

4.9 [Officer Response] The above representations have been noted with the receipt of revised plans addressing concerns relating to the impact on the character of area – the dormer and gable extension have been removed. However, the concerns relating to amenity and parking are further discussed below. Lastly, comments relating to the sewage network fall outside the scope of assessment.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. This confirms the erection of a single storey side extension and alteration to access with installation of permeable parking area is acceptable in principle. However, consideration must also be given to the change of use of a dwelling from use C3 into C4 and whether this requires planning permission.

5.2 Changes of use to a small HMO do not normally require planning permission (subject to compliance with Part 3, Class L of the GPDO). For a point of reference, The Town and Country Planning (Use Classes) Order 1987 states that under Class C4, the maximum number of inhabitants for a HMO is six people (referred to as a 'small HMO'), whereas those of seven or more inhabitants fall under the Sui Generis use class (referred to as 'large HMOs'). Due to this, the applicant would not have to make any external changes – which generally require consent from the Council – for this use class to be implemented lawfully, and a such, provides a legitimate fallback position. Therefore, the principle of the change of use to a small HMO is accepted.

5.3 Design and Visual Amenity

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

- 5.4 The proposed single storey extension would project to the side (North) of the dwelling by approximately 2.7m, have a length 7.1m and a maximum height of 3.6m. The development would create an approximate 15m² internal floor space functioning to provide 2no. bedrooms. There would also be 1no. window installed on the front and rear façade, respectively, with finishing materials set to match the existing.
- 5.5 The proposed access arrangements would see the introduction of a bin store towards the front elevation along with improved permeable paving.
- 5.6 As noted above, revised plans have been received from the applicant's agent which highlight the omission of dormer and gable roof extension. This has greatly improved the overall design due to an improved reflection of the existing street characteristics as well as the development proposals now appearing as subservient additions to the host. Due to this, the schedule of works has an acceptable standard of design that complies with policy CS1.
- 5.7 Residential Amenity
As outlined above, the principle for the change of use does not require planning permission, meaning the additional scrutiny applied by the House In Multiple Occupation SPD (adopted 2021) – namely, the sandwiching effect and census output area calculations – cannot be applied in this circumstance. Notwithstanding this, policy PSP8 does state that development proposals will only be permitted provided they do not create unacceptable living conditions or result in unacceptable impacts on residential amenities. These are outlined as follows (but are not restricted to): overlooking, dominant impact, loss of light, noise disturbance, and odours or vibrations.
- 5.8 The largest concern of this development in terms of amenity is the potential to have an overbearing effect on No.36 Bridgman Grove and then the wider potential for noise disturbance. Addressing the former first, it is noted there are existing ground floor side windows at the neighbouring property (No.36), to which the side extension would be in breach of the 'window-to-wall rule'. The Householder Design SPD informs us that where a window of a primary room e.g., sitting room or kitchen, faces onto the blank elevation of another building, a separation distance of 12 meters should be maintained, thus ensuring adequate levels of light and outlook remain. Here, the revised separation distance between No.34 and No.36 would be reduced from 5.3m to 3m. Whilst this does raise concern for a loss of light and potential overbearing impact, the required distance (12 meters) is not currently maintained and indicates the side extension would not exacerbate any outstanding amenity issues between the properties.
- 5.9 Turning to the potential for noise disturbance, the change of use to small HMO means the building would function less like a traditional household on a day-to-day basis any may, therefore, be out of sync with the context of the area. Here, local residents and ward Councillors have made reference to other HMOs being approved in the street, with a search through the Council's records confirming there have been 2 conversions in close proximity to No.34 (P22/03089/F and P19/4783/F). Whilst noise disturbance concerns are recognised, both of the HMOs referenced above are at least 3 or more

households away, with one on the other side of the street, suggesting that at present, the HMOs (including the proposed) are adequately distributed as to not create noise disturbance that would warrant refusal.

5.10 Private Amenity Space

Policy PSP43 sets out minimum standards for private amenity space and states it should be functional, safe, and of sufficient size in relation to the number of occupants. Whilst this policy does not provide a standard for HMOs, it should be used as a reference point when assessing HMO applications. The policy confirms that a 1no. bed flat should have access to a minimum of 5m² external amenity space, suggesting the proposed use (maximum 6 no. beds) should supply, at minimum, 30m² of private amenity space. The submitted evidence (*Existing and Proposed Block Plans – 4091.PL.02 Rev C*) confirms that an area of over 115m² would be provided and is therefore sufficient for future occupants.

5.11 Transport

Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision for a HMO is 1 space per 2 bedrooms and should be rounded up to the nearest whole number. A HMO of the proposed use class is therefore expected to provide 3no. on-site parking spaces. The submitted evidence (*Existing and Proposed Block Plans – 4091.PL.02 Rev C*) only reveals a capacity for 2no. on-site parking spaces, suggesting concerns raised by local residents and ward Councillors, namely, an increased difficulty in access to parking, could arise as a result of the development. Notwithstanding this, the *Existing and Proposed Block Plans* also denote a dropped kerb as to improve access to the vehicular spaces, which given the length of the dropped kerb (4.3m) provides capacity for a third and final smaller vehicle. In respect to this, it is unlikely the proposal would have a detrimental impact on the street's parking capacity as to warrant refusal, although a condition should be used to secure the proposed on-site parking arrangements.

5.12 In addition to the above, policy PSP11 states development proposals that generate a demand for travel will be acceptable provided that access is appropriate, safe, convenient and attractive for all modes of travel arising to and from the site. It also outlines that access should not: contribute to serve congestion; impact on the amenities of communities surrounding access routes; or, have an unacceptable effect on highway and road safety.

5.13 Access to the proposed vehicle parking spaces would utilise an existing entry point off Bridgman Grove albeit with an enlarged dropped kerb, suggesting safe and appropriate precautions would be taken with regard to the formalisation of parking arrangements. In addition to this and given that the development would only result in a modest intensification of road use, the proposed arrangements are unlikely to result in any severe highway or transportation issues. However, as the development relates to the highway, it is recommended that any works should be carried out in accordance with the Council's standards of construction, with all details and method of construction first to be agreed by the Council's Streetcare Manager. Lastly, the development would also encourage sustainable access due to the provision of an electric charging point as well as cycle storage, thus allaying

concerns of the sustainable transport officer and no transport objections therefore raised.

5.14 Waste storage

Concerns of local residents are again noted but this time with regard to the potential increase of rubbish. Submitted evidence (*Existing and Proposed Block Plans – 4091.PL.02 Rev C*) confirms that a secure bin storage is included as part of the works, which itself is considered of sufficient size for the proposed number of occupants and therefore addresses rubbish concerns. Notwithstanding this, an appropriate condition should be applied to secure waste storage.

5.15 Consideration of likely impact on Equalities

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

5.16 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 off-street parking provisions (which must be surfaced in a bound material to prevent it being dragged onto the public highway by vehicle tyres), cycle and refuse storage, as shown on the Existing and Proposed Block Plans (4091.PL.02 Rev C) received by the Council on 9th February 2023, shall be provided prior to the first use as a 6 person HMO and retained for those purposes thereafter.

Reason

In the interest 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).

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

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. The development/works hereby permitted shall only be implemented in accordance with the following plans:

Location Plan (4091.PL.01 Rev A)

Existing and Proposed Block Plans (4091.PL.02 Rev C)

Existing Plans and Elevations (4091.PL.03 Rev C)

Proposed Plans and Elevations (4091.PL.04 Rev D)

Reason

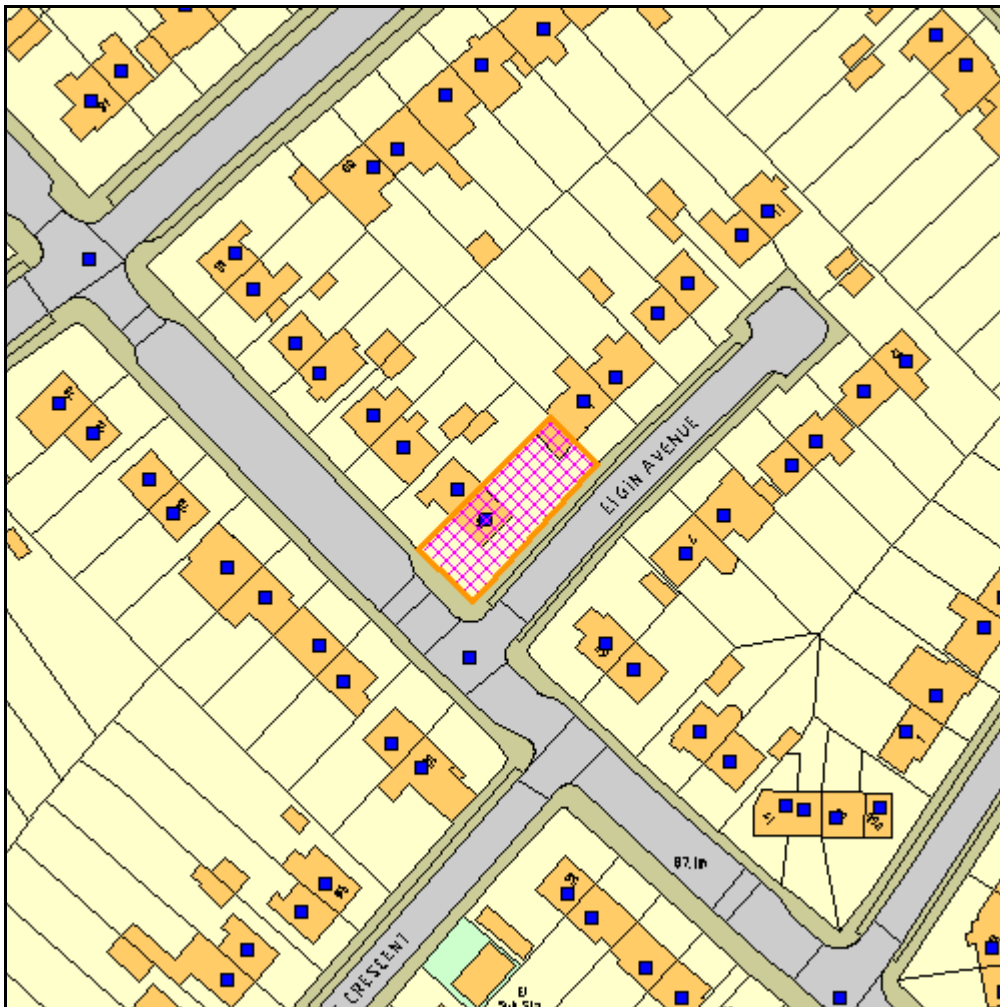
To define the extent and terms of the permission.

Case Officer: Ben France

Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 07/23 - 17th February 2023

App No.:	P22/07014/HH	Applicant:	Mr S Arnold
Site:	51 Braemar Avenue Filton South Gloucestershire BS7 0TF	Date Reg:	23rd December 2022
Proposal:	Erection of two storey side and single storey side/front extension.	Parish:	Filton Town Council
Map Ref:	359555 178443	Ward:	Filton
Application Category:	Householder	Target Date:	16th February 2023



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **P22/07014/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 Town 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 side/front extension.
- 1.2 The application site can be found at No.51 Braemar Avenue, located within the established built-up residential area of Filton and is set within a good sized plot. The dominant feature within the site is a two-storey semi-detached property with detached garage.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

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

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

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

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 **N4920.** Erection of domestic garage (in accordance with the applicant's letter received by the Council on 11th September 1978). **Approve with Conditions.** 05/10/1978.

4. **CONSULTATION RESPONSES**

- 4.1 Filton Town Council
No concerns with the structural build. Concerns of the impact on the cul-de-sac. Filton Town Council request a Highway Condition Report to be undertaken.
- 4.2 Sustainable Transport – Transportation DC
Even with the increase in bedrooms from three to four there is still parking available on site in accordance with our standards, as such there is no transportation objection to this proposal.
- 4.3 Local Residents
No comments received.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
The application site is situated within the north fringe of Bristol's urban area and is currently utilised as a C3 dwellinghouse. The proposed development would extend the area of living accommodation within the property, at the expense of section of side and front curtilage.
- 5.2 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.
- 5.3 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.
- 5.4 The proposed two-storey extension would project (approx.) 3.7 metres from the dwellings side (south-east) elevation, be set back from the properties principle façade by 0.3 metres and sit level with the properties original rear building line, measuring an overall depth of 7.1 metres. The extension would maintain the properties eaves and feature a pitched roof with hipped-end, which would be set down from the host dwellings ridgeline by around 0.1 metres.

- 5.5 A single-storey extension also forms part of the proposed scheme. The extension would project (approx.) 2 metres from the proposed two-storey side masses front elevation, matching the protrusion of the existing porch. The extension would have a simple mono-pitch roof with hipped-end, which would rise from an eaves of 2.3 metres to a ridge of 3.5 metres.
- 5.6 Various new openings would be incorporated within the design, positioned to the extensions front, rear and side elevations, including 1no. set of bi-fold doors permitting access to the garden. External finish to the extension would be render with tiled roof to match the host dwelling. All new doors and windows would be set in white uPVC casements.
- 5.7 Combined, the proposed development would facilitate with the properties internal remodelling. At ground floor, the new additions would open up the rear of the dwelling to create a large kitchen/diner space with an increased connection to the garden, as well as introduce a utility, study and downstairs WC. Whereas at first floor, the extension would create an additional bedroom with en-suite facility.
- 5.8 The scheme appears subservient to the host dwelling. This is achieved by setting back and setting down the proposed development from the existing built form. As such, maintaining the properties architectural integrity, balance of the pair and character of the area. Furthermore, the proposals have been designed to respect the existing property 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 will 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 existing dwellinghouse, nor its immediate context. As such, the proposal is deemed to comply with policies CS1 and PSP38.
- 5.9 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.
- 5.10 The proposed mass increase to the property would be situated to the south-east, with adequate separation distances between neighbouring properties given its end plot location. The key openings serving the extensions would be positioned to the front and rear elevations, as such no new line of overlooking would be created. Nevertheless, 1no. window would also be introduced to the side elevation. However, this is located at ground floor, and again as a result of separation distances and existing boundary treatment would not unreasonably harm residential amenity.

- 5.11 The impact on the level of amenity afforded to neighbouring dwellings by virtue of overbearing, loss of light, and loss of privacy is acceptable. The application therefore satisfies the requirements of PSP8 and PSP38.
- 5.12 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. Although the proposed scheme would build on existing rear garden, as well as increase the occupancy within the dwelling. The private external amenity space that would remain to serve the dwelling would continue to meet the Council's design standards (70m²) for a 4-bed property, complying with policy PSP43.
- 5.13 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 the proposed size (4-bedrooms) expected to provide 2no. off-street parking spaces. Whilst this scheme represents an increase in the total number of bedrooms, the parking requirements remain effectively unchanged. Furthermore, it is evident from the submitted drawings that the property is able to demonstrate sufficient parking through the provision of a detached garage and area of hardstanding within the front and rear curtilage. Overall, the existing parking and transportation provision for the application site is unaffected by the proposed development.
- 5.14 Other Matters
The comment received from the Town Council regarding the request for a highway report to be undertaken prior to determination due to concerns of the impact on the cul-de-sac has been acknowledged. Nevertheless, given no objection has been raised by the Transport Officer who is satisfied there is sufficient parking available on site in accordance with the Council's standards, which is further supported by the case officer, this request is not found justifiable.
- 5.15 Consideration of likely impacts on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act, the public sector equality duty came into force. Among other things, those subject to the equality duty must have due regard to: eliminate unlawful discrimination; harassment and victimisation; advance equality of opportunity; and, foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

6. CONCLUSION

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below (received 15th December 2022):

Application Form

Site Location Plan

Existing Ground Floor Plan (Z-744-D001) Rev X
Existing First Floor Plan (Z-744-D002) Rev X
Existing Elevation Plans (Z-744-D003) Rev X
Existing Section Plan (Z-744-D004) Rev X
Proposed Ground Floor Plan (Z-744-D005) Rev X
Proposed First Floor Plan (Z-744-D006) Rev X
Proposed Elevations (Z-744-D007) Rev X
Proposed Section Plan (Z-744-D008) Rev X
Proposed Block Plan (Z-744-D009) Rev X

Reason

To define the terms and extent of the permission.

3. The materials used externally in the development hereby permitted shall match those of the existing building in colour and texture.

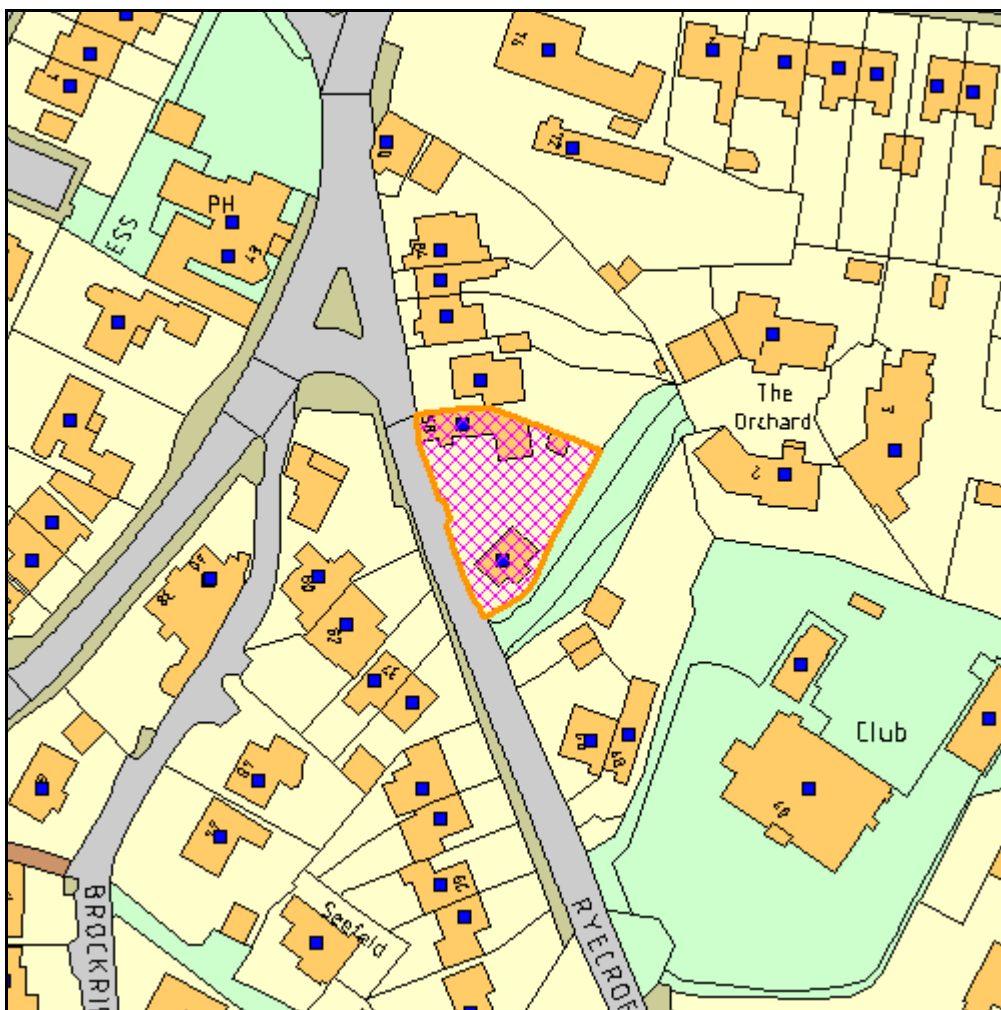
Reason

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.

Case Officer: Chloe Summerill
Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 07/23 - 17th February 2023

App No.:	P22/07016/F	Applicant:	Mr Chris Clarke
Site:	The Annexe 56 Ryecroft Road Frampton Cotterell South Gloucestershire BS36 2HW	Date Reg:	19th December 2022
Proposal:	Change of use of ancillary annexe to 1no. independent dwelling, to include formation of parking space, with associated works	Parish:	Frampton Cotterell Parish Council
Map Ref:	367095 181510	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	27th February 2023



© South Gloucestershire Council 2007. all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **P22/07016/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

The application appears on the circulated schedule because 3no. responses have been received from interested parties that are contrary to the findings of this report and officer recommendation.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the change of use of ancillary annexe to 1no. independent dwelling to include formation of parking space, with associated works.
- 1.2 The application relates to an annexe that is within the curtilage of 56 Ryecroft Road, a detached two storey dwelling within the Frampton Cotterell settlement boundary.
- 1.3 It is suggested that the annexe has been used as an independent dwelling for several years, despite being consented originally as an annexe. The site has been subject to one withdrawn (P22/02013/CLE) and one refused (P21/07044/CLE) certificate of lawfulness for existing use or development applications (CLEUD). Both sought to regularise the use by demonstrating that it has subsisted for the relevant period of time so as to become immune from enforcement action. However, both applications suffered from a lack of information to sufficiently demonstrate this, and so a full planning application is now submitted to seek to change the use formally from annexe to 1no. dwelling. The dwelling would be 1 bed.

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
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

Residential Parking Standard SPD (Adopted) December 2013

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

3. RELEVANT PLANNING HISTORY

3.1 P22/02013/CLE (withdrawn 21/09/2022):

Continued use of annexe as separate dwelling (Class C3).

3.2 P21/07044/CLE (refused 16/12/2021):

Continued use of annexe as separate dwelling (Class C3).

Refusal reason:

Having regard to the above, insufficient evidence has been submitted to prove that, on the balance of probability, The Annexe at 56 Ryecroft Road has been in separate residential use for a continuous period of 4 years prior to this submission.

3.3 P21/06796/F (withdrawn 04/04/2022):

Erection of 2.3m fence to facilitate division of planning unit.

3.4 PT04/1037/F (approved 10/05/2004):

Erection of detached garage and annex to form guest accommodation.

3.5 *Other history is available that is neither recent nor relevant.*

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

No comments have been received.

4.2 Transport

No comments.

4.3 Economic Development

No comments have been received.

4.4 Planning Policy

No comments have been received.

4.5 Local Residents

3no. responses have been received objecting to the proposed development, summarised as follows:

- Insufficient parking on Ryecroft Road
- Not enough pavement for the safety of children and the elderly
- Road is busy with traffic from other uses
- Driveway will only make matters worse
- Only reason to create parking and access would be to create a new dwelling
- Parking already exists for the existing dwelling
- Parking facilities would be dangerous
- Pedestrians already find it difficult to navigate the road
- Parking space opposite my home would complicate access to my back gate
- Removal of stone wall would be detrimental and would impact privacy
- Ryecroft Road at this point is already dangerous
- Vehicles egressing from the site may impact on pedestrians on the road
- Plans not available but there is likely to be two occupants and so two cars plus visitors
- Existing visitors to 56 already park outside our house
- Bins would need to be left on the road on collection days which would impact traffic
- Original development was granted on agreement that it would remain part of the main house. This is an attempt to create two properties.

5. ANALYSIS OF PROPOSAL

5.1 Planning permission is sought for the change of use of ancillary annexe to 1no. independent dwelling to include formation of parking space, with associated works.

Principle of Development

5.2 The site is within a designated settlement. Per CS5, development should take place within urban areas and settlements as designated by the policies map. The site is within a designated settlement and so accords with the provisions of CS5.

5.3 The development relates to the sub-division of an existing planning unit to form 2no. Dwellings, as the existing planning unit comprises one dwelling within the curtilage of which is the existing detached annexe. The most relevant policy therefore is PSP39, which covers residential conversions, sub-divisions and HMOs. PSP39 instructs that the conversion or sub-division of existing residential buildings into smaller units of self-contained residential accommodation will be acceptable, provided that they would:

- 1) *not harm the character and amenity of the area within which they are located; and*
- 2) *not prejudice the amenity of neighbours; and*
- 3) *provide adequate amenity space; and*

- 4) *provide parking in accordance with the Council's parking standards.*
- 5.4 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.
- 5.5 Further to the above, the development is acceptable in principle, subject to the below detailed consideration of design, amenity and transportation. These considerations follow the considerations as set out in PSP39 and will be assessed in turn below.
- 5.6 Design and Visual Amenity
The host building is a 1.5 storey detached outbuilding within the curtilage of 56 Ryecroft Road. The host building (annexe) is located to the South of the main dwelling, on the opposite side of the existing access, and is situated perpendicular to the road and is visible from it. No external changes are proposed to the existing building, which can be considered to be a well-designed ancillary outbuilding which takes its cues from the vernacular host dwelling, no.56.
- 5.7 The building is located in a position that lends itself well to residential conversion as it appropriately addresses the street scene, similar to no.56. The main issue to consider therefore would be the impacts from any ancillary development such as boundary treatments and the formation of a parking space. Forming the parking space would require removal of a c.3 metre section of the existing boundary wall.
- 5.8 The loss of part of the boundary wall is noted as the boundary walls are quite a strong feature on this part of Ryecroft Road. However, the loss would be limited and so is not considered sufficient to resist the development.
- 5.9 It is not clear if any boundary treatment is proposed between 56 and the newly created dwelling. On one hand an open and informal relationship could be beneficial in visual terms. However, if a boundary treatment is to be used, then it would be prudent to avoid the use of a timber close board fence, for example. Therefore, a suitably worded condition should be applied to secure details of the proposed boundary treatment (if any), should permission be granted. This should be in the form of a stone boundary wall.
- 5.10 Subject to this, the development is acceptable in terms of design. That said, it would be necessary to remove permitted development rights in the interest of the plot size, to avoid harming the character and amenity of the area by virtue of future ad-hoc additions.
- 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.

- 5.12 In terms of future occupants, the dwelling would offer a satisfactory internal layout and amount of accommodation, given the 1 bed nature of the dwelling. The bedroom would be served by roof lights which would provide sufficient light and outlook for this space. To the ground floor, the living area would benefit from excellent light and outlook to the front. It is accepted that the light and outlook provided by the rear ground floor window would be quite restricted, however this is mitigated by the front (North) facing window.
- 5.13 Amenity space for 56 would be retained at well above the PSP43 standard for a 4+ bed dwelling. The new dwelling would benefit from 40sqm to the rear/side, which is the PSP43 requirement for a 1 bed dwelling. The amenity space however would be quite constrained. That said, there would also be space towards the front of the dwelling and the case officer is mindful that being one bed only, the new dwelling would be unlikely to be occupied by a family with children, for example. In addition, the dwelling would have access to nearby high quality public open space. On balance therefore whilst there is a deficiency in the amenity space noted, it is not considered to be sufficient to justify refusal in this case.
- 5.14 In terms of amenity of occupiers, no new openings are proposed and no operational development is proposed and so there would be no issues of overbearing, loss of outlook, etc. It is noted that privacy is raised as a concern. All openings however are at sufficient distances from neighbouring properties to avoid any overlooking/intervisibility that would be unacceptable. Moreover, the relationship is an existing one which was considered acceptable when the annexe was constructed (and approved) originally.
- 5.15 Further to the above consideration, the proposed development would not prejudice the amenity of adjoining occupiers and would provide a satisfactory standard of amenity for future occupants.
- 5.16 Transportation
The site is located within a settlement boundary, and is therefore in accordance with PSP11 in terms of relationship with key services and facilities and means of transport other than the private motor car.
- 5.17 As a 1 bed dwelling, at least 1no. Parking space is required by PSP16. The presence of the internal garage is noted, however, this falls short of the dimensional requirements of PSP16. 1no. space is proposed to the front, served by a new access from Ryecroft Road. The host dwelling would retain parking for at least three vehicles (the PSP16 requirement for a 3+ bed dwelling). The parking therefore accords with PSP16 in terms of amount. It is however noted that access and parking is raised as a concern.
- 5.18 The new access would not require a new dropped kerb, however would require removal of a small 3 metre section of boundary wall. The road in question is a residential in nature and subject to a 30mph residential speed limit with good visibility in both directions. There is therefore no reason to believe that the new

access would present a highway safety issue and indeed the Council's highways officers having considered the proposals do not have any objection in that regard. It is noted that concern is raised regarding existing parking pressures on Ryecroft Road, however the development accounts for its own parking demand and so would not create any further issues in policy terms. In terms of waste, adequate space is available within the curtilage to store receptacles and on collection days it is not unusual for receptacles to be stored at the roadside for collection and given the width of the road it is not considered that this would result in any material issues in terms of safety.

- 5.19 Further to the above, there are no considered highways or parking issues that would warrant refusal. Should permission be granted, conditions should be applied to ensure the provision of the parking and access arrangements, prior to occupation of the dwelling.

Impact on Equalities

5.20 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.

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 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 the construction of any boundary treatment between the existing dwelling (56 Ryecroft Road) and the dwelling hereby approved, full details of the proposed boundary treatment* are to be submitted to the local planning authority for approval in writing. The boundary treatment shall be erected in accordance with the agreed details.

*For the avoidance of doubt, any boundary treatment shall avoid the use of timber fencing and shall comprise stone boundary walling.

Reason

In light of the visibility, this condition is required in the interests of the character of the area and ensuring a satisfactory standard of external appearance in accordance with CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

3. Prior to the occupation of the dwelling hereby approved, the parking and access arrangements as indicated on the submitted plan ((3)006, proposed site plan, as received 15th December 2022) shall be implemented and retained thereafter.

Reason

In the interests of highway safety and to ensure sufficient parking provision in accordance with PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

4. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D and E) or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out in relation to the dwellinghouse created by this consent without the prior written consent of the Local Planning Authority.

Reason

In light of the plot size this condition is necessary in the interest of ensuring that the development does not harm the character or amenities of the area in accordance with CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

5. Development shall be implemented in accordance with the following plans:

(3)003 - existing block plan

(3)002 - ground floor plan - existing
(3)005 - proposed block plan
(3)004 - proposed ground floor plan
(3)006 - proposed site plan
(3)001 - the location and block plan
As received 15th December 2022

(3)007 - existing and proposed plans and elevations (no change)
As received 2nd February 2023

Reason

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

Case Officer: Alex Hemming
Authorising Officer: Suzanne D'Arcy