

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: 04/23

Date to Members: 27/01/2023

Member's Deadline: 02/02/2023 (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

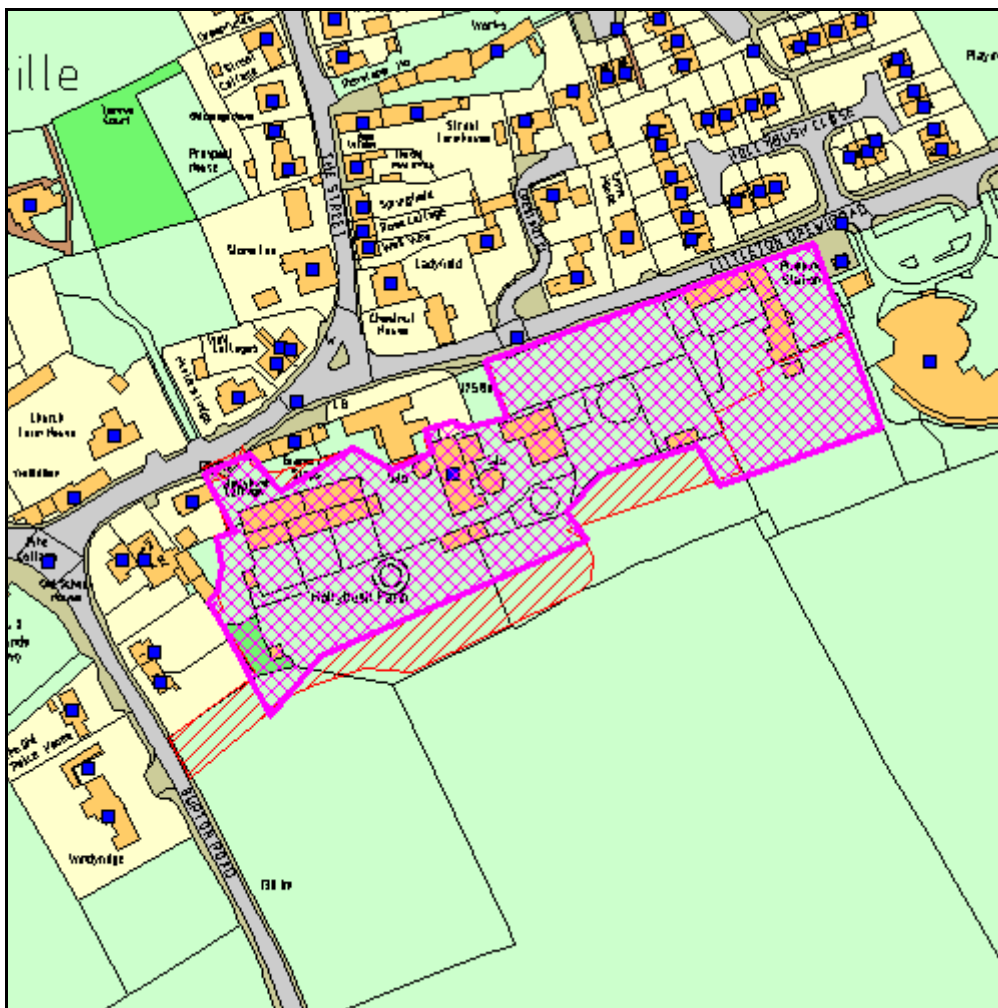
CIRCULATED SCHEDULE 27 January 2023

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/15336/LB	Approve with Conditions	Hollybush Farm Acton Turville Badminton South Gloucestershire GL9 1HJ	Chipping Sodbury And Cotswold Edge	Acton Turville Parish Council
2	P22/03665/F	Approve with Conditions	798 Filton Avenue Filton South Gloucestershire BS34 7HB	Filton	Filton Town Council
3	P22/05463/RVC	Approve with Conditions	Park Farm Butt Lane Thornbury South Gloucestershire BS35 1RA	Thornbury	Thornbury Town Council
4	P22/06095/HH	Approve with Conditions	160 Watleys End Road Winterbourne South Gloucestershire BS36 1QH	Winterbourne	Winterbourne Parish Council
5	P22/06503/HH	Refusal	The Beeches Old Gloucester Road Alveston South Gloucestershire BS35 3LQ	Severn Vale	Alveston Parish Council
6	P22/06640/F	Approve with Conditions	9 Dial Lane Downend South Gloucestershire BS16 5UH	Frenchay And Downend	Downend And Bromley Heath Parish Council
7	P22/06752/HH	Approve with Conditions	18 Homestead Gardens Frenchay South Gloucestershire BS16 1PH	Frenchay And Downend	Winterbourne Parish Council
8	P22/06896/HH	Approve with Conditions	Park House 25 Park Row Frampton Cotterell South Gloucestershire BS36 2BS	Frampton Cotterell	Frampton Cotterell Parish Council

CIRCULATED SCHEDULE NO. 04/23 -27th January 2023

App No.:	P19/15336/LB	Applicant:	The Badminton Estate
Site:	Hollybush Farm Acton Turville Badminton South Gloucestershire GL9 1HJ	Date Reg:	3rd December 2019
Proposal:	Demolition of small outbuilding. Internal and external alterations to include the erection of single storey side extension to 'short barn', installation of new windows and doors facilitate conversion of 3 no. barns to 7 no. dwellings.	Parish:	Acton Turville Parish Council
Map Ref:	381012 180775	Ward:	Chipping Sodbury And Cotswold Edge
Application Category:	Minor	Target Date:	27th January 2020



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100023410, 2008.

N.T.S.

P19/15336/LB

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.

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

Under the current scheme of delegation, this application is required to be taken forward under the Circulated Schedule procedure. The reasons for this are as follows: a representation has been made by the parish council, which is contrary to the findings of this report; and, the application has been subject to representations from local residents which are contrary to the findings of this report, with three or more representations made.

1. THE PROPOSAL

- 1.1 The application seeks listed building consent for the conversion of 3no. barns to create 7no. residential units at Hollybush Farm, Acton Turville. The works also include the demolition of an existing outbuilding, and the erection of a single storey side extension to 1no. existing barn.
- 1.2 The works for which consent is sought form part of proposals for the wider redevelopment of the Hollybush Farm site, to provide a total of 17no. new residential units. A total of 9no. units would be formed from the conversion of 4no. existing buildings, with 8no. new build units proposed. An application seeking full planning permission for the full redevelopment of the site has also been submitted to the Local Planning Authority.
- 1.3 Whilst no works to the building are proposed, the main farmhouse at Hollybush Farm (Hollybush Farmhouse) is Grade II listed. The threshing barn directly to the south-east of the farmhouse is also Grade II listed. By way of their date and their historic functional and associative connection with the Grade II Hollybush Farmhouse, the barn to the west and the “short barn” to the south are considered to be curtilage listed, and thus the law provides that they are to be treated as part of the listed building during the consideration of the development proposals. For clarity, the buildings to which the proposed conversion works relate, and for which listed building consent is sought, are as follows (as labelled on the proposed site plan ref. 255-SP01p):
 - **Block A** (units 1 – 5) – converted long barn
 - **Block B** (unit 6) – converted listed barn
 - **Block C** (unit 7) – converted short barn with small extension
- 1.4 It is also proposed to convert another existing barn at the site (Block D), into two residential units. However, this barn is situated approximately 100m to the east of the main farmhouse. Due to the degree of separation, this barn is not considered curtilage listed, and as such listed building consent is not required for this element of the wider redevelopment.
- 1.5 The application site is located in the village of Acton Turville, and in its current form comprises a number of redundant traditional and more modern barns

within a farmyard setting. The site is situated to the south of Littleton Drew Road and to the south-east of the B4039 (Burton Road).

- 1.6 The application site is located within the Cotswolds Area of Outstanding Natural Beauty and within the Acton Turville Conservation Area. There are a number of listed buildings within and adjoining the site. The entirety of the site is located in EA Flood Zone 1. The majority of the site sits within the defined settlement boundary of Acton Turville, with a small portion to the south of the site extending beyond the boundary.
- 1.7 Over the course of the application, a number of changes to the parts of the scheme requiring listed building consent have been agreed with the applicant, with revised plans submitted. As a result, following original consultation in December 2019, a further full round of consultation was undertaken in November 2020. Additional, more focused consultations have also been carried out with relevant officers subsequently in the application process. Summaries of the responses received during consultations are set out in section 4 of this report, with full copies of comments are available to view on the Council website.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2021

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS9 Managing the Environment and Heritage

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

PSP17 Managing the Environment and Heritage

3. RELEVANT PLANNING HISTORY

3.1 P19/15308/F (*Associated planning application*)

Relevant demolition of 1 no. modern barn, 2 no. silos and 1 no. outbuilding. Erection of single storey side extension to 1 no. barn (Short Barn) to facilitate conversion of 4 no. barns to 9 no. dwellings. Erection of 8 no. dwellings, creation of access, with garages, landscaping and associated works.

Status: Under consideration

3.2 PK03/2528/LB

Conversion of barn to 1 no. dwelling (amendment to previously approved scheme PK02/3227/LB) (Retrospective).

Approved: 19.09.2003

3.3 **PK02/3227/LB**

Conversion of barn to 1 no. dwelling. Demolition of existing garage and erection of replacement garage, internal and external alterations.

Approved: 06.05.2003

3.4 **PK07/1054/R3F (Land to east)**

Erection of replacement Primary school with new vehicular access, car parking, landscaping and associated works.

Approved: 20.06.2007

4. **CONSULTATION RESPONSES**

4.1 Acton Turville Parish Council

First Consultation

Following initial discussions with the Badminton Estate regarding proposed development in the area, the Parish Council undertook a survey of parishioners to gather views on the proposals. 299 forms were issued; 73.58% of which were returned. In total, 103 respondents supported the application (46.82%), and 114 opposed the application (51.82%). The remaining 1.36% of papers were spoiled. Many comments were made by parishioners, and following this the Parish Council wish to make the following points:

- Parish Council recognises residents have firmly held views both for and against, and expect comments to be submitted as part of planning process.
- Recognise that many residents see positives for village, but have concerns over application in current form.
- Major concern relates to development in Cotswolds AONB. Aware that Cotswolds AONB Board will be submitting own observations.
- Major concerns regarding submitted traffic report. Does not account for many of the busier times of year. Many vehicles exceed speed limit, and this is highlighted in report. Application should give opportunity to introduce traffic calming measures – although none shown. This should be considered by Local Planning Authority. Also, poor public transport connections in village, and consideration must therefore be given on how additional residents and private vehicle usage will impact upon traffic.
- Concerns regarding traffic on Littleton Drew Road, particularly in mornings and afternoons when Trinity School parents are dropping off or collecting children. Has previously been offer of 'drop-off' area by Estate but this appears to have been lost. Development of properties may lead to increased parking issues along road. Parish Council however opposes introduction of double yellow lines as this would detract from character of village.

- Concerns relating to potential flooding issues. Historic issues of flooding in local area, with some drains not clearly recorded. Request that full review of surface water drainage be carried out.
- Some concerns with deliveries potentially coming to front of properties along Littleton Drew Road, rather than utilising main access to rear.
- Consider it paramount that sustainability is factored into proposals; most notably in relation to electric vehicle charging and heating systems. Provision for bin and recycling stores also requires careful consideration.
- Note that application form states that there is no contamination at the site. Seek assurances that this is the case.
- Concerns regarding potential impacts of headlights on residents of existing property directly opposite proposed access point from Burton Road.
- Seek clarity on assurances that new access road into development site will be adopted by Local Authority.
- Note informal shared public green space mentioned in application. Concerns regarding future management of this space and whether it will fall as an additional burden on Parish Council.
- Visual aspect shown in some supporting photographs has changed as a large diseased sycamore tree has now been removed from garden of Church Farm House. Now gives more open view to and from church which needs to be considered.
- Parish Council has not undertaken Housing Needs Analysis and notes HNA submitted by applicant. Parish Council aware of at least seven people with family connections to village interested in finding affordable property within village. Therefore, Parish Council accept there is a need for affordable properties within village, however urge Local Planning Authority to ensure that minimum criteria is met and not negotiated downwards on viability grounds. Also appear to be lack of 2-bed homes.
- Concerns that additional homes may place greater pressure on Fast Broadband internet connection within village.

Second Consultation – November 2020

- Concerns regarding proposed new access onto Littleton Drew Road. Access close to Trinity Primary School in area which is already busy at school drop-off and collection times. Could lead to risk of collision or cars using road to turn. Unclear why congestion around school not considered in more depth in Transport Statement. Despite 20mph speed limits actual speeds are higher and would ask Council to consider traffic calming measures.
- Concerns that stone churn stand may be removed which is part of village heritage and worthy of preservation.
- Concern that once farmyard developed, no longer parking available for those attending weddings/funerals at village church, as parking historically provided within farmyard.
- Query maintenance of proposed orchard area. Parish Council does not have funds to undertake maintenance work.
- Comments are in addition to earlier letter.

4.2 Conservation Officer

As originally submitted, various issues raised regarding demonstrable lack of regard to the existing characteristics and features of the site. Therefore, concluded that the proposals as originally submitted would collectively and by each individual component fail to preserve, and in fact materially detract from the Grade II listed farmhouse, Grade II listed barn, the historic farmstead and the Acton Turville Conservation Area. Refusal therefore recommended on basis that the 'less than substantial' harm to assets would not be outweighed by public benefits, in accordance with Paragraph 202 of the NPPF.

Further comments following submission of revised plans

The submitted revisions represent a significant change in the proposed layout, character and subsequent impact of the proposed development. The amendments that have been made to the scheme can be considered to have largely addressed the main concerns. Only minor outstanding points remain – the details of the parking barn for Block B and pitched roofed canopies for Barn D.

Subject to the points above being addressed and following extensive negotiations with the applicant and amendments made to the scheme, it is concluded that character and appearance of the conservation area would be preserved.

In terms of listed buildings, revisions made to scheme have reduced significantly the previously identified impact and harm to the setting, and in turn significance, of these designated heritage assets resulting from new build elements. It remains however the case that the views of the farmhouse to the east would still be lost and this loss of prominence or view from the east would result in a degree of harm to the setting and in turn significance of the listed buildings.

In identifying the degree of harm that the development proposals would cause, while the impact would be negative, do not consider it to be significant. In accordance with the Framework, consider that the proposals would result in "less than substantial harm" towards the lower end of the spectrum to the significance of the Grade II listed Hollybush Farmhouse and barn.

This assessment also includes or balances the considered benefits of retention of the curtilage listed and listed structures. I would therefore advise that in light of the finding of harm, albeit limited, the application is to be determined within the context of paragraph 202 of the NPPF. In the event of approval, would recommend a number of conditions to be applied to any consent.

4.3 Ecology Officer

No objection subject to conditions requiring: development to be carried out in accordance with the submitted Ecological Assessment, a lighting strategy being submitted prior to commencement of works, a copy of the EPS Natural England License being submitted prior to commencement of works, and a habitat enhancement scheme being submitted prior to commencement of works.

4.4 Cotswold Conservation Board

Objection to originally submitted plans - whilst the Board acknowledges that there are some beneficial aspects to the proposed development, we object to the proposed development for the following key reasons:

- Housing need – the applicant has not demonstrated robust evidence of housing need, particularly with regard to affordable housing need arising within the parish of Acton Turville.
- Scale – increasing the number of dwellings in a Conservation Area by 40% is disproportionate and not appropriate within such a designation.
- Historic environment – the proposed development (particularly the new dwellings) would fundamentally and adversely change the setting of the affected listed buildings from that of a farm complex to that of a residential development; this, in turn would have an adverse effect on the Conservation Area and on the purpose of AONB designation.

The Board considers that the impacts relating to scale and historic environment, in the context of a Conservation Area setting in the Cotswolds Area of Outstanding Natural Beauty (AONB), are sufficient to merit major development status. As such, there should be a presumption against the development taking place. The Board considers that exceptional circumstances and public interest do not apply in this instance, not least because of the lack of robust evidence of housing need.

No comments received in response to November 2020 consultation.

4.5 Historic England

No comment – defer to views of specialist conservation and archaeological advisors within LPA.

4.6 National Amenities Societies

No comments received.

Other Representations

4.7 Local Residents

First Consultation

A total of 33 representations were received during the first round of consultation. These comprised 28 letters raising objections to the development and 5 letters in support of the development. Full copies of comments are available on the Council website.

Objections

The main concerns raised within objection comments are summarised below:

- Negative impacts of new builds on Acton Turville Conservation Area.
- Proposals will negatively affect setting and significance of various listed and locally listed buildings, including Hollybush Farmhouse.
- Hollybush Farm is key element of existing village.

- Proposals will significantly increase size of village (by approx. 11%) and will alter historic character. Will also result in unprecedented increase in properties within conservation area.
- New builds will degrade views of village from south and block views from existing properties.
- Development will have harmful impacts on Cotswold AONB and Cotswold Plateau.
- Proposed new builds would interrupt historic fields patterns.
- Proposed new road to south will extend settlement boundary and will have severe negative impact on AONB.
- Too many units proposed at inappropriate density. Will have suburbanising effect.
- Conversion of barns would be appropriate but new builds are excessive.
- Support incremental and organic growth of village but 17 units is major development which should be refused.
- Proposed new access onto Burton Road would be extremely unsafe. Already very dangerous road with speeding/accidents.
- Proposals would lead to increased traffic and pollution in village.
- Proposals would lead to increased parking/traffic on Littleton Drew Road. Issue exacerbated by adjacent school.
- Parking within development likely to be insufficient.
- Potential issues with deliveries along Littleton Drew Road.
- Development would obstruct Public Right of Way running through site.
- Acton Turville not sustainable location with limited facilities, services, employment opportunities and public transport connections. New residents will rely on private cars which will result in emissions.
- Now housing should be located in more urban, connected areas.
- Acton Turville will become dormitory village with new residents commuting to work.
- Development will result in overlooking onto existing properties.
- Concerns regarding light pollution.
- Development will negatively impact on habitats and wildlife.
- Submitted ecology report contains inaccuracies.
- Hollybush Farm and surrounding area prone to flooding. Development will increase flood risk.
- Concerns regarding gas supply to village.
- Housing Needs Assessment submitted by applicant is inaccurate.
- Acton Turville not identified as area for growth.
- Village not in need of further residents – local school already very popular.
- Development should only be permitted following formal and impartial Housing Needs Survey.
- Affordable Housing not needed in village and will not result in long-term tenancies.
- Concerns that applicant will use viability argument to reduce Affordable Housing provision.
- No housing provision for first-time buyers or elderly.
- Development would put strain on local infrastructure. This would also be affected by other growth in nearby villages.
- Consultation carried out by Estate was unsatisfactory.
- Proposed new road to south designed to serve another phase of development planned by Estate.

- Inaccuracies within submitted Planning Statement.
- Survey carried out by Parish Council resulted in objection to proposals.
- Parish Council previously objected to application for 3 houses in village.
- Concerns that development will not be implemented in accordance with plans.

Support

The main points raised within support comments are summarised below:

- Sensitive re-design of site/listed buildings would be legacy for village.
- Farm buildings have fallen into decay.
- Current site an eyesore, development will breathe new life into site and village.
- Design of new build units in keeping with rest of village.
- Architects and planners involved in scheme are of high calibre.
- Increased footfall will help to make local services/facilities more sustainable.
- Development will result in economic benefits.
- New road to south will reduce traffic on The Street.
- Support application but recommend traffic calming measures on Littleton Drew Road and Burton Road.
- To reduce through-traffic feel Council should enforce road closures in village.
- Acton Turville has good road connections to nearby towns and motorway.
- Proposals will help future generations.
- Properties will be available for young people in the area.
- Concerns about scale of development but village has gradually evolved over time.
- Note concerns regarding future development, but application must be considered on its own merits.
- More housing needed nationally and village not exempt.
- Conversion of existing buildings to high standards likely to only be commercially viable with new build element.
- Feel Estate kept community informed prior to application.
- Some objectors not local to Acton Turville.
- Parish objection to 3-unit scheme based on other factors, not just principle of new housing in village.
- Supportive of scheme provided utilities do not negatively impact existing properties.
- Covenant should be placed on properties preventing extension in future.

Second Consultation – November 2020

A total of 3 representations were received during the second round of consultation. These comprised one letter raising objections to the development, one letter in support of the development and one letter which remained neutral. Full copies of comments are available on the Council website.

Objection

The main concerns raised within objection comments are summarised below:

- Despite changes proposals will still lead to loss of outlook.

- Removal of Burton Road link will exacerbate traffic issues on Littleton Drew Road.

Support

The main points raised within support comments are summarised below:

- Generally in favour of proposals but concerned about new access onto Littleton Drew Road due to congestion caused by adjacent school.

Neutral

The main points raised within neutral comments are summarised below:

- If no other access points possible, suggest all appropriate traffic measures put in place on Littleton Drew Road due to busy nature of road.
- Littleton Drew Road highly dangerous with many motorists exceeding 20mph speed limit.
- Disappointed with diversion of public footpath, however welcome proposal to retain this.

5. ANALYSIS OF PROPOSAL

The application seeks listed building consent for the conversion of 3no. barns to create 7no. residential units at Hollybush Farm, Acton Turville.

5.1 Principle of Development

This application stands to be assessed against National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.2 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when determining a listed building consent application the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The National Planning Policy Framework seeks to ensure that the significance of heritage assets are maintained and enhanced.

5.3 Impact on Listed Buildings

The proposed conversion works relate to one listed barn, and 2no. curtilage listed barns. The impact of the proposed works on the special architectural and historic interest of the buildings, as well as their setting, is considered in turn below.

5.4 Block A – Units 1-5

Whilst no objections were raised regarding the principle of converting the curtilage listed structure to create a terrace of 5no. residential units, a number of concerns regarding the detailed design of the conversion were raised by the conservation officer, upon the original submission of the application. The key issue related to the proposed replacement of solid plank doors at first floor level with pairs of French doors. A similar two casement window design at ground

floor was also proposed. These new elements were not considered to sufficiently reflect the existing character of the building, with the result being the taming of the character to something that appeared to be very standardised and domestic.

5.5 Amendments to the detailed design were subsequently made through the November 2020 resubmission. At first floor level, a simple opening single glazed panel is now proposed together with shutters. At ground floor, the existing design of openings has instead been replicated; thus maintaining the ad-hoc character of the building. Overall, the changes made to the overall design of Block A have achieved a balance in providing this building with a new residential use while ensuring its historic functional character remains legible. As such, subject to conditions requiring final design details and samples to be agreed, the proposed works in respect of Block A are considered acceptable, with the historic interest of the building preserved.

5.6 *Block B (listed barn) – Unit 6*

No objections were raised regarding the principle of converting the listed barn at the site to provide 1no. detached residential unit. However, upon original submission, concerns were raised in relation to several proposed features which were considered overly domestic, and which would dilute the historic function and character of the listed barn. These included a number of large rooflights and vertical strips of patent glazing. Furthermore, significant concerns were raised by the conservation officer regarding the proposed enclosure of the residential curtilage around the building. It was considered that this would significantly detract from the setting of the building and wider historic farmstead.

5.7 The proposed works to the barn were subsequently amended through the resubmission. The size and number of rooflights has been reduced as have levels of glazing. It is now considered that the historic fabric and overall aesthetic of the building would remain legible following conversion to a residential unit. Furthermore, curtilage boundary treatments have been significantly reduced, with the existing open aspect now retained. As such, subject to conditions required large scale details to be agreed, it is considered that the historic interest of the listed building as well as its immediate setting would be preserved.

5.8 *Block C – Unit 7*

Whilst the building itself is of limited historic interest, the originally submitted proposals sought to introduce a large extension projecting to the south of the small barn. This extension would have roughly doubled the size of the building, whilst also projecting built form into open areas to the south. Overall, it was concluded that the scale of extension was not justified, and the resulting building would cause harm to the setting of the Grade II listed barn (of which is lies directly adjacent to) as well as to the wider setting of the Grade II farmhouse and Block C itself.

5.9 The scheme was subsequently revised, with a side extension of significantly reduced scale instead proposed at the east-facing elevation of the building. The extension now proposed is considered more subservient and in-keeping with

the original building. As such, subject to conditions requiring detailed elements to be agreed, the historic interest of the building and setting of adjacent listed buildings would be preserved.

5.10 Other Works

It is noted that the proposals also include the demolition of more modern pre-fabricated buildings associated with the farmstead. These more modern additions are however considered to be of very limited historic interest or architectural significance. As such, there are no objections to the removal of the structures.

5.11 Other Matters

It is noted that a number of representations have been made covering a variety of different issues relating to the scheme. However, this application only considers the acceptability of the proposed works in respect of the impact on the special architectural or historic interest of listed buildings. All other planning matters are to be considered through the full planning application relating to the works at Hollybush Farm, and as such have no significant bearing on the assessment of this application.

6. CONCLUSION

6.1 The decision to **grant** listed building consent has been taken having regard to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and government advice contained in the National Planning Policy Framework and accompanying Historic Environment Planning Practice Guide.

7. RECOMMENDATION

7.1 That the application be **approved** subject to conditions outlined on the decision notice.

CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three years from the date of the consent.

Reason

As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to avoid the accumulation of Listed Building Consents.

2. The development shall be implemented in accordance with the approved plans and documents, as set out within the following drawing list:

Drawing Schedule - Hollybush Farm, Acton Turville (Drawing Ref. 255 dated 19th January 2023).

Reason

For the avoidance of doubt and to ensure that the scheme is implemented in full accordance with the plans submitted and assessed.

3. Prior to the commencement of works, the detailed design of the following items shall be submitted and approved in writing by the Local Planning Authority.
 - a. All new windows and fixed glazing (including cill, head, reveal and glass details)
 - b. Rooflights
 - c. All new doors (including frames and furniture)
 - d. All new vents and flues
 - e. Eaves (including rainwater goods), verges and ridges
 - f. New roof to rear of lean-to extension to Block A

The details shall be submitted via elevation and section drawings at a scale of 1:10, and the development shall be completed strictly in accordance with the agreed details.

Reason

To maintain and enhance the character and setting of the listed buildings, to accord with Sections 16(2), 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; the National Guidance set out within the National Planning Policy Framework; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013); and Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan (Adopted November 2017).

4. Prior to the commencement of works, full details of the proposed floors, wall and ceiling finishes and insulation shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the agreed details. For the avoidance of doubt, as historic masonry structures, they need to remain functionally breathable in regard to their fabric and possess an appropriate aesthetic finish. Consequently, on the inside of external walls, breathable lime plasters are advised.

Reason

To maintain and enhance the character and setting of the listed buildings, to accord with Sections 16(2), 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; the National Guidance set out within the National Planning Policy Framework; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013); and Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan (Adopted November 2017).

5. Prior to the commencement works, a representative sample panel of natural facing stone for both dwellings and boundary treatments, of at least one metre square, showing the stone colour and size, coursing, mortar colour, texture and pointing and coping detail (for both high and low boundary walls), shall be erected on site and approved in writing by the Local Planning Authority. The development shall be completed strictly in accordance with the approved panel(s), which shall be retained on site until completion of development, for consistency.

Reason

To maintain and enhance the character and setting of the listed buildings, to accord with Sections 16(2), 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; the National Guidance set out within the National Planning Policy

Framework; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013); and Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan (Adopted November 2017).

6. Prior to the commencement of works, representative samples of the following materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed strictly in accordance with the agreed samples:
 - a. timber cladding/ boarding
 - b. all tiles and roof coverings
 - c. block pavements to be used in the reinforced driveways

Reason

To maintain and enhance the character and setting of the listed buildings, to accord with Sections 16(2), 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; the National Guidance set out within the National Planning Policy Framework; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013); and Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan (Adopted November 2017).

7. Prior to the commencement of works, a detailed specification for any repairs, including any stonework repairs, any proposed structural works (in respect of which approval is expressly reserved), shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include details of the extent of proposed replacement of historic fabric, and all new materials to be used. Development shall take place in accordance with the details agreed in writing.

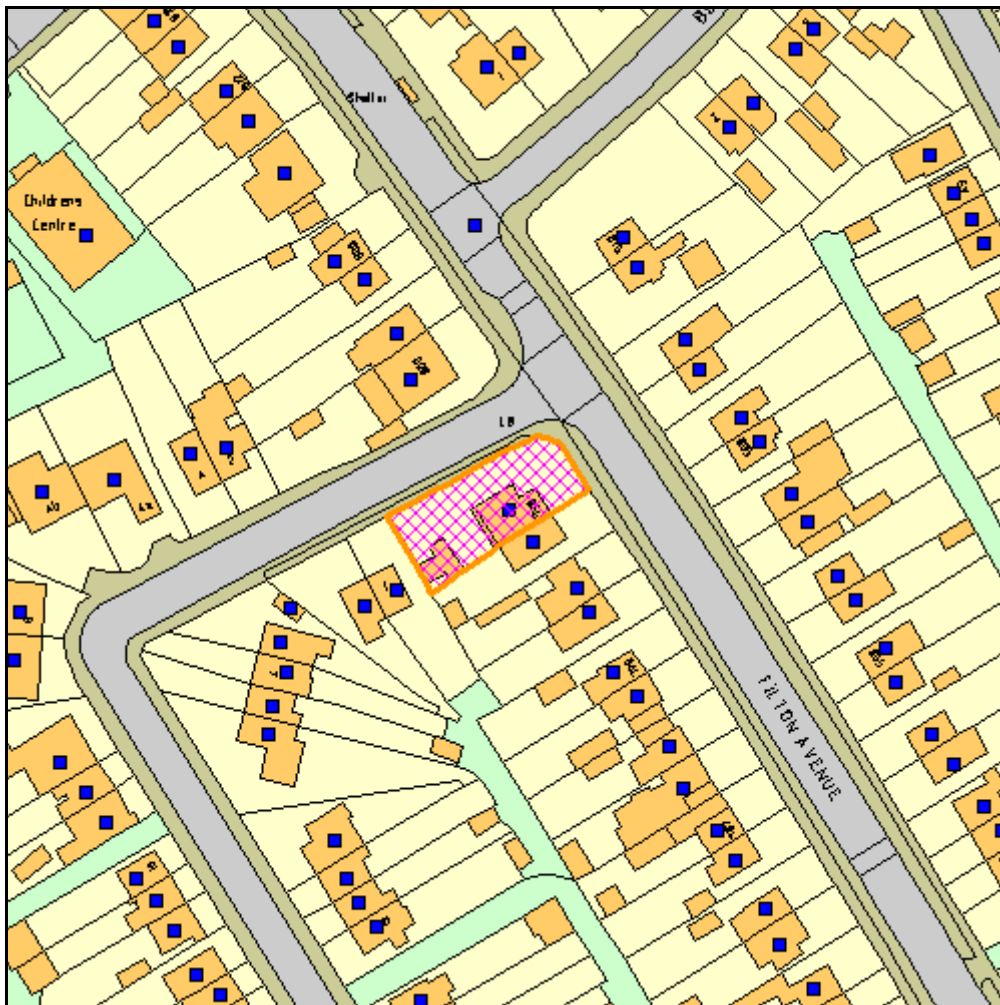
Reason

To maintain and enhance the character and setting of the listed buildings, to accord with Sections 16(2), 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; the National Guidance set out within the National Planning Policy Framework; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013); and Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan (Adopted November 2017).

Case Officer: Patrick Jackson
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 04/23 -27th January 2023

App No.:	P22/03665/F	Applicant:	MTH Development Ltd
Site:	798 Filton Avenue Filton South Gloucestershire BS34 7HB	Date Reg:	5th July 2022
Proposal:	Erection of two storey rear extension to 798 to form additional living accommodation and erection of a two storey side extension to form 2no flats with access and associated works.	Parish:	Filton Town Council
Map Ref:	360849 179370	Ward:	Filton
Application Category:	Minor	Target Date:	3rd February 2023



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P22/03665/F

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

REASON FOR REFERRING TO CIRCULATED SCHEDULE

This application is referred to the circulated schedule due to objections received from 3no. local residents which are contrary to the Officers recommendation.

1 THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two- storey rear extension to form addition living accommodation and the erection of a two- storey side extension to form 2no. flats with access and associated works.
- 1.2 The application site relates to 798 Filton Avenue, Filton. The existing property is a two-storey semi-detached property, located on the corner of Filton Avenue and Charles Road.

2 POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)
National Design Guide

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
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS25 Communities of the North Fringe of Bristol Urban Area

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

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

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

- 2.3 Supplementary Planning Guidance
 South Gloucestershire Design Checklist (Adopted) 2007
 Residential Parking Standards SPD (Adopted) 2013
 Waste Collection SPD (Adopted) 2015 (Updated 2017)
 Householder Design Guide SPD (adopted) March 2021

3 RELEVANT PLANNING HISTORY

- 3.1 None relevant.

4 CONSULTATION RESPONSES

- 4.1 **Parish Council**
 No comment.
- 4.2 **Transport**
 No objection.
- 4.3 **Lead Local Flood Authority**
 No objection, informative provided.

Other Representations

- 4.4 **Local Residents**
 Objection comments received from 3no. local residents, summarised as follows:
- Increase in on-street parking.
 - Increase of noise for additional residents.
 - Potential unsociable behaviour by new residents.
 - Problem with overflowing bins.
 - Warren Rd and Charles Rd awash with HMOs and Flats.
 - HMOs located at 3 Charles Rd, 5 Charles Rd and 800 Filton Ave.

5 ANALYSIS OF PROPOSAL

- 5.1 **Principle of Development**
 Policy CS5 of the Core Strategy outlines the locations at which development is considered appropriate. CS5 dictates that new development should be directed towards existing urban areas and defined rural settlements. The application site is located within the area defined as the north fringe of the Bristol urban

area. As such, based solely on location, the development is acceptable in principle.

As set out in Policy CS17, providing a wide variety of housing types and sizes to accommodate a range of different households will be essential to supporting mixed communities in all localities. Flats can make a valuable contribution suitable for smaller households and single people as part of these mixed communities.

Furthermore, Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. The proposal accords with the principle of development subject to the consideration below.

5.2 **Design and Visual Amenity**

Firstly, the application is proposing a two-storey rear extension to no.798 to provide additional living accommodation. The attached property, no.796, already benefits from an identical rear extension to that proposed. The proposed development would project no further from the rear elevation than the neighbouring extension, it would also consist of a hipped roof design with an eaves and ridge height consistent with the existing. Furthermore, the ridge height of the proposal would be set significantly lower than the main dwelling, resulting in an acceptably subservient appearance. All materials would match those of the existing property. Given all of the above, there are no design concerns with the proposed two-storey rear extension to no.798.

5.3 The proposed flats would be formed by extending to the side of no.798, they would continue the building line of the existing semi-detached pair, matching the eaves and ridge height. The size and scale of the proposed building would be broadly consistent with the rest of the resulting terrace and is considered to sit comfortably within the large plot. This includes a similar two-storey rear extension element. All proposed materials would match the existing dwelling.

5.4 The proposal would also include a two-storey element to the side of the main bulk of the building, to provide access to the first floor flat. This would be significantly set back from the principal elevation and have a lower ridge height, giving the appearance of a small, subservient side extension. This is not considered to cause any material harm to the overall design or character of the surrounding area.

5.5 **Residential Amenity**

Policies PSP8 and PSP38 of the PSP Plan (November 2017) set out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.

- 5.6 Considering the siting and existing adjacent built form, there would be no materially adverse impacts on the residential amenity currently afforded to of any of the surrounding neighbours.
- 5.7 Concern has been raised in regard to potential noise generated from the additional residents. The site would continue to be under residential use and it would be unreasonable to assume that any occupants of the flats would create excessive noise over and above what is expected in a residential setting. Should any objectionable noise be occurring this should be reported to the Council's Environmental Protection team in order for direct action to be taken.
- 5.8 In terms of amenity space, Policy PSP43 of the PSP plan states that 1 bed flats should provide 5m² of private amenity space. The rear garden would be subdivided, and each flat provided with a private and usable space in excess of the council's requirements. The existing property, no.798, would retain a relatively large rear garden. No objections are raised in this regard.
- 5.9 **Landscape**
The proposed site plan indicates the intended boundary treatments. On the perimeter of the site, the existing block wall would be retained, which is welcomed; to subdivide the garden space 1.8m high close boarded fencing would be used which is also deemed appropriate for its purpose.
- 5.10 **Transportation**
Policy PSP16 of the PSP Plan requires 2.no, 1-bed flats to provide 1 parking space per flat; a 2-bed dwelling is also required to provide 1 off-street parking space. The proposed site plan indicates that two off-street parking spaces would be provided to the rear for use by the proposed flats. An existing access/driveway off Charles Road will be widened to accommodate this parking area. The existing parking to the front of the property will be retained for use by the host dwelling. Therefore, there is not expected to be any material increase in on-street parking, nor are there any highway safety concerns.
- 5.11 Cycle parking is also being provided for the proposed flats to encourage sustainable methods of travel, as are electric vehicle charging points.
- 5.12 As such, no objections are raised in terms of transport.
- 5.13 **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.

- 5.14 With regards to the above this planning application is considered to have a neutral impact on equality as it does not impact on any protected characteristics.
- 5.15 **Other Matters**
Concerns have been raised regarding the number of HMOs in the area, however this application is not proposing an HMO.
- 5.16 Refuse storage areas has been provided to the front of the property for both the flats and host dwelling. There is no reason to believe that overflowing bins would occur.

6 CONCLUSION

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

7 RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. The off-street parking facilities (for all vehicles, including cycles) shown on the proposed site plan hereby approved (drawing no. 21142_P1) shall be provided before the first occupation of the flats hereby approved, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and Policy PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

3. Prior to the first occupation of the flats hereby approved, a 7KW 32amp electric vehicle charging point shall be provided for each flat in accordance with the Proposed Site Plan hereby approved (drawing no. 21142_P1).

Reason

To encourage and promote sustainable travel options, to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

4. The development hereby approved shall be carried out in accordance with the following documents:

Received by the Council on 30th June 2022:
Combined Plan (drawing no. 21142_P1)

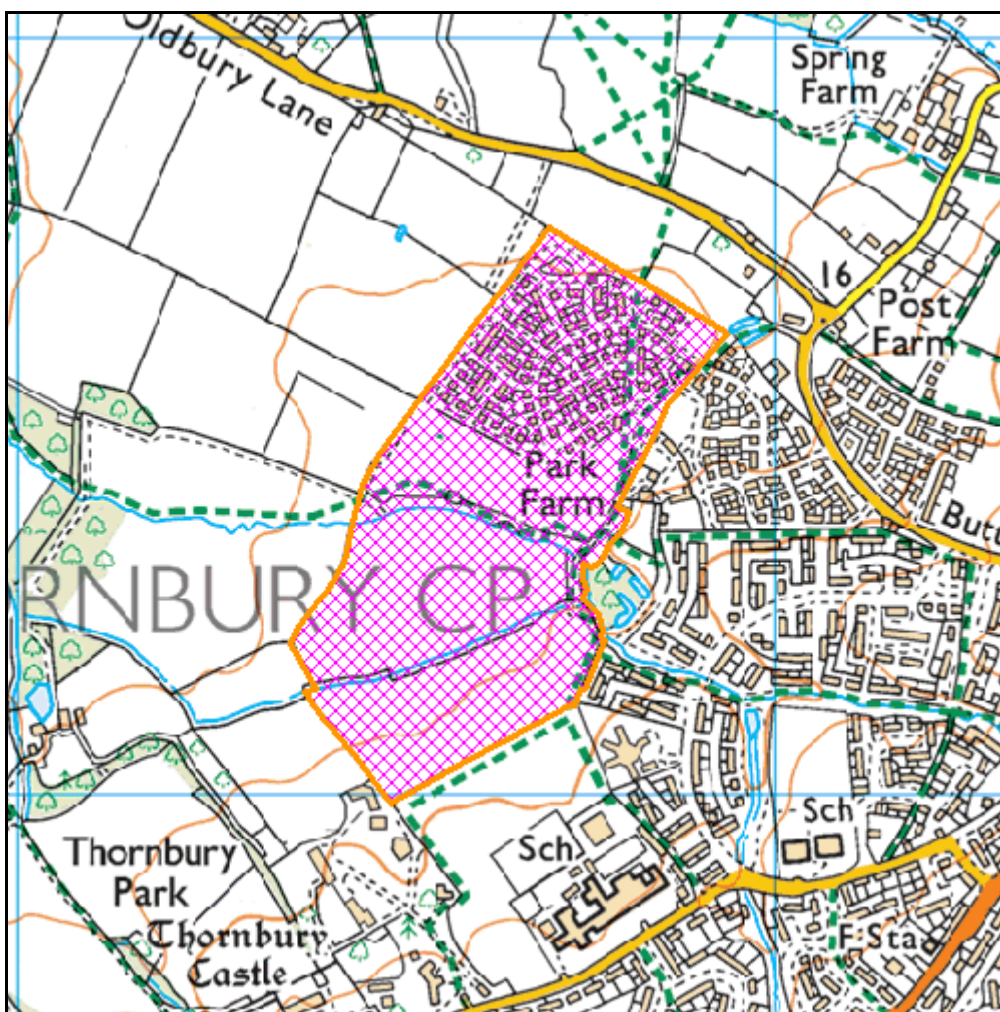
Reason

To define the terms and extent of the permission.

Case Officer: James Reynolds
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 04/23 -27th January 2023

App No.:	P22/05463/RVC	Applicant:	BDW Trading Ltd
Site:	Park Farm Butt Lane Thornbury South Gloucestershire BS35 1RA	Date Reg:	16th September 2022
Proposal:	Application to vary Condition 2 of Planning Permission PT17/2342/RVC - Change to bus stop provision.	Parish:	Thornbury Town Council
Map Ref:	363830 191393	Ward:	Thornbury
Application Category:	Major	Target Date:	14th December 2022



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P22/05463/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 REPORTING TO THE CIRCULATED SCHEDULE

The application has been referred to the Circulated Schedule as there are more than 3 letters have been received which are contrary to the Officer's recommendation.

1. THE PROPOSAL

1.1 This application is made under section 73 of the Town and Country Planning Act 1990 (as amended). Applications made under this section seek to develop land without compliance with conditions previously attached to planning permissions. In this instance, the applicant seeks permission to vary condition 2 attached to planning permission PT17/2342/RVC to change the bus stop provision for the residential development of Park Farm from two bus stops to one and to alter the trigger for the provision of the bus stop as the development is now fully occupied. The original conditions stated: -

2. Prior to occupation of the 150th dwelling on phases 2 and 3, the two bus stops and shelters enabled for Real Time information shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is served by public transport and to accord with Policy CS8 of the South Gloucestershire Core Strategy (Adopted).

1.2 Permission was granted under application PT11/1442/O for 500 dwellings on 26.21 hectares of land with public open space, associated works and access. Outline application including access with all other matters reserved. Phase 1 of the development for 127 dwellings was approved under permission PT13/0919/RM and Phases 2, 3 and 4 were later permitted under PT5528/RM, with a subsequent revision to this permission granted under PT17/2342/RVC to allow substitution of some house types.

1.3 The application proposal is to amend condition 2. So that its states: -

Within one month of the Council receiving written notice that the bus service to the development is to commence, a bus stop and shelter enabled for Real Time information shall be provided in full working order, in accordance with drawing reference BUS SHELTER 03/2018 RevE.

Reason: To ensure the development is served by public transport and to accord with Policy CS8 of the South Gloucestershire Core Strategy (Adopted).

2.0 POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework (NPPF)
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
CS6 - Infrastructure and Developer Contributions
CS8 - Improving Accessibility
CS9 - Managing the Environment and Heritage

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

PSP1 - Local Distinctiveness
PSP6 - Onsite Renewable and Low Carbon Energy
PSP8 - Residential Amenity
PSP10- Active Travel Routes
PSP11- Transport Impact Management
PSP16- Parking Standards (Cycle Parking)
PSP20- Flood Risk, Surface Water and Watercourse Management
PSP21- Environmental Pollution and Impacts

2.3 Supplementary Planning Guidance

CIL and S106 SPD – Adopted March 2021
Parking Survey – Adopted February 2022.

3. **RELEVANT PLANNING HISTORY**

PT11/1442/O - 500 dwellings on 26.21 hectares of land with public open space, associated works and access. Outline application including access with all other matters reserved – Approved

PT13/0919/RM – Erection 127 dwellings with landscaping, car parking and associated works. (Approval of Reserved Matters to be read in conjunction with outline Planning permission PT11/1442/O) - Approved

PT13/3683/F – Creation of vehicular access onto Butt Lane, Thornbury to serve the development of up to 500 homes at Park Farm approved by planning permission PT11/1442/O. (Amendment of access as approved by planning permission PT11/1442/O) – Approved.

PT13/039/SCR - Creation of vehicular access onto Butt Lane, Thornbury to serve the development of up to 500 homes at Park Farm approved by planning permission PT11/1442/O. (Amendment of access as approved by planning permission PT11/1442/O). Screening Opinion for PT13/3683/F - Approved.

PT15/5528/RM - Approval of the appearance, landscaping, layout and scale in relation to the erection of 374 Homes on Phases 2, 3 and 4 of the Park Farm, Thornbury development, in addition to the discharge of pre-commencement conditions and S106 Obligations. (Approval

of Reserved Matters to be read in conjunction with outline planning permission PT11/1442/O. Park Farm Phases 2 3 And 4 Butt Lane Thornbury South Gloucestershire. – Approved.

MOD16/0003 – Deed of Variation of S106 Agreement attached to planning permission PT11/1442/O. Reduction in AH units from 35% to 18.2% (91 homes) – Approved.

PT17/2342/RVC –Variation of condition 11 attached to planning permission PT15/5528/RM (read in conjunction with PT11/1442/O) to substitute approved drawings with those received by the Council on 16th May 2017 to make changes to some of the approved house types - Approved.

4. **CONSULTATION RESPONSES**

4.1 Thornbury Town Council – No comment received.

Internal Consultees

4.2 Highways Officer: As agreed with the Council's Public Transport Manager: No objection.

4.3 Public Rights of Way Officer – Supports the proposal.

4.4 Environmental Protection – No comment received.

4.5 Highways Structures – No comment received.

Other Representations

Local Residents

4.6 8 local residents object and those objections are summarised as: -

- No justification for removal of bus stop.
- Developer not finishing the site and removed aspects of development that were part of the marketing information.
- If one must be removed, it should not be the one that is more central to the estate and its facilities.
- The proposed stop is on a bend with poor visibility.
- Parking in the area is bad and the proposal is directly opposite a crossing point, causing further parking issues.
- Buses would prevent 3 properties exiting their drives.
- Restriction of visibility due to parked bus leading to increased accident potential.
- The bus stops shouldn't have raised kerbs as buses are now required to have hydraulic systems in place to drop the entrance to the bus to the kerb level.
- Too far to walk to bus stop from Castle Fields part of the development meaning that people will rely on cars.
- Poor spec in that isn't dog or child friendly and has no live updates.
- Unless you drive there are no means for getting into and out of Bristol.

- Public transport should be a priority.

4.7 1 Local resident supports the proposal as 'exactly what we need'.

5. ANALYSIS OF PROPOSAL

5.1 This application seeks to vary a condition to reduce the number of bus stops (with shelters) to be provided at the Park Farm Estate from 2 to 1 and to alter the trigger for its provision. The bus shelter to be retained is in situ, but without the capacity to take Real Time Information (RTL) due in part to technical difficulties that the applicant is resolving. The current structure is also not signed as bus stop. There is currently no bus service provider accessing the residential estate, with earliest expected commencement of any service being in April 2023.

Principle of Development

5.2 Applications made under s73 of the Act seek permission for the development of land without compliance with conditions subject to which a previous planning permission was granted. With applications made under s73, the Local Planning Authority shall consider only the conditions subject to which planning permission was granted; the principle of development is therefore established.

5.3 If the Local Planning Authority decides that planning permission should be granted subject to conditions differing from those to which the previous permission was granted, or that it should be granted unconditionally, the Authority should grant permission accordingly. If the Authority decides that planning permission should be granted subject to the same conditions, then the application should be refused.

5.4 Therefore, an analysis of other conditions attached to the previous planning consent should also be undertaken against the provisions of paragraph 57 of the National Planning Policy Framework.

Analysis of Variation

5.5 The application seeks to amend condition 2 applied to permission PT17/2342/RVC, which states: -

Prior to occupation of the 150th dwelling on phases 2 and 3, the two bus stops and shelters enabled for Real Time information shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is served by public transport and to accord with Policy CS8 of the South Gloucestershire Core Strategy (Adopted).

To a condition which removes the requirement for 2 bus stops and states: -

Within one month of the Council receiving written notice that the bus service to the development is to commence, a bus stop and shelter enabled for Real Time information shall be provided in full working order, in accordance with drawing reference BUS SHELTER 03/2018 RevE.

Reason: To ensure the development is served by public transport and to accord with Policy CS8 of the South Gloucestershire Core Strategy (Adopted).

5.6 The request for a change has arisen because the bus service operator undertook a 'dummy' run of the originally proposed route, which incorporated running past the 2nd bus stop as well as the first (to be retained). The bus operator considered that because of the road alignment and the presence of parked cars, the route was not feasible and declined to service it. A new route was agreed which did not run past the original 2nd bus stop. The 2nd bus stop therefore would be redundant if it were to be built.

5.7 The result of placing a redundant and un-serviced bus stop in the estate would cause confusion and frustration to residents. Therefore, in consultation with the Council's Passenger Transport Manager the developer is therefore applying to amend the condition to reduce the requirement for bus stops from 2 to 1. This is not a case of the developer choosing to minimise their commitment to public transport facilities. The bus stops originally proposed are not significantly far apart as shown on the plan below. The one hand-circled in red is to be retained. The one to the SW outside plot 303 and hi-lighted in yellow, is to be removed via this application.



5.8 The bus route through Park Farm (BDW Site) from Butt Lane to Alexandra Way, was agreed under a separate legal agreement (known as The Bus Link Agreement) from PT11/1442/O (BDW site) and was reliant on 3rd party land (currently used as a Care Home) being re-developed to enable the bus link. This link is not likely to come forward in the short term as the Care Home is still open and operational with no extant redevelopment plans. Until such time that the link is in place, buses will only enter the site from Butt Lane, drive through phase 2 (driving into Phase 3 is excluded by this application) before turning and exiting the site back onto Butt Lane as a loop service. It is understood from the bus operators that driver shortages are affecting the bus service delivery to the Park Farm development, which will be delayed until at least April 2023.

5.9 The bus stops & shelters should have been delivered prior to the occupation of the 150th dwelling, which was some time ago. However, throughout this time no bus service

operator has been able to service a route to the development and thus non-compliance with this trigger is considered to have been partially outside the developer's control.

5.10 The key criterion for assessment of this application is therefore that a bus service to the development is still proposed and the provision of 1 bus stop and shelter relates best to that service and cannot be seen as a reduction in commitment from the developer. Altering the trigger for final provision of the bus stop and shelter is to be that it should be provided fully functioning within one month of the Council being notified that the service is to commence. On this basis the proposed change to the wording of the condition is still considered to facilitate a choice of non-private car journeys for residents, when a bus service operates, and is not so remote from the estate occupants as to make this impractical. It is therefore recommended that permission is granted.

6.0 Other Matters

6.1 The comments of the residents are noted, but it must be stressed that the change proposed has been brought about by the bus operator's requirements, not any wish by the developer to reduce its commitment to facilitating a bus service to the estate. A bus service that accessed Phase 4 of the development was not proposed from the outset and retaining the more centralised bus stop would mean that it wouldn't be serviced and would simply be a redundant feature. The dummy-run by the bus operator indicated that only the retained bus stop could be serviced.

6.2 The bus stop is sited on a relatively straight part of the road which is to be speed restricted to 20mph. There are 3 driveways on the opposite side of the road to the bus stop just to the west and outside the area of the bus stop. Given the width of the road, it is not considered by officers that a highway danger or inconvenience of sufficient magnitude to warrant a refusal can be justified. In any event, the bus stop location has not altered since that previously approved under permission DOC18/0236.

6.3 The raised kerbs provided are the technical specification that best adheres to accessibility legislation and is the Council's requirement for bus stops. The bus stop is designed to be fully accessible in line with best practice and this should cover accessibility for children and dogs. There is no other specific Council guidance on this matter.

6.4 It is acknowledged that car parking is at a premium on this estate, but the layout complies with current parking standards and this application is solely to reduce the number of bus stops from 2 to 1. The parking situation cannot be addressed through this application.

6.5 The Council's Highways Officer has not objected to the application on either the grounds of highway safety due to the location of the proposed bus stop or from Highway inconvenience. The position of the bus stop has not altered since it was agreed under DOC18/0236.

6.6 Whilst dealing with an application to amend bus stops within the Park Farm development, it is considered prudent to give an update on the Bus Link Agreement, which would have potentially allowed a link through Park Farm from Butt Lane to Alexandra Way with a bus/cycle/pedestrian only link. This link was not part of the Park Farm development's planning permission but was attached to a planning permission which was to develop the nearby Council owned Care Home for residential purposes and thus released both land and finance to deliver the bus link. The planning permission for redevelopment of the nursing

home lapsed August 29th, 2017 (reference: P13/0870/O). The Care Home is still operating and there is currently no prospect of the site being developed to finance or release land for a bus link.

6.7 Whilst this legal agreement was not part of the development of Park Farm planning permission, it was raised as a potential linkage to Thornbury town centre for residents of the development in the Committee Report that considered it. Its delivery has been an expectation for residents. Unfortunately, in the current financial climate, it is unlikely that the bus link can be financed and delivered by alternative means, but is a matter that Officers are continuing to investigate as well as other potential walking routes out of the site to the town centre.

7.0 Other Conditions

7.1 As any permission granted under this application would stand as a planning permission in its own right, all other conditions should be reviewed. The conditions should only be reapplied where it is necessary to do so. An analysis of other conditions attached to the previous planning consent PT17/2342/RVC is therefore set out below. It should be noted that many of the conditions had a similar trigger for implementation to that condition now seeking amendment and because the 150th dwelling was occupied some time ago, where works are still outstanding the trigger should be altered to one that is relevant and achievable.

7.2 Condition 1 required *Prior to occupation of the 150th dwelling on phases 2 and 3, the temporary bus route along the spine road and road 6 shall be surfaced to at least base course level and made available for buses.* Since no bus service is currently operating and the roads are surfaced, this condition is no longer relevant and can be removed.

7.3 Condition 3 stated:-

No dwelling shall be occupied until the highway linking that dwelling to the existing public highway has been provided with street lighting, completed to base course level for the carriageway and surface course level for the footway or shared surface, all in accordance with details to be submitted to and approved by the Local Planning Authority beforehand. This condition was discharged by permissions DOC20/00081 & DOC18/0160 and has been fulfilled and need not be reapplied.

7.4 Condition 4 stated: - *Prior to the first occupation of any individual dwelling, the car and cycle parking associated with that individual dwelling must be provided in accordance with the submitted details dated 15th December 2016 agreed under PT17/2342/RVC.* This condition has been complied with and need not be re-applied.

7.5 Condition 5 stated: - *Upon completion of the detailed drainage design and prior to the first occupation of any individual dwelling on phase 4, details of the restricted discharge rate in so far as it relates to phase 4 shall be submitted to the Council for written agreement.* This condition was discharged under permission DOC19/00393 and need not be reapplied since phase 4 is complete.

7.6 Conditions 6, 7, 8 and 10 are still relevant and read: -

- *6. Tree protection in accordance with BS5837:2012 shall be erected around all trees and hedgerows shown to be retained on the landscaping plan hereby approved. The protective fencing shall be put in place prior to the*

commencement of development and retained at all times during the construction period.

- *7. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the relevant part of the development or in accordance with the programme agreed with the Local Planning Authority. Any landscaping that fails within five years following planting shall be replaced in the next available planting season.*
- *8. Notwithstanding the submitted plans, the boundary treatment between flat block 226-231 and the gardens of dwellings 232-233 and 254 (phase 2/3) shall be a wall finished in Webber Ivory Render rather than a fence.*
- *10. The development shall be carried out exactly in accordance with the materials schedules and samples received by the Council on 20th June 2017 under application DOC17/0132.*

7.7 Condition 9 which stated: *Prior to the installation of the cinder path, full details of the paths construction and finishing shall be submitted to the Council for written approval. All development must take place exactly in accordance with the details so agreed. The Cinder path shall be implemented prior to the first occupation of the 200th dwelling on phases 2/3 and was discharged under permission DOC18/0095 and only a compliance condition is needed which should state: The development shall be carried out in accordance with the details approved under DOC18/00095 in relation to the cinder track which shall be completed within 2 months of the date of this permission.*

7.8 The final condition relates to approved plans and should remain as previously approved under PT17/2342/RVC, together with the plans now sought for approval with this application.

11. The development must be completed exactly in accordance with the following plans: All Received by Local Planning Authority 7th July 2017:

All Received by Local Planning Authority 7th July 2017:

23279 PL-04.1X Materials Layout Phases 2 and 3

23499 PL-04.2K Materials Layout Phase 4

Enhanced Materials Matrix Dated 7th July 2017

All Received by Local Planning Authority 16th May 2017:

23279 PL-03.1AF Planning Layout Phases 2 and 3

23279 PL-06.1 Rev J External Works Layout Phases 2 and 3

23279 PL-06.2 Rev J External Works Layout Phases 2 and 3

23279 PL-06.3 Rev J External Works Layout Phases 2 and 3

23279 PL-06.4 Rev J External Works Layout Phases 2 and 3

23279 PL-06.5 Rev J External Works Layout Phases 2 and 3

23279 PL-06.6 Rev J External Works Layout Phases 2 and 3

23279 PL-06.7 Rev J External Works Layout Phases 2 and 3

23279 PL-10J Parking Allocation Layout Phases 2 and 3

23279 SE-01H Site Sections Phases 2 and 3

23279 SS-01J Street Scenes Phases 2 and 3

23499 PL-03.2X Planning Layout Phase 4

23499 PL.06.1G External Works Layout Phase 4 1 of 3

23499 PL.06.2G External Works Layout Phase 4 2 of 3
23499 PL.06.3G External Works Layout Phase 4 3 of 3
23499 PL-10G Parking Allocation Layout Phase 4
23499 SS-02F Street Scenes Phase 4
23279 HT-33/34-001 Plots 285, 286, 313, 314, 325, 326, 338 & 339
23279 HT-P204-01 Plots 343-345
23279 HT-P204-02 Plots 283, 284, 318, 319 & 327-331
23279 HT-P314-01F Plots 308-312, 341, 342, 349-351 & 357-360
23279 HT-P314-02 Plots 273, 274, 282, 295, 317 & 340
23279 HT-T322-02F Plots 280,281,297, 298, 315 & 316
23279 HT-H433-03C Plots 288, 307 & 332
23279 HT-H433-04C Plots 288, 307 & 332
23279 HT-H500-01C Plots 272, 277, 289, 300 & 302
23279 HT-H500-02D Plot 277
23279 HT-H500-06C Plots 272, 289, 300 & 302
23279 HT-H536*-01B Plot 321, 322 & 334
23279 HT-H536*-02C Plot 334
23279 HT-H536*-04C Plots 321 & 322
23279 HT-H469-01C Plots 287, 292, 299 & 337
23279 HT-H469-02C Plots 287, 292, 299 & 337
23279 HT-H469-03 Plot 378
23279 HT-H469-03 Plot 378
23279 HT-H421-01E Plot 370 & 377
23279 HT-H421-02D Plot 291
23279 HT-H421-03D Plots 290, 291, 354 & 356
23279 HT-H421-04D Plots 370 & 377
23279 HT-H421-05 Plots 290, 354 & 356
23279 HT-H408-03E Plots 270, 271 & 320
23279 HT-H408-04E Plots 270,271 & 320
23279 HT-H408-05 Plots 366 & 385
23279 HT-H408-06 Plots 366 & 385
23279 HT-H577-01D Plots 3278, 355, 336 & 355
23279 HT-H577-03E Plots 130, 368, 379 & 389
23279 HT-H577-04E Plots 130, 368 & 379
23279 HT-H577-05 Plots 278, 335, 336 & 355
23279 HT-H408-AV-03C Plots 381, 382 & 388
23279 HT-H408-AV-04C Plots 381, 382 & 388
23279 HT-H421-AV-01B Plot 304
23279 HT-H421-AV-02B Plot 304
23279 HT-H421-AV-03B Plot 347
23279 HT-H421-AV-04B Plot 347
23279 HT-H497-AV-01D Plots 128 & 129
23279 HT-H497-AV-02E Plots 128
23279 HT-H479-AV-04B Plots 129
23279 HT-H536*-AV-01D Plots 269 & 346
23279 HT-H536*-AV-02C Plots 269 & 346
23279 HT-H536*-AV-03B Plots 268 & 303
23279 HT-H536*-AV-04B Plots 268 & 303
23279 HT-H597-01E Plots 279, 301, 323, 324 & 333
23279 HT-H597-02E Plots 279, 301, 323, 324 & 333
23279 HT-H597-03E Plots 127

23279 HT-H597-04 Plots 127
23279 HT-H597-AV-01B Plot 305
23279 HT-H597-AV-02B Plot 305
23279 HT-15-001 Plots 187, 188, 193 & 194
23279 HT-33/34-001 Plots 189-192
23279 HT-CH-DUN-001 Plots 232 & 233
23279 HT-APART-001 Plots 226-231
23279 HT-NE-02 Plots 175 & 176
23279 HT-BA-01H Plots 197, 198, 236 & 237
23279 HT-BA-02E Plots 195, 196, 204, 205, 208 & 209
23279 HT-FI-01G Plots 179-182, 185, 186 & 217-222
23279 HT-FI-03F Plots 156, 157, 177 & 178
23279 HT-FI-05B Plot 139, 251 & 252
23279 HT-TIV-01G Plots 183 & 184
23279 HT-TIV-02C Plots 201 & 202
23279 HT-TIV-03C Plots 253 & 254
23279 HT-TIV-04 Plots 249-250
23279 HT-KIN-05A Plot 223
23279 HT-15-01F Plots 242, 243, 361, 362 & 372-376
23279 HT-16-01E Plots 197-200 & 371
23279 HT-16-02D Plots 352 & 353
23279 HT-18-01E Plots 206 & 207
23279 HT-33/34-02E Plots 240, 241, 244 & 245
23279 HT-APART-01F Plots 148-153
23499 HT-33/44-01 Plots 481-482
23499 HT-P204-01 Plots 477-480
23499 HT-H500-01C Plots 483 & 492
23499 HT-H500-02D Plots 483 & 492
23499 HT-536-01C Plots 495 & 496
23499 HT-536-02C Plots 495 & 496
23499 HT-469-01C Plots 397, 484, 485, 490 & 494
23499 HT-469-02C Plots 397, 484, 485, 490 & 494
23499 HT-497-01C Plots 488, 491 & 497
23499 HT-497-02C Plots 488, 491 & 497
23499 HT-421-01B Plot 499
23499 HT-421-02B Plot 499
23499 HT-577-01B Plot 498
23499 HT-577-02C Plot 498
23499 HT-597-01C Plots 493 & 500
23499 HT-597-02C Plots 493 & 500
23499 HT-408-01C Plots 398, 399, 475, 476, 486 & 478
23499 HT-408-02C Plots 399, 475, 476, 486 & 478;
23499 HT-408-03B Plot 398
23499 HT-421-AV-01C Plot 392
23499 HT-421-AV-02C Plot 392
23499 HT-433-01B Plot 489
23499 HT-433-02B Plot 489
23499 HT-433-AV-03B Plot 396
23499 HT-433-AV-04C Plot 396
23499 HT-469-AV-01D Plot 394
23499 HT-469-AV-02C Plot 394

23499 HT-536*-AV-01B Plots 391 & 395
23499 HT- HT-536*-AV-02D Plots 391 & 395
23499 HT- HT-597-AV-01C Plot 393
23499 HT- HT-597-AV-02B Plot 393
23499 HT-CD-01 Plots 467 & 468
23499 HT-RO-01 Plot 469
23499 HT-FO-01 Plots 447-449, 465 & 466
23499 HT-FO-02 Plots 408.410.427, 428, 435, 36, 445 & 446
23499 HT-MA-01 Plots 450, 451 & 470-474
23499 HT-MA-02 Plots 453-455
23499 HT-EN-01 Plots 429 & 452
23499 HT-WO-01 Plots 409, 413, 414, 419, 420, 457 & 460-462
23499 HT-HES-01 Plots 412, 421, 458, 459 & 464
23499 HT-RA-01 Plots 411, 422, 424-426 & 456
23279 HT-THO-001 Plots 423 & 463
23499 HT-NO-01 Plots 415-418
23499 HT-15-01F Plots 402, 403, 430-433, 438, 439 & 444
23499 HT-16-01C Plot 434
23499 HT-16-02C Plots 401 & 405-407
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23499 HT-33/34-02E Plots 440-443
23499 HT-3B WC-01H Plot 437
23499 HT-02 WC-01G Plot 400
12727-SKC027O Phases 2 & 3 Engineering Layout 1
12727-SKC028N Phases 2 & 3 Engineering Layout 2
12727-SKC029M Phases 2 & 3 Drainage Layout 1
12727-SKC030L Phases 2 & 3 Drainage Layout 2
12727-SKC031K Phases 2 & 3 Tracking & Visibility Splays 1
12727-SKC032L Phases 2 & 3 Tracking & Visibility Splays 2
12727-SKC033M Phase 4 Drainage Layout
12727-SKC035K Phase 4 Tracking & Visibility Splays
GL0001_14J Soft Landscaping Proposals
GL0001_15J Soft Landscaping Proposals
GL0001_16K Soft Landscaping Proposals
GL0001_17K Soft Landscaping Proposals
GL0001_18K Soft Landscaping Proposals
GL0001_19K Soft Landscaping Proposals
GL0001_20H Soft Landscaping Proposals
GL0001_21H Soft Landscaping Proposals
GL0001_22L Soft Landscaping Proposals
GL0001_23L Soft Landscaping Proposals
D21 53 P6 Phase 2 & 3 TPP A1 L(1) Rev H
D21 53 P5 Phase 4 TPP A1 L(1) Rev C
12727-SKC034N Phase 4 Drainage Strategy
12727-SKC042L Phase 2 & 3 Tracking & Visibility
12727-SKC043L Phase 2 & 3 Tracking & Visibility
12727-SKC039L Phase 2 & 3 S38 Adoption 1
12727-SKC040K Phase 2 & 3 S38 Adoption 2
12727-SKC041J Phase 4 S38 Adoption
23279 PL-11D Refuse Collection Layout Phases 2 & 3
23499 PL-11D Refuse Collection Layout Phase 4

23279 CL-1E Phase 1 - 4 Composite Layout
23499 SE-01 RevE Street Section-A1
Tables 2, 3 and 4 Affordable Housing Mix

All Received by Local Planning Authority 24th December 2015 with PT15/5528/RM:

03 HR Design Statement
9325-500-001-S2 Rev C Topographical Survey
9325-500-001-S3 Rev C Topographical Survey
9325-500-001-S4 Rev C Topographical Survey
23279 HT-H577-AV-01 Plot 389
Micro Drainage Calculations Dated October 2015
Landscape Management Plan
Landscape Implementation
C040/R4/v2 Updated Badger Mitigation Strategy
C040/R8/v1 Updated Ecology Survey and Mitigation Strategy
Arboricultural Assessment 2011
D21 53 02 BS5837 Updated Phase 4 Tree Survey Data

All Received by Local Planning Authority 16th June 2016 with PT15/5528/RM:

23279 HT-BIN-01A Bin/Cycle Store Details Plots 128-153 & 226-231
12727-SKC011F Pickedmoor Brook Crossing 2

All Received by Local Planning Authority 28th October 2016 with PT15/5528/RM:

23279 PL-01A Location Plan
23279 HT-H433-01A Plot 384
23279 HT-H433-02C Plot 384
23279 HT-H497-01C Plots 365, 367, 369, 383, 386 & 390
23279 HT-H497-02C Plots 365, 367, 369, 383, 386 & 390
23279 HT-H577-02C Plots 389
23279 HT-H469-AV-01C Plots 306, 348, 363 & 380
23279 HT-H469-AV-02C Plots 306, 348, 363 & 380
23279 HT-H577-AV-03C Plots 364 & 387
23279 HT-H577-AV-04C Plots 364 & 387
23279 HT-DR-01E Plots 142 & 143
23279 HT-NE-01E Plots 154, 155, 158 & 159
23279 HT-FI-02C Plots 144 & 147
23279 HT-FI-04A Plots 224 & 246-248
23279 HT-MO-01D Plot 266
23279 HT-MO-02C Plot 260
23279 HT-WO-01C Plots 138, 145 & 146
23279 HT-WO-03D Plots 132, 161-163, 166, 167, 170-173 & 210- 213
23279 HT-WO-04D Plots 261 & 262
23279 HT-HE-01D Plot 225
23279 HT-HE-02D Plots 131 & 160
23279 HT-HE-03C Plots 174 & 214
23279 HT-HE-04E Plot 137
23279 HT-HE-05A Plot 263

23279 HT-CA-01C Plot 258 & 259
23279 HT-CA-03D Plots 264 & 265
23279 HT-TH-01A Plot 267
23279 HT-TH-02C Plot 235
23279 HT-TH-03D Plot 257
23279 HT-KIN-01B Plots 133-136, 164, 165, 168 & 169
23279 HT-KIN-02D Plots 215 & 216
23279 HT-KIN-03B Plots 140 & 141
23279 HT-KIN-04A Plots 255 & 256
23279 HT-GAR-01B Garage Details DWH Sheet 1
23279 HT-GAR-02B Garage Details DWH Sheet 2
23279 HT-GAR-03B Garage Details DWH Sheet 3
23279 HT-GAR-04B Garage Details DWH Sheet 4
23279 HT-GAR-05B Garage Details DWH Sheet 5
23279 HT-GAR-06A Garage Details Barratt Sheet 1
23279 HT-GAR-07A Garage Details Barratt Sheet 2
23279 HT-GAR-08A Garage Details Barratt Sheet 3
23499 HT-GAR-01C Garage Details DWH Sheet 1
23499 HT-GAR-02C Garage Details DWH Sheet 2
23499 HT-GAR-03A Garage Details DWH Sheet 3
23499 HT-GAR-04A Garage Details DWH Sheet 3
23499 HT-GAR-05A Garage Details Barratt Sheet 1
23499 HT-GAR-06A Garage Details Barratt Sheet 2
23499 HT-GAR-07A Garage Details Barratt Sheet 3
23499 HT-GAR-08A Garage Details Barratt Sheet 4
GL0001_A Community Sports Pitch Specification
NT/PL951D Enhanced Materials - Bays
NT/PL952E Enhanced Materials - Flues, etc.
NT/PL953E Enhanced Materials - Canopies 1
NT/PL954B Enhanced Materials - Canopies 2
NT/PL955E Enhanced Materials - Chimneys
NT/PL956 Enhanced Materials - Windows
NT/PL957 Enhanced Materials - Dormers
NT/PL958A Enhanced Materials - Verges, Corbels & Eaves

All Received by Local Planning Authority 15th December 2016 with PT15/5528/RM:

23279 PL-02A External Works Details Phases 2 and 3
12727-SKC010J Pickedmoor Brook Crossing 1 Micro Drainage Calculations Phase 4
Updated
GL0001_13B Public Open Space Assessment
12727-C012E Pickedmoor Brook Crossing Elevation
GL0001_24E Sports Pitch Drainage Layout
12727 SKC045 D Phase 2-3 Road 6 Tracking
GL0001_26 No Dig Footpath Detail

Current Plans: BUS SHELTER 03/2018 RevE (received 28th September 2022) & Site Location Plan received 14th September 2022.

Reason: In the interests of completeness.

Current Plans BUS SHELTER 03/2018 RevE (received 28th September 2022) & Site Location Plan received 14th September 2022.

Reason: In the interests of completeness

Impact on Equalities

8.0 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.

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

9. **CONCLUSION**

9.1 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.

9.2 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.

10. **RECOMMENDATION**

10.1 It is recommended that planning permission be GRANTED subject to the conditions listed on the decision notice.

CONDITIONS

1) The development must be completed exactly in accordance with the following plans:

All Received by Local Planning Authority 7th July 2017:

23279 PL-04.1X Materials Layout Phases 2 and 3

23499 PL-04.2K Materials Layout Phase 4

Enhanced Materials Matrix Dated 7th July 2017

All Received by Local Planning Authority 16th May 2017:

23279 PL-03.1AF Planning Layout Phases 2 and 3

23279 PL-06.1 Rev J External Works Layout Phases 2 and 3

23279 PL-06.2 Rev J External Works Layout Phases 2 and 3

23279 PL-06.3 Rev J External Works Layout Phases 2 and 3

23279 PL-06.4 Rev J External Works Layout Phases 2 and 3
23279 PL-06.5 Rev J External Works Layout Phases 2 and 3
23279 PL-06.6 Rev J External Works Layout Phases 2 and 3
23279 PL-06.7 Rev J External Works Layout Phases 2 and 3
23279 PL-10J Parking Allocation Layout Phases 2 and 3
23279 SE-01H Site Sections Phases 2 and 3
23279 SS-01J Street Scenes Phases 2 and 3
23499 PL-03.2X Planning Layout Phase 4
23499 PL.06.1G External Works Layout Phase 4 1 of 3
23499 PL.06.2G External Works Layout Phase 4 2 of 3
23499 PL.06.3G External Works Layout Phase 4 3 of 3
23499 PL-10G Parking Allocation Layout Phase 4
23499 SS-02F Street Scenes Phase 4
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23279 HT-P204-01 Plots 343-345
23279 HT-P204-02 Plots 283, 284, 318, 319 & 327-331
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23279 HT-H469-03 Plot 378
23279 HT-H421-01E Plot 370 & 377
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23279 HT-H408-03E Plots 270, 271 & 320
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23279 HT-H408-06 Plots 366 & 385
23279 HT-H577-01D Plots 3278, 355, 336 & 355
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23279 HT-H497-AV-01D Plots 128 & 129

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12727-SKC032L Phases 2 & 3 Tracking & Visibility Splays 2
12727-SKC033M Phase 4 Drainage Layout
12727-SKC035K Phase 4 Tracking & Visibility Splays
GL0001_14J Soft Landscaping Proposals
GL0001_15J Soft Landscaping Proposals
GL0001_16K Soft Landscaping Proposals
GL0001_17K Soft Landscaping Proposals
GL0001_18K Soft Landscaping Proposals
GL0001_19K Soft Landscaping Proposals
GL0001_20H Soft Landscaping Proposals
GL0001_21H Soft Landscaping Proposals
GL0001_22L Soft Landscaping Proposals
GL0001_23L Soft Landscaping Proposals
D21 53 P6 Phase 2 & 3 TPP A1 L(1) Rev H

D21 53 P5 Phase 4 TPP A1 L(1) Rev C
12727-SKC034N Phase 4 Drainage Strategy
12727-SKC042L Phase 2 & 3 Tracking & Visibility
12727-SKC043L Phase 2 & 3 Tracking & Visibility
12727-SKC039L Phase 2 & 3 S38 Adoption 1
12727-SKC040K Phase 2 & 3 S38 Adoption 2
12727-SKC041J Phase 4 S38 Adoption
23279 PL-11D Refuse Collection Layout Phases 2 & 3
23499 PL-11D Refuse Collection Layout Phase 4
23279 CL-1E Phase 1 - 4 Composite Layout
23499 SE-01 RevE Street Section-A1
Tables 2, 3 and 4 Affordable Housing Mix

All Received by Local Planning Authority 24th December 2015 with PT15/5528/RM:

03 HR Design Statement
9325-500-001-S2 Rev C Topographical Survey
9325-500-001-S3 Rev C Topographical Survey
9325-500-001-S4 Rev C Topographical Survey
23279 HT-H577-AV-01 Plot 389
Micro Drainage Calculations Dated October 2015
Landscape Management Plan
Landscape Implementation
C040/R4/v2 Updated Badger Mitigation Strategy
C040/R8/v1 Updated Ecology Survey and Mitigation Strategy
Arboricultural Assessment 2011
D21 53 02 BS5837 Updated Phase 4 Tree Survey Data

All Received by Local Planning Authority 16th June 2016 with PT15/5528/RM:

23279 HT-BIN-01A Bin/Cycle Store Details Plots 128-153 & 226-231
12727-SKC011F Pickedmoor Brook Crossing 2

All Received by Local Planning Authority 28th October 2016 with PT15/5528/RM:

23279 PL-01A Location Plan
23279 HT-H433-01A Plot 384
23279 HT-H433-02C Plot 384
23279 HT-H497-01C Plots 365, 367, 369, 383, 386 & 390
23279 HT-H497-02C Plots 365, 367, 369, 383, 386 & 390
23279 HT-H577-02C Plots 389
23279 HT-H469-AV-01C Plots 306, 348, 363 & 380
23279 HT-H469-AV-02C Plots 306, 348, 363 & 380
23279 HT-H577-AV-03C Plots 364 & 387
23279 HT-H577-AV-04C Plots 364 & 387
23279 HT-DR-01E Plots 142 & 143
23279 HT-NE-01E Plots 154, 155, 158 & 159
23279 HT-FI-02C Plots 144 & 147
23279 HT-FI-04A Plots 224 & 246-248
23279 HT-MO-01D Plot 266

23279 HT-MO-02C Plot 260
23279 HT-WO-01C Plots 138, 145 & 146
23279 HT-WO-03D Plots 132, 161-163, 166, 167, 170-173 & 210- 213
23279 HT-WO-04D Plots 261 & 262
23279 HT-HE-01D Plot 225
23279 HT-HE-02D Plots 131 & 160
23279 HT-HE-03C Plots 174 & 214
23279 HT-HE-04E Plot 137
23279 HT-HE-05A Plot 263
23279 HT-CA-01C Plot 258 & 259
23279 HT-CA-03D Plots 264 & 265
23279 HT-TH-01A Plot 267
23279 HT-TH-02C Plot 235
23279 HT-TH-03D Plot 257
23279 HT-KIN-01B Plots 133-136, 164, 165, 168 & 169
23279 HT-KIN-02D Plots 215 & 216
23279 HT-KIN-03B Plots 140 & 141
23279 HT-KIN-04A Plots 255 & 256
23279 HT-GAR-01B Garage Details DWH Sheet 1
23279 HT-GAR-02B Garage Details DWH Sheet 2
23279 HT-GAR-03B Garage Details DWH Sheet 3
23279 HT-GAR-04B Garage Details DWH Sheet 4
23279 HT-GAR-05B Garage Details DWH Sheet 5
23279 HT-GAR-06A Garage Details Barratt Sheet 1
23279 HT-GAR-07A Garage Details Barratt Sheet 2
23279 HT-GAR-08A Garage Details Barratt Sheet 3
23499 HT-GAR-01C Garage Details DWH Sheet 1
23499 HT-GAR-02C Garage Details DWH Sheet 2
23499 HT-GAR-03A Garage Details DWH Sheet 3
23499 HT-GAR-04A Garage Details DWH Sheet 3
23499 HT-GAR-05A Garage Details Barratt Sheet 1
23499 HT-GAR-06A Garage Details Barratt Sheet 2
23499 HT-GAR-07A Garage Details Barratt Sheet 3
23499 HT-GAR-08A Garage Details Barratt Sheet 4
GL0001_A Community Sports Pitch Specification
NT/PL951D Enhanced Materials - Bays
NT/PL952E Enhanced Materials - Flues, etc.
NT/PL953E Enhanced Materials - Canopies 1
NT/PL954B Enhanced Materials - Canopies 2
NT/PL955E Enhanced Materials - Chimneys
NT/PL956 Enhanced Materials - Windows
NT/PL957 Enhanced Materials - Dormers
NT/PL958A Enhanced Materials - Verges, Corbels & Eaves

All Received by Local Planning Authority 15th December 2016 with PT15/5528/RM:

23279 PL-02A External Works Details Phases 2 and 3
12727-SKC010J Pickedmoor Brook Crossing 1 Micro Drainage Calculations Phase 4
Updated
GL0001_13B Public Open Space Assessment
12727-C012E Pickedmoor Brook Crossing Elevation

GL0001_24E Sports Pitch Drainage Layout
12727 SKC045 D Phase 2-3 Road 6 Tracking
GL0001_26 No Dig Footpath Detail

Current Plans: BUS SHELTER 03/2018 RevE (received 28th September 2022) & Site Location Plan received 14th September 2022.

Reason:

In the interests of completeness.

- 2) Within one month of the Council receiving written notice that the bus service to the development is to commence, a bus stop and shelter enabled for Real Time information shall be provided in full working order, in accordance with drawing reference BUS SHELTER 03/2018 RevE.

Reason:

To ensure the development is served by public transport and to accord with Policy CS8 of the South Gloucestershire Core Strategy (Adopted).

- 3) Tree protection in accordance with BS5837:2012 shall be erected around all trees and hedgerows shown to be retained on the landscaping plan hereby approved. The protective fencing shall be put in place prior to the commencement of development and retained at all times during the construction period.

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.

- 4) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the relevant part of the development or in accordance with the programme agreed with the Local Planning Authority. Any landscaping that fails within five years following planting shall be replaced in the next available planting season.

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) Notwithstanding the submitted plans, the boundary treatment between flat block 226-231 and the gardens of dwellings 232-233 and 254 (phase 2/3) shall be a wall finished in Webber Ivory Render rather than a fence.

Reason:

In the interests of the visual amenity of the area and to comply with the requirements of Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

- 6) The development shall be carried out in accordance with the details approved under DOC18/00095 in relation to the cinder track which shall be completed within 2 months of the date of this permission.

Reason:

There is some discrepancy on the plans as to the surfacing of the path. Full details are required in the interests of the safety of the users and all in accordance with the visual amenity 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.

- 7) The development shall be carried out exactly in accordance with the materials schedules and samples received by the Council on 20th June 2017 under application DOC17/0132

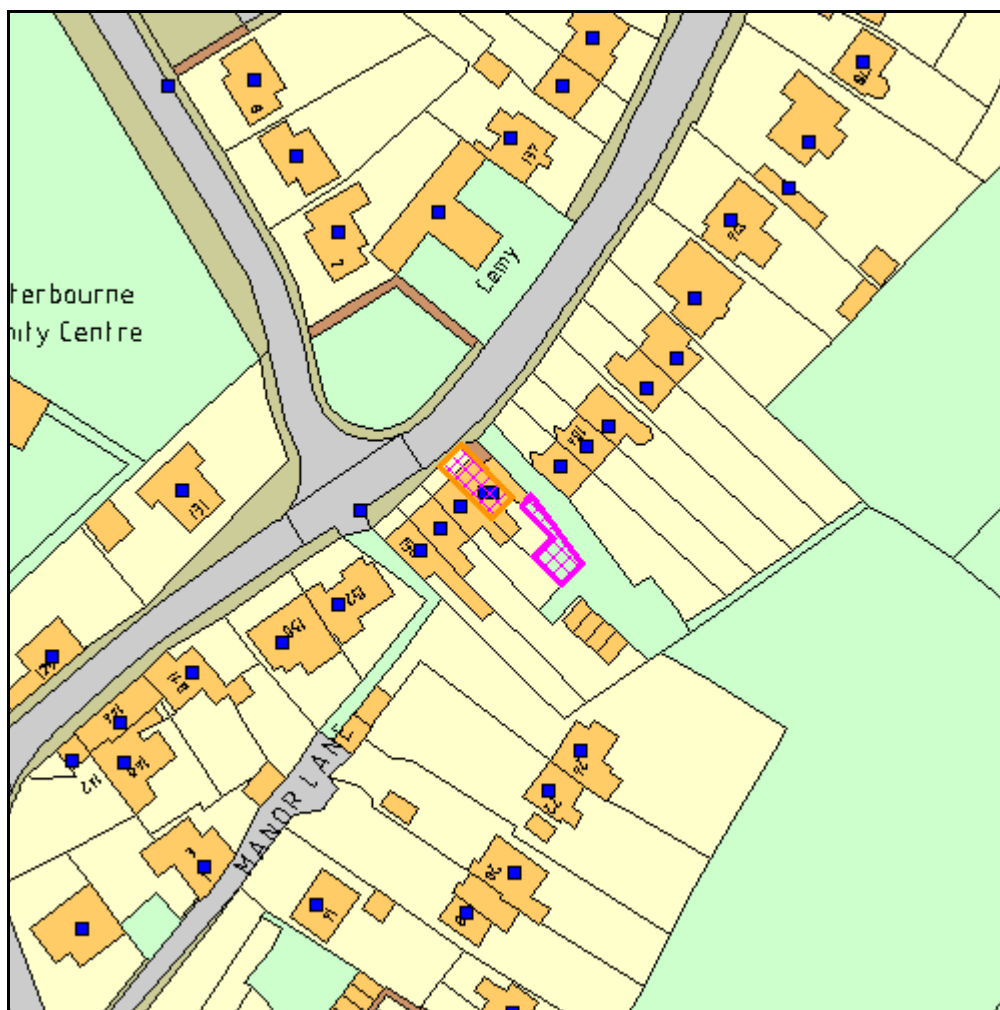
Reason:

To ensure that the scheme is designed to a high standard in accordance with policy CS1 of the South Gloucestershire Local Plan: Core Strategy 2013.

Case Officer: Charmian Eyre-Walker
Authorising Officer: Eileen Paterson

CIRCULATED SCHEDULE NO. 04/23 -27th January 2023

App No.:	P22/06095/HH	Applicant:	Mr Lewis Cook
Site:	160 Watleys End Road Winterbourne South Gloucestershire BS36 1QH	Date Reg:	31st October 2022
Proposal:	Erection of single storey front extension to provide entrance porch and bicycle storage to first floor flat.	Parish:	Winterbourne Parish Council
Map Ref:	365945 181403	Ward:	Winterbourne
Application Category:	Householder	Target Date:	21st December 2022



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

INTRODUCTION

This planning application has been added to the Circulated Schedule because the proposal has received objections from Winterbourne Parish Council, which is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a single storey front extension to provide entrance porch and bicycle storage for first floor flat, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at 160 Watleys End Road and is located in the residential area of Winterbourne and is within the settlement boundary. The application is within a good sized plot and the first floor flat is within an existing end of terrace dwelling.

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

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

Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013
Householder Design Guide SPD (Adopted) March 2021

3. RELEVANT PLANNING HISTORY

- 3.1 P90/1394. Conversion of existing dwelling to form 2No flats and the erection of single storey extension to form bathroom and lobby (in accordance with the amended plans received by the council on the 25th April 1990). Approved. 25.04.1990.

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

2No letters of Objection Comments received (08/11/22 and 22/11/22) -

- (08/11/22) *The Parish Council have concerns regarding the need to reposition the meter box and whether the tight relationship is safe, especially for access to the upstairs flat; and*
- (22/11/22) *The comments of the Parish Council are Objection. The previous objection of the Parish Council remains.*

Other Representations

4.2 Local Residents

No Comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle Of Development

PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages where they do not harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. It states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area. They should not prejudice the amenities of neighbours, or that of highway safety and the parking provision should be of an acceptable level for any new and existing buildings. The adequate provision of private amenity space should also not be sacrificed for any new development that forms part of a settlement pattern that also contributes to local character.

- 5.2 CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour, and materials are informed by respect and enhance the character, distinctiveness and amenity of both the site and its context.

5.3 Design and Visual Amenity

The proposed single storey front extension will have an overall width of 2.324 meters and protrude from the existing front principal façade by a depth of 2.3 meters. It will have a gable fronted pitched roof and it will extend to 2.5 metres in height to the eaves from ground level.

- 5.4 Guidance in the adopted Householder Design Guide SPD states that front extensions, particularly porches, can have the greatest impact to a front principal façade, particularly onto a public facing façade, and given the siting and location of this application site, the proposal would be highly visible and the SPD guidance states that porch front extensions should not dominate the existing façade.
- 5.5 Although this porch front extension is currently proposed to extend beyond the principal façade of the dwellinghouse, it is not considered to unbalance the existing façade of this host dwellinghouse, as it is attached to the adjacent 3No terraced dwellinghouses, two of which already have punctured this alignment of the building line/facade with front porch extensions. Hence the frontage has already been broken up. However, the proposed porch has been designed with a pitched roof and does feature materials such as natural stone and double roman tiles that will match the existing dwellinghouse and its attached neighbouring properties.
- 5.6 Furthermore, and although the design is simple, the proposed porch extends to a width of 2.3 meters, to also accommodate storage for a bicycle for this first floor property. Unfortunately this means, the porch encroaches the existing brick surround to the ground floor window, which is a dominant feature to these properties.
- 5.7 As stated in the SPD, porches should be designed to integrate with the existing front façade and not destroy any existing features, as this is considered not good design. However, as this encroachment is only slight, and on balance, it does not warrant a refusal and therefore the proposal is acceptable from a design perspective and the proposal does comply with PSP38, CS1 or the (Adopted) Householder Design Guide SPD.
- 5.8 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration. The extension does not have detrimental impact on the neighbouring properties and therefore does comply with policies PSP8, PSP38 and the Householder Design Guide SPD.
- 5.9 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. As no additional bedrooms are proposed, the application is acceptable in transportation terms.
- 5.10 Private Amenity Space
The dwelling benefits from a good amount of existing private amenity space to the property. PSP43 sets out standards which are based on the number of

bedrooms at a property. As no additional bedrooms are proposed, no concern is raised on the level of amenity space being proposed.

5.11 Other Matters

Objection comments have been raised by Winterbourne Parish Council in respect of the potential relocation of the existing services box, which is currently sited to the principal elevation of the host dwellinghouse. Although such comments are noted, they are not a material consideration in the assessment of planning applications and would be a matter controlled under Building Regulations.

5.12 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 It is recommended that planning permission is **APPROVED** subject to the conditions detailed on the decision notice.

CONDITIONS

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

Reason

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

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

Location Plan

Block Plan

035-101-B Existing Front & Side Elevations and Ground Floor Plan

035-102-B Proposed Ground Floor

035-103-A Existing and Proposed Street Scenes

035-103-B Proposed Front & Side Elevations

Reason

To define the terms and extent of the permission.

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

Reason

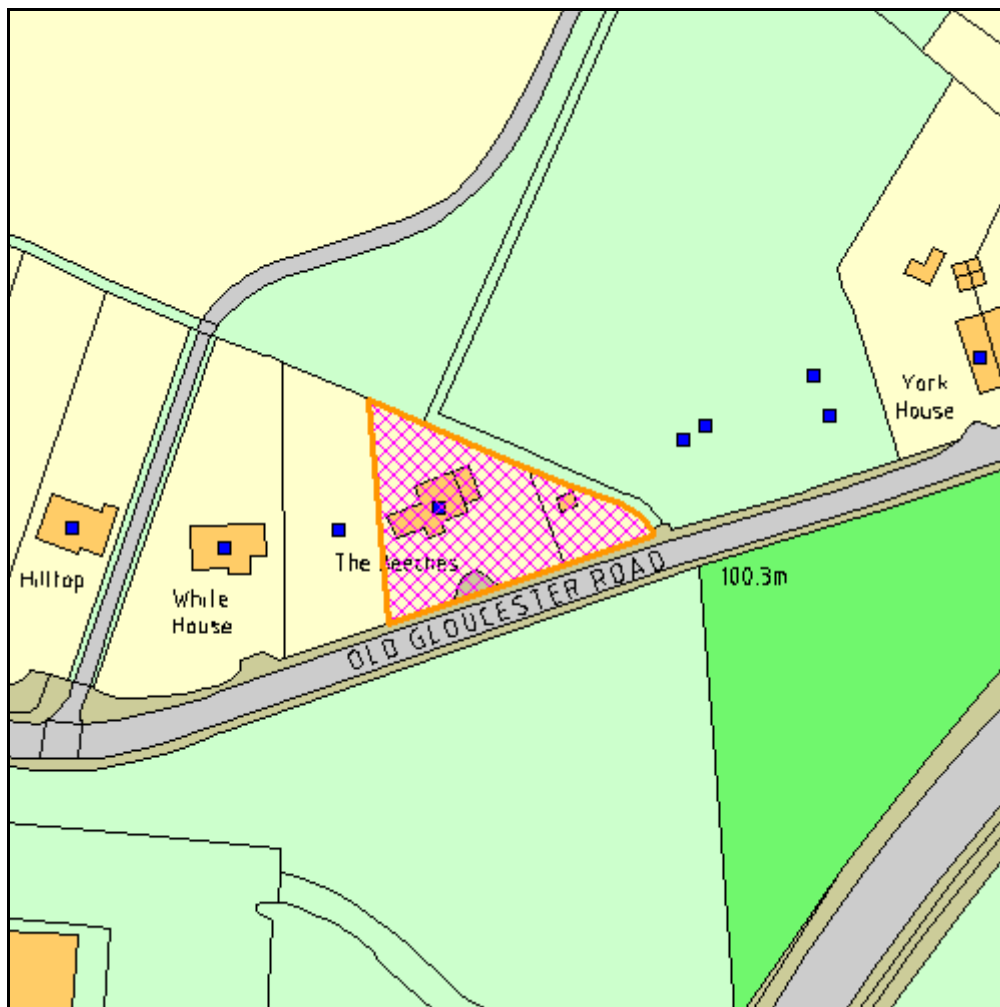
To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

Case Officer: Helen Turner

Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 04/23 -27th January 2023

App No.:	P22/06503/HH	Applicant:	Mr and Mrs Gordon
Site:	The Beeches Old Gloucester Road Alveston South Gloucestershire BS35 3LQ	Date Reg:	18th November 2022
Proposal:	Removal of brick structure and erection of 1no detached two storey outbuilding to form garage, storage and home office. (re-submission of P21/06845/F)	Parish:	Alveston Parish Council
Map Ref:	363652 188421	Ward:	Severn Vale
Application Category:	Householder	Target Date:	1st February 2023



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

REASON FOR APPEARANCE ON CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt of 4 residential comments contrary to the decision to refuse.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the removal of brick structure and erection of 1.no detached two storey outbuilding to form garage, storage and home office at The Beeches, Old Gloucester Road.
- 1.2 The applicant site comprises a large plot with the host dwelling itself forming a two-storey detached property that is finished with light render and red pointed brick. The dwellinghouse benefits from off street parking and a rear garden. The site is 'washed over' by the Bristol and Bath Green Belt.
- 1.3 Lastly, this application is a resubmission of P21/06845/F which seeks to gain permission for revisions made to design. These are listed as follows:
 - Reduction in overall scale and massing:
 - Height reduced by an approximate 1000mm.
 - Width reduced by an approximate 200mm.
 - No changes to length.
 - Omission of first floor gables / dormers
 - Retaining of both existing vehicular accesses.

An assessment of these differences can be found in section 5 of this report.

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
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management

PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
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*)
 Annexes & Residential Outbuildings SPD (*Adopted 2021*)

3. RELEVANT PLANNING HISTORY

- 3.1 Ref: P21/06845/F. Refuse, 14.12.2021.
 Proposal: *Erection of 1 no. incidental outbuilding to form garage and office/store/gym.*
- 3.2 Ref: PT16/4190/O. Approve with conditions, 15.12.2016.
 Proposal: *Erection of 1no. detached dwelling with new access and associated works.*
- 3.3 Ref: PT11/1375/F. Approve with conditions, 07.06.2011.
 Proposal: *Erection of first floor side and rear extension and two storey rear extension to form additional living accommodation. Erection of front porch and installation of 2no. front dormers. (Resubmission of PT10/3414/F).*

4. CONSULTATION RESPONSES

- 4.1 Alveston Parish Council
 No objections.
- 4.2 Local Residents
 Four letters of support have been received from local residents. Key points are summarised as follows:
 - The proposed development will provide additional space for a growing family and improve the existing property's aesthetics.
 - The outbuilding will sit back-to-back to the one under construction at the Lodge and will be hidden on the Northern side.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
 The principle of development for the erection of an outbuilding at this site has been established under the 2021 application (P21/06845/F), hence the only matters that can be considered are those relating to the proposed changes. Therefore, an assessment must now follow to determine if the amendments have significantly altered the original considerations, to which the previous refusal reasons stated:
- 1) *The proposed development would amount to a disproportionate enlargement to the original dwellinghouse and represents harm to the Green Belt with no 'very special circumstances' demonstrated to outweigh the harm by means of inappropriate development and any other harm, or*

the presumption against inappropriate development. Due to this, it is therefore considered the development is contrary to policy PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017) and paragraph 149 of the NPPF.

- 2) *The proposed development, by reason of its size and scale would not be subservient to the host dwelling and would give rise to the appearance of an independent unit and thus does not sufficiently demonstrate standards of good design. Due to this, it is considered the development is contrary to Policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013), PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), the SGC Householder Design Guide (Adopted March 2021), and the NPPF.*

5.2 Green Belt

The National Planning Policy Framework (NPPF) confirms that “*inappropriate development is, by definition, harmful to the Green Belt and should not be approved expect in very special circumstances*”. Notwithstanding this, paragraphs 149 and 150 [of the NPPF] provide a list of exceptions that are not inappropriate within the Green Belt, with the most applicable in this circumstance the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

- 5.3 Further to this, policy PSP7 provides guidance on the assessment of proportionate additions and states that the larger a building becomes in excess of 30% over and above its original size, the more likely the building will become disproportionate, with those equating to a 50% increase or more representing inappropriate development and should be refused. Likewise, and although the proposal seeks to erect a separate ancillary structure, subparagraph 4.7 of PSP7 confirms volume calculations must include any development within a curtilage since 1948, meaning any previous extensions [to the host property] or detached buildings in the site have to form part of the total volume figure.
- 5.4 In the first instance, reference is drawn to the fact the host property has previously been extended (approved permission PT11/1375/F) and at present, represents a 54% increase in volume from the original building. This confirms that the ‘starting point’ for further development at this site is already in a disproportionate position as it exceeds the volume capacities highlight by PSP7, suggesting any additional increase in volume would exacerbate the issue. Notwithstanding this, the case officer has also conducted a volumetric calculation of the site which includes the proposed outbuilding: this would equate to an approximate increase of 105%. Whilst the applicant has clearly tried to reduce the volume of the development from the previous refusal (119%), no amount of reduction to the proposed outbuilding would be sufficient as again the ‘starting point’ is above the accepted limits and therefore represents inappropriate development.
- 5.5 At this stage, it is noted the importance of assessing each application on its individual merits. This is of particular note as the neighbouring property to the East (The Lodge) has an approved outbuilding under planning permission P21/07561/F with similar dimensions to the proposed. However there is a

significant difference between the two sites and explains how an outbuilding of the same size can be refused in one instance and approved in another. Namely, the outbuilding approved at The Lodge represented a 27.6% volumetric increase from the original building and did not therefore represent inappropriate development (the 'starting point' at the lodge was effectively zero due to a lack of previous works and a larger host building).

5.6 Similarly and purely in terms of inappropriateness, the original report attached to the outline permission for The Lodge (PT16/2909/O) concluded that the erection of 2no. detached dwellings did not fall within the limited categories of development considered appropriate within the Green Belt and constituted inappropriate development. However, that application was overturned at the Council's Development Control (West) Committee on the 1st December 2016 as the Council could not demonstrate a 5 year housing land supply at the time, with the motion carried that the development would contribute to the Council's housing supply and should be granted. This confirms that, at least in terms of national and local policy, harm had been established to the Green Belt due to inappropriate development and was only overturned due to a housing land supply issue.

5.7 In light of the above, the proposed development is by its very nature, inappropriate development and constitutes harm to the Green Belt. No 'very special circumstances' have been put forward in support of this application with the case officer satisfied sufficient grounds to refuse the application have been demonstrated.

5.8 Design and Visual Amenity

Policies CS1, PSP38 and the Householder Design Guide SPD seeks 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.

5.9 As noted above, the differences between this application and the previous refusal amount to the following:

- Reduction in overall scale and massing of outbuilding.
- Omission of first floor gables / dormers.
- Retaining of both existing vehicular entrances.

Whilst the removal of dormers has helped to limit the characteristics of a flat over-garage, concern is now raised regarding the two separate access points.

5.10 The use of two separate accesses gives potential for the outbuilding to be used without the need of a shared point of entry into the site. Although this seems a fine point to make, it does have significant repercussions in which the existing curtilage could be sub-divided (as previously experienced under PT16/4190/O) and then later made into a separate planning unit. To evidence the capacity to physically convert the outbuilding into a smaller dwellinghouse, attention is drawn to the submitted block plan (437-002 Rev A) which demonstrates the development would still appear as a significant introduction despite reductions

in scale with it not immediately obvious which is the incidental unit, and which is the host property. Further to this, the submitted floor plans (437-004 Rev A) confirm the outbuilding would provide 79m² of internal floor space, a figure which far exceeds the minimum space standards as set out in the Technical Housing Standards (2015) for 1 bedroom dwelling across two floors (58m²).

- 5.11 As noted in the report attached to the refused permission, design concerns were raised regarding the relationship between the outbuilding and host dwelling as the development conveyed the appearance of a separate planning unit. Here, the Annexes & Residential Outbuildings SPD confirms that for an outbuilding to be considered acceptable, the secondary nature of the proposed use is reflected in its overall scale. Unfortunately, this has not been demonstrated in the development proposal and as such, the works still present an outbuilding that appears as an independent unit, contrary to policies CS1 and the Annexes & Residential Outbuildings SPD. Due to this, the case officer considers there to be a lack of mitigating circumstances to overcome the impact described above.
- 5.12 Residential Amenity
Policy PSP8 relates specifically to residential amenity in which it states development proposals are acceptable, provided they do not create unacceptable living conditions or result in unacceptable impacts on residential amenities. These are outlined as follows (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.
- 5.13 Given the siting of the outbuilding as well as the orientation of first-floor side windows (which do not permit inter-visibility into neighbouring properties), the development would not result in any unacceptable impacts as described above and is therefore compliant with policy PSP8.
- 5.14 Transport (Access and Parking)
Policy PSP11 confirms 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; have an unacceptable effect on highway and road safety; and, should not harm environmentally sensitive areas.
- 5.15 Access to the proposed outbuilding and indeed dwelling would utilise the existing entry points off Old Gloucester Rd and as such, no objections are raised in terms of access.
- 5.16 With regard to 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 expected to provide 2no. on-site parking space. The submitted block plan (437-002 Rev A) confirms the capacities identified by PSP16 can be adhered to with no objection therefore raised.

5.17 Private Amenity Space

Policy PSP43 states that residential units, including those that are subject to development, are expected to have access to private amenity space that is: functional and safe; of a sufficient size in relation to occupants; and, be easily accessible. As the proposal does not reduce access to the rear garden, the officer is satisfied private amenity space for the host property would remain intact and as such, the development proposal would comply with PSP43.

5.18 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.

5.19 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 REFUSE 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 **REFUSED** for the reasons below:

- 1) The proposed development, by reasons of its massing and scale represents a disproportionate addition to the residential plot known as “The Beeches” and is therefore inappropriate development by reason of paragraph 149 of the NPPF. Paragraph 147 of the NPPF makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in ‘very special circumstances’. In this instance, no very special circumstances have been put forward in support of this application and therefore the development is contrary to policy PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017) and paragraph 149 of the NPPF.

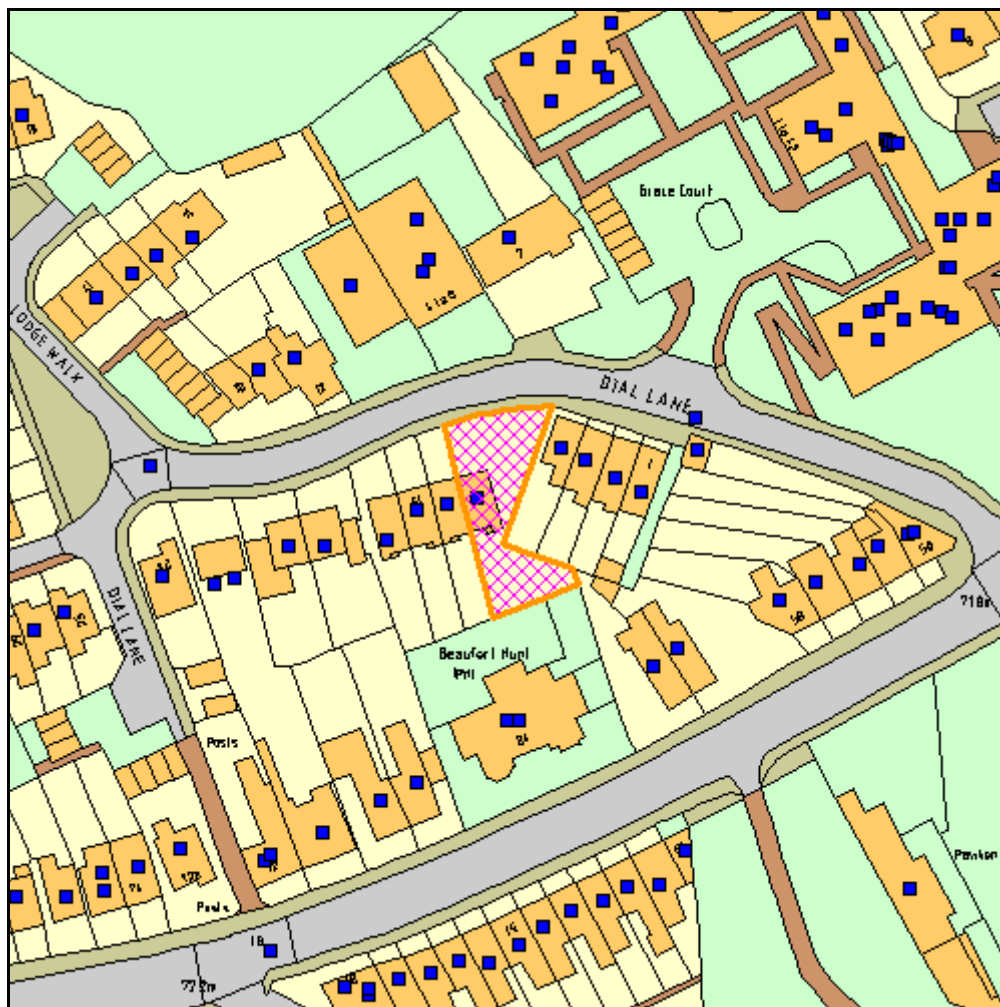
- 2) The proposed development would amount to an outbuilding that has the appearance of an autonomous planning unit due to a separate entry point that has been demonstrated to be capable of conversion to a 1-bedroom dwellinghouse, thus not satisfying the proposed use of an incidental outbuilding. Due to this, the development proposal is contrary to policy CS1 of the South Gloucestershire Local Plan: Core Strategy (*Adopted 2013*) and the Annexes & Residential Outbuildings SPD (*Adopted 2021*).
1. The proposed development, by reasons of its massing and scale represents a disproportionate addition to the residential plot known as "The Beeches" and is therefore inappropriate development by reason of paragraph 149 of the NPPF. Likewise, paragraph 147 of the NPPF makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. In this instance, no very special circumstances have been put forward in support of this application, meaning the development must now be refused.
2. The proposed development, by reason of its size and scale would not be subservient to the host dwelling and would give rise to the appearance of an independent unit and thus does not sufficiently demonstrate standards of good design. Due to this, it is considered the development is contrary to Policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013), PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), the SGC Householder Design Guide (Adopted March 2021), and the NPPF.

Case Officer: Ben France

Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 04/23 -27th January 2023

App No.:	P22/06640/F	Applicant:	Ms Karen Sheppard
Site:	9 Dial Lane Downend South Gloucestershire BS16 5UH	Date Reg:	6th December 2022
Proposal:	Erection of a single storey rear extension to facilitate conversion of existing dwelling into 2 self-contained flats with associated works.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364864 176604	Ward:	Frenchay And Downend
Application Category:	Minor	Target Date:	13th February 2023



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P22/06640/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.

CIRCULATED SCHEDULED.

This application is referred to the Circulated Schedule following objection comments made by the Parish.

THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a single storey rear extension to facilitate conversion of existing dwelling into 2 self-contained flats with associated works as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site relates to 9 Dial Lane, Downend, a three-storey end of terrace dwelling. This 3 bed property benefits from a parking area to the front. Plans show the property as being used as a 4 bed dwelling with one bedroom on the ground floor where the integral garage used to be, one bedroom on the first floor and 2 on the top floor. The proposed scheme would create a 1 bed flat at ground floor level and a 2 bed flat on the first and second floors.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework 2021
National Planning Guidance
Technical Housing Space Standards 2022

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

Trees and Development Sites SPG (Adopted) April 2021
South Gloucestershire Household Design (Adopted) 2021)
South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|--------------------------|--|
| 3.1 | P22/01961/HH
Approved | Conversion of integrated garage into habitable room.
13.5.22 |
| 3.2 | P22/02352/F
Refused | Erection of 1no. attached dwelling with parking and associated works.
13.6.22 |

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
OBJECTION on the following grounds:
- Plans fail to show division of outside area for each property
 - EV charging points for each dwelling and bin storage are:

Consultees

- 4.2 Flood risk management team:
No objection
- 4.3 DM Transport:
No objection subject to condition requiring EV charging point and cycle storage.

Other Representations

- 4.4 Local Residents
One letter of concern has been submitted by a local resident as follows:
As the proposed extension runs up to the boundary of my property I have some concerns about the potential impact, primarily around drainage. The proposed extension is on top of a manhole, which would presumably also be used to access drainage from my home. There is no manhole that I know of on my property so I would be concerned about how any drainage repair could be undertaken if required if the manhole could no longer be accessed.

5. ANALYSIS OF PROPOSAL

- 5.1 The applicant seeks full planning permission for a single storey rear extension to facilitate conversion of existing dwelling into 2 self-contained flats – one with 1 bedroom and one with 2 bedrooms.
- 5.2 Principle of Development
- 5.3 PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space.

- 5.4 PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. Therefore, the development is acceptable in principle, subject to the following detailed consideration.
- 5.5 Design and Visual Amenity
Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.6 The proposed development would comprise a single storey flat roofed rear addition across the entire width of the property and extending out into the garden by around a maximum 4 metres. The structure would attain an overall height of just under 3m. Due to the shape of the rear garden the structure would have a chamfered corner to allow access into the rear garden area. The adopted Household Design SPD (2021) recommends the best practice is for extensions to follow the existing building line rather than having chamfered corners. This is generally for aesthetic purposes. In this instance the plot shape of the neighbouring property at No. 7 Dial Lane is angled and extends into what should have been a rectangular garden for the application site. Instead the garden of No. 7 cuts into this 'rectangle' and thus any rear extension would need to have a chamfered corner to achieve a usable internal space.
- 5.7 For this reason and on this occasion the chamfered corner can be accepted. Details in the application form state materials to match the existing dwelling would be used in the construction and openings would be positioned in the rear and north east elevations only.
- 5.8 Internally, at ground floor the proposed extension would create a small living area and shower room for the proposed single bed flat. A new entrance and window on the side elevation would be introduced to allow access and additional light into the flat. Openings would be in the rear and side elevations of the new structure. It is noted that a previous application has given permission for the replacement of the integral garage door with windows.
- 5.9 Other internal changes would allow the creation of the first/ second floor 2 bed flat. No changes to the external appearance would be required here (other than those already approved to change the garage door).
- 5.10 Both local and national planning policies advocate the highest form of site planning and overall design. Flat roofed extensions are not encouraged but in certain situations can be acceptable. Given the unusual shape of the structure due to the confines of the site boundary, the flat roof is accepted.

- 5.11 Given the above the proposal accords with adopted policy and can be recommended for approval.
- 5.12 Residential Amenity :
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance. Similarly given the neighbour to the south would be around 3 metres distant the proposed extension would not impact on
- 5.13 The host property benefits from a good size rear garden plus a side garden Proposed openings would be positioned to the rear and east side elevations and in this way would not give rise to any overlooking or inter-visibility impacts on the residential amenity of the attached neighbours to the west or the closest neighbours to the east. The proposed addition would extend out from the rear elevation by around 4 metres and although there would be changes for the neighbour, the extent of the additional structure would not give rise to tunnelling or an unacceptable impact on the attached dwelling.
- 5.14 In these terms the proposal accords with adopted policy and can be supported.
- 5.15 Private Amenity Space:
The host dwelling currently benefits from an amount of existing private amenity space. PSP43 sets out standards which are based on the number of bedrooms at a property.
- 5.16 PSP43 relates to private amenity space which usually means the rear garden. In this instance the rear garden is enclosed and private and the development would allow sufficient functional space to remain to serve the two proposed flats. In discussion with the applicant it is understood that the ground floor flat would benefit from the rear garden and the first floor flat would utilise the side garden. No precise division of the space has been indicated on plans but this can be done at a later time between the relevant parties. With regards to the amount of space, a 1bed flat requires a minimum of 5sqm while a 2 bed flat requires a minimum of 5sqm plus shared communal space. The proposal can easily accord with the amount of amenity space required under adopted policy, even when the site is appropriately divided for the individual future occupiers. Given the above the proposal is recommended for approval.
- 5.17 Transport :
Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. The proposal would require 3 off-street parking spaces to be provided.
- 5.18 At present the property benefits from off-street parking to the front. The property also benefits from a side garden which would allow the existing parking area to be extended and consolidated into the required number of

- parking spaces. An appropriate condition would be attached to the decision notice to ensure this happened.
- 5.19 It is noted that the Parish have objected on the basis of the absence of electric vehicle (EV) charging points. A condition will be attached to the decision notice requiring an EV point prior to the first occupation.
- 5.20 It is likely that to accommodate the increased parking area, some vegetation would be removed from the front boundary. It is suggested that as little as possible is removed given the current goal of promoting bio-diversity and tackling climate change.
- 5.21 Given the above there are no objections in transport terms and the proposal is recommended for approval.
- 5.22 Impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.
- 5.23 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.
- 5.24 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the 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 the application be **APPROVED** subject to the conditions written on the decision notice.

CONDITIONS

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

Reason

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

2. Development shall proceed in accordance with the following plans:

As received by the LPA on 24.11.22:

Site location plan

Existing floor plans - 22/18/01

Existing elevations - 22/18/02

Proposed site plan - 22/18/03

Proposed floor plans - 22/18/04

Proposed elevations - 22/18/22 A

Section and notes - 22/18/06

Reason

For the avoidance of doubt.

3. Prior to the first occupation of the flats 3 off-street parking spaces shall be constructed for the use of future occupiers, and thereafter shall be maintained for their future use.

Reason

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

4. Prior to the first occupation of the development, details of one 7Kw 32 Amp electric vehicle charging point per dwelling and details of secure cycle store parking for each dwelling shall be submitted to the Council for written approval.

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.

Case Officer: Anne Joseph

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 04/23 -27th January 2023

App No.:	P22/06752/HH	Applicant:	Mr Daniel Gould
Site:	18 Homestead Gardens Frenchay South Gloucestershire BS16 1PH	Date Reg:	30th November 2022
Proposal:	Demolition of existing garage and conservatory. Erection of single storey rear and side extension to provide garage and additional living accommodation.	Parish:	Winterbourne Parish Council
	Construction of new single storey wrap around extension to provide large open plan living and attached garage. Reconfiguration to first floor to provide en-suite and larger family bathroom		
Map Ref:	364023 177936	Ward:	Frenchay And Downend
Application Category:	Householder	Target Date:	17th February 2023



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P22/06752/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.

This planning application will be added to the Circulated Schedule because the proposal has received in excess of 3No letters of objections from neighbouring residents, which are contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the erection of single storey rear and side extension to provide garage and additional living accommodation, as detailed on the application form and illustrated on the accompanying drawings. The application also includes the demolition of the existing single garage and conservatory as part of these proposals.
- 1.2 The application site can be found at 18 Homestead Gardens is set within a generous sized plot and the host dwellinghouse is an existing wide fronted detached property in a cul-de-sac which features several different styles of homes. It is located within the area of Frenchay and is within the settlement boundary.
- 1.3 Upon the planning officers site visit to Homestead Gardens, and the immediate local area, the various styles of homes is very apparent in this particular cul-de-sac. The plot size of these individual homes is also clearly visible from the street, with many of the existing homes of a wide fronted nature, which emphasizes this features further.
- 1.4 Design comments were made in respect of this proposal. Firstly, the proposed description of works has been updated to include the proposed demolition of the existing garage and conservatory, and design comments were received in respect of the proposed roof to the side extension and the height of the rear extension.
- 1.5 In addition to the design comments, various comments have been made by neighbouring residents which include main concerns over the proposed design of the extensions and the off street parking arrangements to the host dwellinghouse. In response to the aforementioned comments, updated plans and elevations have been submitted, the proposed description of works has been revised, and a further consultation has been undertaken.
- 1.6 The re-submitted Proposed Site Plan (ref PA22/254/03 Rev A) for example provides additional information in support of the application, such as clarification of the off-street parking facility; that an electric charging point that will be provided and the internal dimensions of the proposed garage. The below report includes this supplementary information and assesses the proposal accordingly.

2. **POLICY CONTEXT**

2.1 National Guidance

National Planning Policy Framework July 2021
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

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

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPS (Adopted) 2013
Householder Design Guide SPD (Adopted) 2021

3. **RELEVANT PLANNING HISTORY**

3.1 None relevant.

4. **CONSULTATION RESPONSES**

4.1 Winterbourne Parish Council

No Objections – (following 2nd consultation 24/01/23)
Comments over 20/12/22 retracted.

No Objections – (comments made after 1st consultation 20/12/22)

- *As the application description does not include demolition of the extant garage, a condition should be applied to guard against it being retained and used for alternative, commercial use, which could adversely affect the neighbouring property.*

4.2 Other Consultees

Sustainable Transport – Transportation DC
No new comments received (following 2nd consultation expiry 19/01/23)

No Objections – (comments made after 1st consultation 15/12/22)

- *Overall, therefore, despite the loss of the existing garage, as the number of bedrooms in this property remains unchanged, we do not consider we*

have grounds to make any highway or transportation objection to this proposal.

Other Representations

4.3 Local Residents

Following the re-consultation, 4No letters of support have been received in respect of this proposal – they are summarised as follows:

- *Improved design following re-consultation;*
- *It's a modern proposal to a family home;*
- *New design is seamless, the now hipped roof mirrors that of the existing house;*
- *Massing of the structure has been reduced;*
- *The aesthetics from the public highway is much more sympathetic with a tiled roof which compliments the existing house;*
- *No impact of proposed garage to side of principal elevation of host dwellinghouse – the existing garage is visible from current streetscene;*
- *Existing hard standing area to the frontage to host property is sufficient to park several vehicles;*
- *Maximising the use of the existing driveway and garden;*
- *By moving the garage forward, a much better sized garden which is far more family friendly will be achieved;*
- *The proposed new frontage design is in keeping with the style of the house; and*
- *Although the extension is large and maybe considered "excessive" the overall site itself is large enough for this;*

20No letters of objection comments have been received, following the original consultation and the re-consultation. Culmatively, their comments are summarised below –

- *The main concern overall raised is in respect of the potential loss of the side drive and a new garage being built up towards the front of the house and therefore its proximity to the neighbours' boundary;*
- *Concerns have been raised over the size and extent of the proposed extensions, in that they are out of proportion to the host dwellinghouse and its neighbouring properties;*
- *Concern that the design of the proposed solid walls to the side elevation will be overbearing to the existing side elevation(s) of the adjacent neighbouring properties;*
- *Following the re-consultation, the proposal still remains overdevelopment of the property;*
- *Concern that the proposed flat roof to the rear element of the extension will be visible from the existing streetscene and therefore is uncharacteristic;*
- *Concern over that the proposed side extension which is to extend across the existing property driveway – it should remain a driveway and not be built on;*
- *This proposal will change the nature and vista of Homestead Gardens - this proposal is not congruous or in keeping with the current pattern of development or the original cul-de-sac to Homestead Gardens;*

- *The proposed extension to the rear is more acceptable but not the side extension, as this does not relate to the existing character of the area;*
- *Concern that the garage is to be built towards the front of the house and not remain towards the rear as with other properties in this cul-de-sac;*
- *Concerns raised over the original design of the side extension/garage roof form;*
- *The now proposed changes to the roof line of the side extension does not eradicate the overall problem;*
- *Concern that the rear extension has now increased in depth further;*
- *The width of the rear extension from almost boundary to boundary is excessive;*
- *Concern that the proposed size of the garage will not 'house' a modern car;*
- *Concerns that elements of the extension will overhang over the boundary with adjacent property i.e. tiles and drainage furniture;*
- *Concern that this loss of driveway is not in keeping with the area;*
- *Concern proposal encroaches the existing building line;*
- *This is poor design for a property on a plot of this size;*
- *The proposed extension would lead to a lack of symmetry and feeling of space which is valued by most residents;*
- *Concern that this development would impact upon any possible and future development to the adjacent properties;*
- *Appears that there is restricted external access to the rear for routine garden work and general maintenance;*
- *The side extension will reduce off-road parking to the property, and lead to on-street parking;*
- *The potential to of removing the front wall and creating associated dropped kerbs to allow parking directly at the front of the house is not characteristic of the area;*
- *The removal of the front wall to enable parking in front of the house would result in visitors parking opposite the turning space;*
- *The proposal will remove the opportunity for adequate off-street parking to the property;*
- *Concerns raised over possible off-street parking impacts during the lifetime of the host dwellinghouse and from any increase in future occupiers;*
- *Concern the turning circle area will be parked on in general;*
- *The proposal would obviously have an adverse impact on the adjacent neighbours both during and after construction;*
- *Concern that any potential building works will cause unnecessary impacts upon the cul-de-sac; its residents and that the residential road is not maintained/cleaned regularly; and*
- *Concern that the existing turning area will be impacted by any possible construction vehicles.*

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

- Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. It states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area. They should not prejudice the amenities of neighbours, or that of highway safety and the parking provision should be of an acceptable level for any new and existing buildings. The adequate provision of private amenity space should also not be sacrificed for any new development that forms part of a settlement pattern that also contributes to local character.
- 5.2 Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.
- 5.3 Design and Visual Amenity
Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design.
- 5.4 The single storey rear extension will extend from the existing rear façade of the host dwellinghouse by a maximum of 5.5 metres in depth. Its proposed width will extend to a maximum of 13.9 meters across the width of the host dwellinghouse. The rear extension element will now feature a gable and flat roof to the rear, with 1No roof lantern to the centre and it will extend to a maximum height of 2.6 meters from ground level to avoid the previous boxy design. The overall height has been dropped to match existing ceiling height to ensure a lower roof height.
- 5.5 The single storey side extension is proposed subserviently to the principle façade/elevation by 0.45 meters. It will extend from the existing side façade by an overall 3.3 meters and extend from the front to rear by 7.8 meters, creating a cohesive design with the rear extension. It will now feature a hipped roof and extend to a height to the eaves of 2.6 meters to match the rear extension. It is noted that this hipped roof will now match to that of the host dwellinghouse, and other properties upon Homestead Gardens.
- 5.6 Guidance in the adopted Householder Design Guide SPD states that some side extensions can have the greatest impact to principal façades, particularly a public facing façade. However, given the location of this subserviently sited proposed side extension, the side extension does not dominate the existing principal façade or indeed the streetscene.
- 5.7 These proposed single storey side and rear extensions will have an impact on the scale and massing of the original dwellinghouse. However, in this specific instance, given the existing scale and mass of this wide fronted property and its large surrounding residential curtilage, the proposed design is not of sufficient concern to warrant a refusal.

- 5.8 The neighbouring dwellings on Homestead Gardens are of similar widths, but are of a variety of dwelling styles, types and materials. Due to the existing varied street scene, this proposal is considered congruous with its host dwellinghouse and its surroundings. Through the revisions to the design, the scale and form of this proposal is now considered to respect the proportions and character of the existing dwellinghouse. Therefore, and by virtue of the above, the overall development does now meet the requirements of policy PSP38 and subsequently meets the requirements of policy CS1 and the Householder Design Guide SPD.
- 5.9 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.10 The impact on residential amenity has been assessed in terms of the attached and adjacent neighbouring properties. An assessment of any impacts of the proposal being potentially overbearing, causing overshadowing and any impacts from loss of light or privacy have also been made. Although the proposed development may result in some impacts as it will introduce new development to the rear and side of the property but within the existing building line, it is appropriate to consider the level of the impact having regards to the nature and scale of the development proposed.
- 5.11 In terms of any overbearing and loss of light effects, it is noted that the proposed single storey rear extension would extend by a maximum of 5.5 meters in depth from the existing rear of the host dwellinghouse and that it will maintain a minimum distance of almost 1.0 meter to the boundary with the adjacent neighbouring property of No 20. In addition, and given that the flat roofed extension and its adjacent neighbouring properties face a southerly direction, although there may be some interruption to natural light, it is not sufficient to apply a refusal
- 5.12 The proposed single storey side façade of the rear extension will be sited approximately 4.0 meter from the existing side façade of the adjacent property at No 16. However, as the façade features no proposed openings and no impacts of overlooking are identified upon this adjacent property. In addition, and should officers be minded to approve this application, a condition will be added to ensure that no new windows are added to this west facing single storey elevation in the future. Although there may be some interruption to natural light, it is not sufficient to apply a refusal.
- 5.13 With the Council's recently adopted *Household Design Guide SPD*, the single storey flat roofed proposal has also been considered in terms of the 45 degree test which seeks to test whether there would be likely to be an overbearing effect, loss of light or outlook. For the majority of the daytime hours, the rear

- façade of the application site and its adjacent neighbouring properties, including their associated private amenity space, face a southerly direction, and any such impacts will be minimal and a good amount of natural light and outlook will still be achieved.
- 5.14 Comments have also been received in respect of potential overhang from the proposal, such as roof tiles and rainwater furniture. However, officers note that the proposed development will be sited 150mm from the existing boundary to No 16. This offset will allow for foundations, any roof overhang and the downpipes as shown on the proposed side façade/elevations. It is also understood that the proposed downpipes will run into the ground to a large soakaway, which will be located within the rear garden of the host dwellinghouse.
- 5.15 The case officer has considered the proposal and the objections raised, and applied the above guidance. The presence of the proposed single storey rear and side extensions in terms of their scale and mass has been assessed and it is concluded that notwithstanding the objections raised, officers are satisfied that the development will not result in unacceptable impacts upon the occupants of the surrounding neighbouring dwellings, and that the proposal does not result in any significant impacts to the occupants of the neighbouring properties and does not have a detrimental impact on residential amenity and is deemed to comply with policies PSP8, PSP38 and the Household Design Guide SPD.
- 5.16 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. It is noted that the number of bedrooms to this host dwellinghouse will remain unchanged.
- 5.17 Under the original submitted proposal, comments were received from Winterbourne Parish Council in respect of the proposed use and future of the existing garage. The proposed description of works has now been updated to incorporate that the proposal now includes the demolition of the existing garage and conservatory, and as such a re-consultation took place in recognition of this change. Final comments of No Objection have now been received from Winterbourne Parish Council in response to this.
- 5.18 Officers also note that the Existing Site Plan submitted (drwg ref PA22/254/02) illustrates that the existing garage and conservatory will be demolished as part of this proposal.
- 5.19 Comments have also been received from neighbouring residents with respect to the proposed garage but officers note that the proposed garage will extend internally to 3.0 meters in width and 6.0 meters in depth. Further comments have been received from neighbouring residents, with concerns over the potential off-street parking impacts which may occur over time due to this proposal impacting upon the existing driveway. Given that the proposed off-street parking, as shown on the Proposed Site Plan (ref PA22/254/03 Rev B), 3No parking spaces are demonstrated to be provided.

- 5.20 Overall, this development continues to conform to the Councils minimum domestic car parking requirements, as set out in the Residential Parking Standards SPD and Policy PSPS16 of the Policies, Sites and Places document, and the application is acceptable in transportation terms.
- 5.21 Private Amenity Space
The dwelling benefits from a good amount of existing private amenity space to the property. PSP43 sets out standards which are based on the number of bedrooms at a property. There is no concern raised on the level of amenity space being proposed.
- 5.22 Other Matters
Objection comments have been received from a neighbouring residents, with concerns that the proposed development will restrict access to the rear of the host dwellinghouse. Comments have also been received in respect of the potential impacts from construction to the cul-de-sac and its residents.
- 5.23 Finally, comments have also be made in terms of the potential impacts from this proposal restricting future opportunities of extensions to neighbouring properties. Although these concerns are noted, they are not a material consideration of this planning application.
- 5.24 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.
- 5.25 With regards to the above this planning application it is considered to have a neutral impact on equality.

6. CONCLUSION

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

7. **RECOMMENDATION**

- 7.1 That the application be **APPROVED** subject to the conditions detailed on the decision notice.

CONDITIONS

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

Reason

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

2. Prior to the commencement of development details of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the east or west elevations of the property.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

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

PA22/254/01 Site Location Plan (Date received 29/11/22)
PA22/254/02 Existing Block Plan (Date received 29/11/22)
PA22/254/03 Rev B Proposed Site Plan (Date received 02/01/23)
PA22/254/04 Existing Ground Floor Plan (Date received 29/11/22)
PA22/254/05 Existing First Floor Plan (Date received 29/11/22)
PA22/254/06 Existing Elevations (Date received 29/11/22)
PA22/254/07 Rev A Proposed Floor Plans (Date received 02/01/23)
PA22/254/08 Rev B Proposed Elevations (Date received 25/01/23)

Reason

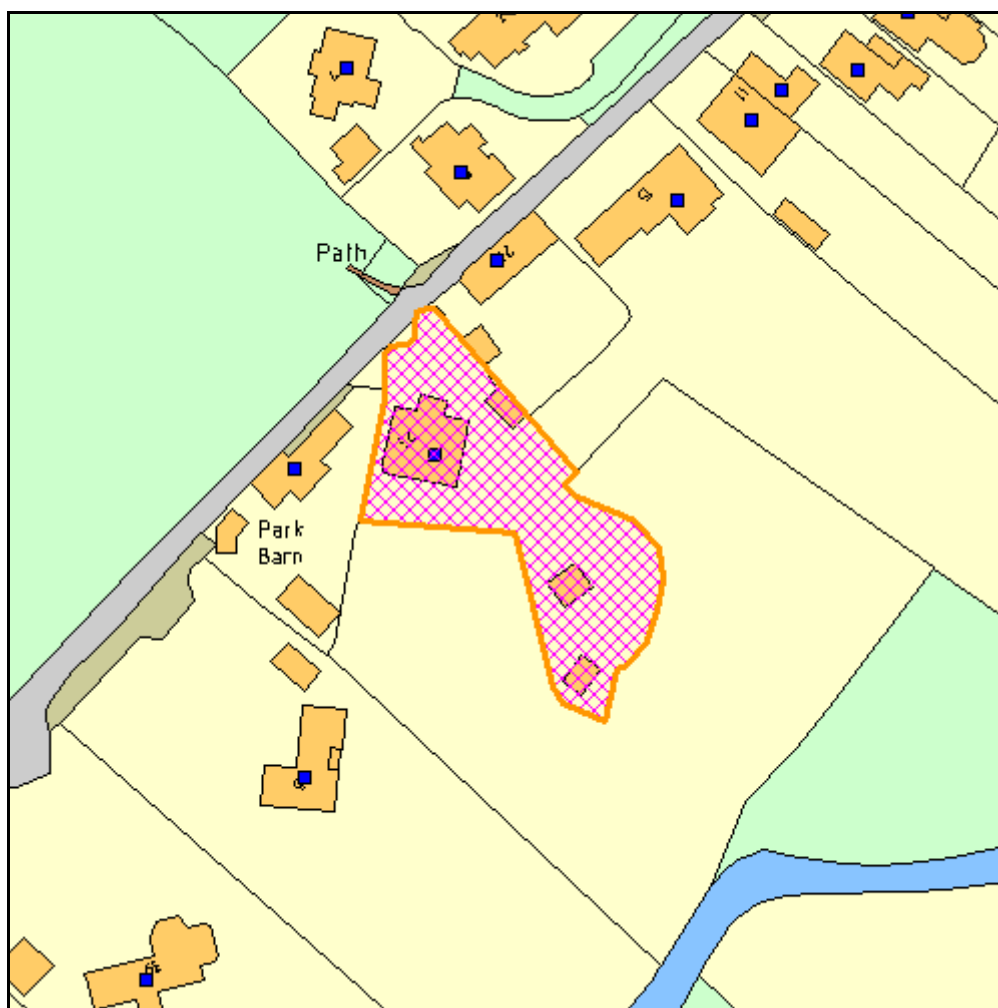
To define the terms and extent of the permission.

Case Officer: Helen Turner

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 04/23 -27th January 2023

App No.:	P22/06896/HH	Applicant:	Mr Tim Coleman
Site:	Park House 25 Park Row Frampton Cotterell South Gloucestershire BS36 2BS	Date Reg:	8th December 2022
Proposal:	Demolition of existing storage sheds. Erection of single storey extension and roof terrace to existing garage to form office, storage and games room.	Parish:	Frampton Cotterell Parish Council
Map Ref:	366357 181695	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	13th February 2023



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100023410, 2008.

N.T.S.

P22/06896/HH

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

REASON FOR APPEARANCE ON CIRCULATED SCHEDULE

The application has been referred to the Circulated Schedule following the receipt of an objection from the Frampton Cotterell Parish council, the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the demolition of existing storage sheds. Erection of single storey extension and roof terrace to existing garage to form office, storage, and games room at Park House, 25 Park Row, Frampton Cotterell.
- 1.2 The application site is situated in open countryside, outside of a defined settlement boundary, as well as the Bristol & Bath Green Belt. The site comprises a detached two-storey dwellinghouse.
- 1.3 A revised proposed elevation plan has been submitted to correct an error with the labelling. This is a small-scale change and has not resulted in a change to the proposal therefore re-consultations are not required.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework (July 2021)
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

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

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

PSP1	Local Distinctiveness
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP40	Residential development in the countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Development in the Green Belt SPD (Adopted June 2007)

3. RELEVANT PLANNING HISTORY

- 3.1 P20/03931/F - Erection of a single storey side extension to form additional living accommodation (retrospective).
Approve with conditions 22.04.2020.
- 3.2 PT00/3228/F - Erection of two storey front extension and single storey rear extension.
Approve with conditions 15.01.2001.

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
Objection. Comment summarised below:
- Site lies outside the defined settlement boundary and within the green belt.
 - Concerns about PSP7. Case officer ought to calculate the proposed cumulative increase in the size of the property in light of P20/03931/F.
 - If minded approving, a planning condition is requested to limit the outbuilding to ancillary usage by occupants of Park House.
- 4.2 Transportation DC
No objections.
- 4.3 Lead Local Flood Authority
No objection.
- 4.4 Local Residents
2.no neutral comments received:
- Privacy concerns with proposed terrace as the neighbouring garden/ gazebo area will potentially being overlooked. Currently benefit from a small viewpoint across the fields to the other side of Frome Valley and can currently see the apex of the garage.
 - Why is there a need to add a roof terrace.
 - Plans have been developed with future adaption for residential use in mind. Concerns about two-storey height building being erected in the future.
 - Error with east/west elevation label.
 - Existing trees to be retained.
 - Office space will be used as a home office.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application site is situated outside of a defined settlement boundary and is currently utilised as a C3 dwellinghouse.

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.

Notwithstanding the above, the NPPF and policy PSP7 set out strict criteria to avoid inappropriate development in the green belt. A key issue to assess is, whether the proposed development would be considered inappropriate having regard the NPPF and local plan policies.

5.2 **Green Belt**

The application site is in the Bristol and Bath Green Belt, where development is strictly controlled to prevent urban sprawl by keeping land permanently open. Paragraph 149 of the NPPF sets out that local planning authorities should regard the construction of new buildings as inappropriate development in the Green Belt. There are several exceptions to this, which are set out within paragraphs 149 and 150 of the NPPF. The most relevant exception for this application is *'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'*.

- 5.3 PSP7 reflects this, and sets out that as a general guide, an addition resulting in a volume increase up to 30% of the original building would likely be proportionate, additions that exceed 30% volume increase will need to be carefully assessed in terms of whether it would appear out of scale and proportion to the existing building. The larger a building becomes in excess of 30% over and above its original size, the less likely it is that the new extension(s) will be considered proportionate. Additions resulting in a volume increase of 50% or more of the original building would most likely be considered a disproportionate addition and be refused as inappropriate development.
- 5.4 For clarity, it is noted that the term 'original dwellinghouse' means a building as it existed on 1 July 1948. Any additions that have occurred since the introduction of the Town and Country Planning Act will be considered cumulatively and will count against the overall increase in volume of the dwelling when assessing new additions. This is required because small reductions in openness, repeated many times, can have a cumulatively harmful effect on the Green Belt.
- 5.5 A review of planning history indicates Park House has been extended several times. Most recently, a single storey side extension received retrospective planning permission in 2020 and, when combined with the previous enlargements, was found to add 48% on top of the original building. It should be noted that while this proposal concerns outbuildings within the curtilage of Park House, the volume calculations will take consideration of the previous enlargements to the main dwelling. After the demolition of the existing outbuildings, the proposed extension adds approximately 116.61 cubic metres in volume, which combined with the existing additions results in a cumulative

total of 68.5%. Careful assessment is required to determine whether the proposal is a disproportionate addition.

- 5.6 It is acknowledged that the increase exceeds the 50% threshold prescribed by PSP7. Notwithstanding, the proposal results in the removal of existing disjointed outbuildings and the proposed extension will be sited on a similar footprint. The proposed building is single storey, sited away from Park Row and will only be seen in fleeting views from the public right of way located to the south of the river Frome. It should be noted that as the volumetric increase on the site has now passed the 50% threshold, any future development will likely be disproportionate. To conclude, the extension and resultant building due to its siting and scale will not impact on the openness of the greenbelt and is therefore appropriate Green Belt development. Consequently, the proposal falls within the exception categories of the NPPF and is appropriate Green Belt development, compliant with PSP7.
- 5.7 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.
- 5.8 The proposal concerns an existing cluster of outbuildings located to the south-east of Park House, two of the existing storage sheds are to be replaced by a single-storey extension to the existing garage. The proposed building is to connect onto the existing garage and forms a crescent shape in a comparable layout to the existing outbuildings. The existing dual-pitched garage roof is replaced with a mono-pitched standing seam roof. Approximately two-thirds of the proposed flat roof is to be used as a terrace area with an accompanying glass balustrade, the remaining is a sedum roof. A staircase to access the roof terrace is located to the rear of the building. External materials are rendered walls and grey framed powder coated fenestration to match the existing dwelling.
- 5.9 The enlarged outbuilding provides an office, games room, WC/shower, and storage, which are all uses which remain ancillary to the host. The proposal is larger than the existing buildings however remains subservient in scale to the host dwelling. The proposal has been carefully assessed and is acceptable in design terms regarding CS1, PSP1 and PSP38.
- 5.10 Residential Amenity
Policy PSP8 of the Policies, Sites and Places Plan relates specifically to residential amenity in which it states development proposals are acceptable, provided that they do not create unacceptable living conditions or result in unacceptable impacts on the residential amenities of occupiers of the development or of neighbouring properties. These are outlined as follows (but not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.

- 5.11 Comments have been received from occupiers of the neighbouring dwellings and are noted. These primarily related to concerns regarding overlooking and loss of privacy. Firstly, the terrace is to be located approximately 36 metres away from the boundary with Park Barn to the northwest and 30 metres away from the boundary with Fairview House to the southwest. Due to the separation distances, existing boundary treatments with established hedging, and the land levels there will be no unacceptable impact on the residential amenity of neighbouring occupiers. The proposal is acceptable in accordance with PSP8.
- 5.12 Private Amenity Space
Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. The proposal has been carefully assessed and is in compliance with the above policy.
- 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. The proposal has been carefully assessed and is in compliance with the above policy.
- 5.14 Other matters
The comments received raised several other matters which will now be addressed in turn. Firstly, concerns regarding future development including the use of the outbuilding as an independent dwelling or the erection of a second storey are not under consideration for this application and would require a new planning application. Secondly, the need for a terrace is not for consideration, a roof terrace has been applied for and has been assessed against the adopted planning policies. Thirdly, the use of the office is judged as ancillary to the residential dwellinghouse, this is commonplace for people who work from home. If the office is to be used for a business with employees working from the site this will trigger a changes of use application. Finally, the right to a view is not a planning consideration, the proposal has been assessed against the planning policy in respect of residential amenity.
- 5.15 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act, the public sector equality duty came into force. Among other things, those subject to the equality duty must have due regard to: eliminate unlawful discrimination; harassment and victimisation; advance equality of opportunity; and, foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise. 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 development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

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

Site Plans (Proposed floor plans (PARPA/22/001)

Existing elevations (PARPA/22/100)

Proposed floor plans (PARPA/22/50PL)

Proposed roof plans (PARPA/22/51)

(above plans received 06/12/2022)

Existing floor plans (PARPA/22/40PL)

(above plan received 08/12/2022)

Proposed elevations (PARPA/22/101)

(above plan received 23/01/2023)

Reason

To define the terms and extent of the permission.

Case Officer: Charlie Morris

Authorising Officer: David Stockdale