



**LIST OF PLANNING APPLICATIONS AND OTHER PROPOSALS
SUBMITTED UNDER THE PLANNING ACTS TO BE DETERMINED BY
THE DIRECTOR OF ENVIRONMENT AND COMMUNITY SERVICES**

CIRCULATED SCHEDULE NO. 31/17

Date to Members: 04/08/2017

Member's Deadline: 10/08/2017 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by the Planning and Transportation Committee on 21 November 1996. The procedure is designed to increase the effectiveness and efficiency of the Development Control Service. Under the arrangement reports are circulated on a weekly basis.

The reports assess the application, consider representations which have been received, and make a recommendation regarding the proposal. The procedure is designed to ensure that Members are aware of any concern expressed by interested parties in their ward and indicate a recommendation.

Having considered the reports, those applications that Councillors feel should be referred to an appropriate Area Development Control Committee must be notified to the Development Control section **by email within five working days of the publication of the schedule (by 5pm)**. If there has been no 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, Members may wish to speak to an officer about the issue, in order that any problems can perhaps be resolved without the need for referral to a Committee**

**PLEASE NOTE: THE CIRCULATED SCHEDULE PROCESS IS ONLY OPEN
TO THE ELECTED MEMBERS OF SOUTH GLOUCESTERSHIRE COUNCIL.**

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate Development Control Committee, please let the Director of Environment of Community Services know 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 the end of Thursday) (see cover page for the date).

To refer an application(s) members are asked to email MemberReferral@southglos.gov.uk providing details of

- Application reference and site location
- Indicate whether you have discussed the application(s) with the case officer and/or area planning manager
- Indicate whether you have discussed the application(s) with ward member(s) if the site is outside of your ward
- The reason(s) for the referral

The following types of applications may be determined by this Circulated Schedule procedure:

All applications and related submissions not determined either by the Development Control Committees or under delegated powers including:

- a) Any application submitted by or on behalf of the Council.
- b) Any application requiring either new or a modification to an existing planning agreement, provided that the application is not required to be determined by Committee.
- c) Any footpath diversion required to implement an approved scheme.
- d) Applications, except those where approval is deemed to be granted upon the expiry of a defined period, where a representation contrary to the Officers recommendation are received.
- e) Applications for Certificates of Appropriate Alternative Development where a representation contrary to the Officer's recommendation is received.
- f) Applications for Certificates of Lawful Use of Development

GUIDANCE FOR 'REFERRING' APPLICATIONS

Members are entitled to refer any application for consideration by the relevant DC Committee or Sites Inspection Committee, before a decision has been made. However as call-ins will delay the decision on an application and in the interests of improving the effectiveness and efficiency of the Development Control service, this option should only be exercised after careful consideration. Members are therefore asked to take account of the following advice:

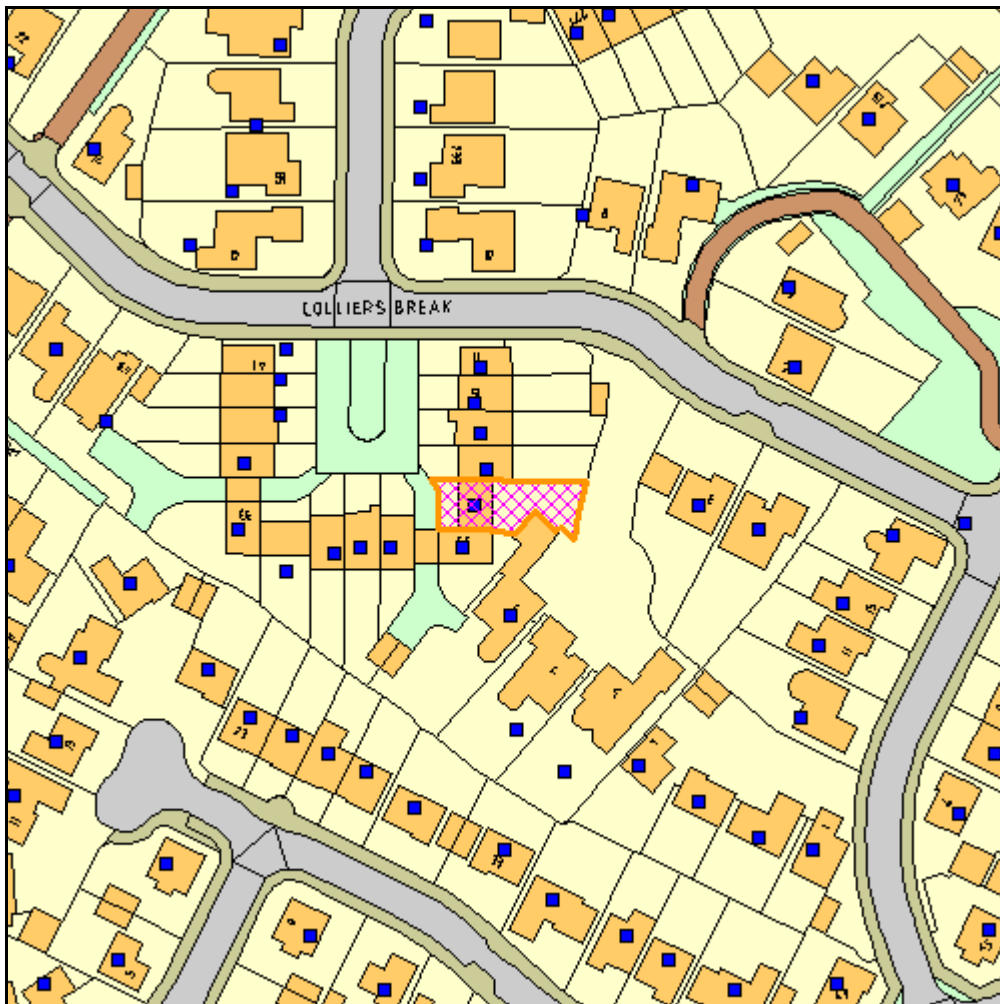
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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**
- Always make your referral request by e-mail to MemberReferral@southglos.gov.uk, where referrals can be picked up quickly by the Development Management Technical Support Team. Please note a copy of your referral e mail will appear on the website. **If in exceptional circumstances, you are unable to e-mail you request, please contact 01454 863519, well in advance of the deadline, to discuss alternative arrangements to ensure your response can be received.**
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised.
- It may also allow officers to seek to negotiate with the applicant to overcome the Member's concerns and therefore removing the need for a Committee determination.

CIRCULATED SCHEDULE - 04 August 2017

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK17/1127/F	Approve with Conditions	21 Colliers Break Emersons Green South Gloucestershire BS16 7EE	Emersons	Emersons Green Town Council
2	PK17/1486/F	Approve with Conditions	21 Homefield Yate South Gloucestershire BS37 5US	Yate North	Yate Town
3	PK17/1853/F	Refusal	The Walled Garden High Street Hawkesbury Upton South Gloucestershire	Cotswold Edge	Hawkesbury Parish Council
4	PK17/2488/CLE	Approve	19 Deverose Court Hanham South Gloucestershire	Hanham	Hanham Parish Council
5	PK17/2675/CLP	Approve with Conditions	7 Greenview Longwell Green South Gloucestershire	Longwell Green	Oldland Parish Council
6	PK17/2837/CLP	Approve with Conditions	46 Queens Drive Hanham South Gloucestershire BS15 3JL	Hanham	Hanham Abbots Parish Council
7	PK17/2889/ADV	Approve	Traffic Roundabout At Junc Of High St/ Memorial Rd High Street Hanham South Gloucestershire BS15 3EB	Hanham	Hanham Parish Council
8	PK17/2910/F	Approve with Conditions	20 Springleaze Mangotsfield South Gloucestershire	Rodway	Emersons Green Town Council
9	PT17/1423/F	Approve with Conditions	4 Goose Green Frampton Cotterell South Gloucestershire BS36 2EB	Frampton Cotterell	Frampton Cotterell Parish Council
10	PT17/2625/F	Approve with Conditions	84 Campion Drive Bradley Stoke South Gloucestershire BS32 0BH	Bradley Stoke Central And Stoke Lodge	Bradley Stoke Town Council
11	PT17/2777/CLP	Approve with Conditions	58 Redwick Road Pilning South Gloucestershire BS35 4LU	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
12	PT17/3008/F	Approve with Conditions	30 Clyde Road Frampton Cotterell South Gloucestershire BS36 2EE	Frampton Cotterell	Frampton Cotterell Parish Council

CIRCULATED SCHEDULE NO. 31/17 – 04 AUGUST 2017

App No.:	PK17/1127/F	Applicant:	Mr A Taylor
Site:	21 Colliers Break Emersons Green Bristol South Gloucestershire BS16 7EE	Date Reg:	7th June 2017
Proposal:	Installation of 1no front and 2no rear dormers to facilitate loft extension. Erection of a single storey rear extension to form additional living accommodation.	Parish:	Emersons Green Town Council
Map Ref:	366753 176277	Ward:	Emersons Green
Application Category:	Householder	Target Date:	1st August 2017



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PK17/1127/F

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

The application has been subject to representations contrary to the findings of this report. Under the current scheme of delegation it is required to be taken forward under the Circulated Schedule procedure as a result.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the installation of 1no front and 2no rear dormers, and the erection of a single storey rear extension at no. 21 Colliers Break, Emersons Green.
- 1.2 The application site consists of a two storey property set within a terrace row. The terrace is arranged around a central courtyard, with the subject property set towards the south-eastern corner of the terrace. The site is situated in the established residential area of Emersons Green. The main dwelling is finished in brick and render.
- 1.3 A revised plan was submitted to the Local Authority on 24th July 2017. The revision made involved the stepping in of the proposed single storey extension from a party wall. This plan was not requested by the Local Authority. A further plan indicating the parking arrangements at the site was requested by the Local Authority, and received on 2nd August 2017.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance (2014)

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 Adopted January 2006 (Saved Policies)

H4 Development within Existing Residential Curtilages
T12 Transportation

South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

PSP8 Residential Amenity
PSP38 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

The Proposed Submission Draft Policies Sites and Places Plan (PSP plan) is a further document that will form part of the South Gloucestershire Local Plan.

The PSP plan will set out new planning policies for South Gloucestershire. Submission and Examination of this took place in February of 2017, and adoption is expected toward the end of 2017. Accordingly, with regard to the assessment of this planning application limited weight is attached to the PSP plan as a whole at this time – although weight can be attributed to those policies which are not expected to be subject to modification.

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

3.1 P98/4689

Erection of 86 No. dwellings (Reserved Matters)

Approved: 09.12.1998

4. CONSULTATION RESPONSES

4.1 Emersons Green Town Council

Members have concerns as to whether the proposed dormers will have an adverse effect on the neighbouring properties, and, if there will be adequate parking provision to meet the required residential parking standards.

4.2 Other Consultees

Sustainable Transport

Original comments

The proposed development will increase the bedrooms within the dwelling to four. The Councils residential parking standards state that a dwelling with up to four bedrooms provide a minimum of two parking spaces within its site boundary. Each space needs to measure a minimum of 2.4m by 4.8m. No detail on existing or proposed vehicular access and parking have been submitted. Before further comment can be made a revised to scale block plan clearly showing the above needs to be submitted.

Updated comments

A revised plan has been submitted which fails to show the existing and proposed vehicular access and parking as requested. The Applicant's agent has indicated that there is vehicular parking but a block plan showing this parking is available within the red edge of the site is required. Subject to this being submitted, there is no transportation objection to the proposed development.

Other Representations

4.3 Local Residents

2 comments of objection, and one comment neither supporting nor objecting to the proposal, have been submitted by local residents. The main points raised are outlined below:

- Potential for vehicles making deliveries to rear of garden. This area forms a private driveway owned wholly by no's. 5,7 & 9 Colliers Break. This driveway must not be obstructed and any use of it by heavy vehicles could cause damage.
- Concern that original proposal to attach to party wall would potentially cause damage to wall.
- Working hours should be restricted in order to reduce potential noise, nuisance and pollution impacts.
- Proposed front dormer would look directly in to neighbouring window.
- Concern with potential for noise disturbance.
- Proposed single storey extension will block out light in to living area of neighbouring property.
- Concern with the delivery of materials during construction period.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the installation of front and rear dormers and the erection of a single storey rear extension. Policy H4 of the Local Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy H4 of the Local Plan seek to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

Front and rear dormers

5.3 The proposed front dormer window would be visible from the public areas offered to the front of the property. The proposed rear dormers would be visible from areas to the east, however this would be from a private driveway providing access to nearby properties. As such any potential impacts on the streetscene or character of the area are reduced.

5.4 On balance it is considered that both the front and rear dormers would appear as well-proportioned, natural additions to the property. Pitched roof, inset dormers are present at the front elevations of a number of properties along the terrace. On this basis, it is not considered that the proposed front dormer would

appear as an unnatural addition to the streetscene. On balance, the design of the front and rear dormers is considered acceptable.

Single storey rear

- 5.5 Overall, it is considered that the scale of the proposed extension would allow for it to appear as a proportionate addition to the dwelling. Furthermore it is considered that the design and finish of the proposed extension sufficiently respect the design and finish of the host dwelling. On balance, the proposed development as a whole is considered to accord with design criteria outlined in policy CS1 of the Core Strategy and H4 of the Local Plan.

5.6 Residential Amenity

Policy H4 of the Local 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.

Front and rear dormers

- 5.7 When considering the potential impacts of the proposed dormers on the residential amenity of neighbours, the main factor under consideration is the potential for loss of privacy at neighbouring properties through an increased sense of overlooking.
- 5.8 The concerns raised regarding the potential for overlooking from the proposed front dormer have been taken in to account. The proposed front dormer would not have a direct line of sight in to any nearby windows. Furthermore, second floor windows are present at a number of properties within the terrace row. On balance, it is not considered that the proposed front dormer would create any greater sense of overlooking than existing front-facing windows at surrounding properties.
- 5.9 The proposed rear dormers would directly face the rear garden of the property, with a private access lane to neighbouring properties situated beyond the rear of the garden. Due to their orientation and the levels of separation between the rear dormers and neighbouring private amenity space, it is not considered that the insertion and use of the proposed rear dormer windows would result in a loss of privacy at neighbouring properties through an increased sense of overlooking.
- Single storey rear extension*
- 5.10 The concerns raised in relation to the potential for loss of light caused by the erection of the single storey rear extension have been taken in to account. It is recognised that the presence of the extension would create some increased sense of enclosure at a neighbouring property to the south. However given the single storey nature and modest protrusion of the extension, it is not considered that the impacts would be so severe as to substantiate a reason for refusing to grant permission.
- 5.11 Whilst some outdoor private amenity space would be lost, it is considered that sufficient space would be retained on-site following the implementation of the proposal. On balance, the proposed development is considered to comply with

policy H4 of the Local Plan. However the concerns raised about noise disturbance during the construction period have been taken in to account. Due to the high density of the properties in the immediate area, it is considered reasonable to attach a condition to any decision restricting working hours, in order to protect the residential amenity of neighbours.

5.12 Transport

As a result of the proposed development, the number of bedrooms within the property will increase from a total of 3 to 4. South Gloucestershire Residential Parking Standards SPD outlines that both 3 and 4 bed properties must provide a minimum of 2 parking spaces. A revised block plan has been submitted, indicating that two parking spaces will be retained at the site. The parking arrangements are considered acceptable. In light of this, there are no transportation concerns with the proposed development.

5.13 Other matters

The issues relating to a party wall are not considered a planning matter, and are covered under separate legislation. Notwithstanding this, the concerns raised are addressed by the re-positioning of the proposed single storey rear extension away from the party wall. In relation to the potential for general noise disturbance (not during construction period) there is no reason to suppose this development would be materially different to the present situation, as the use remains residential. Specific complaints relating to domestic noise disturbance are covered under separate legislation. The specific details of delivery of construction materials is not considered to be a significant material concern in relation to the merits of this planning application; and the consideration of private driveways/obstruction is primarily a civil matter.

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 (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 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.

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

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).

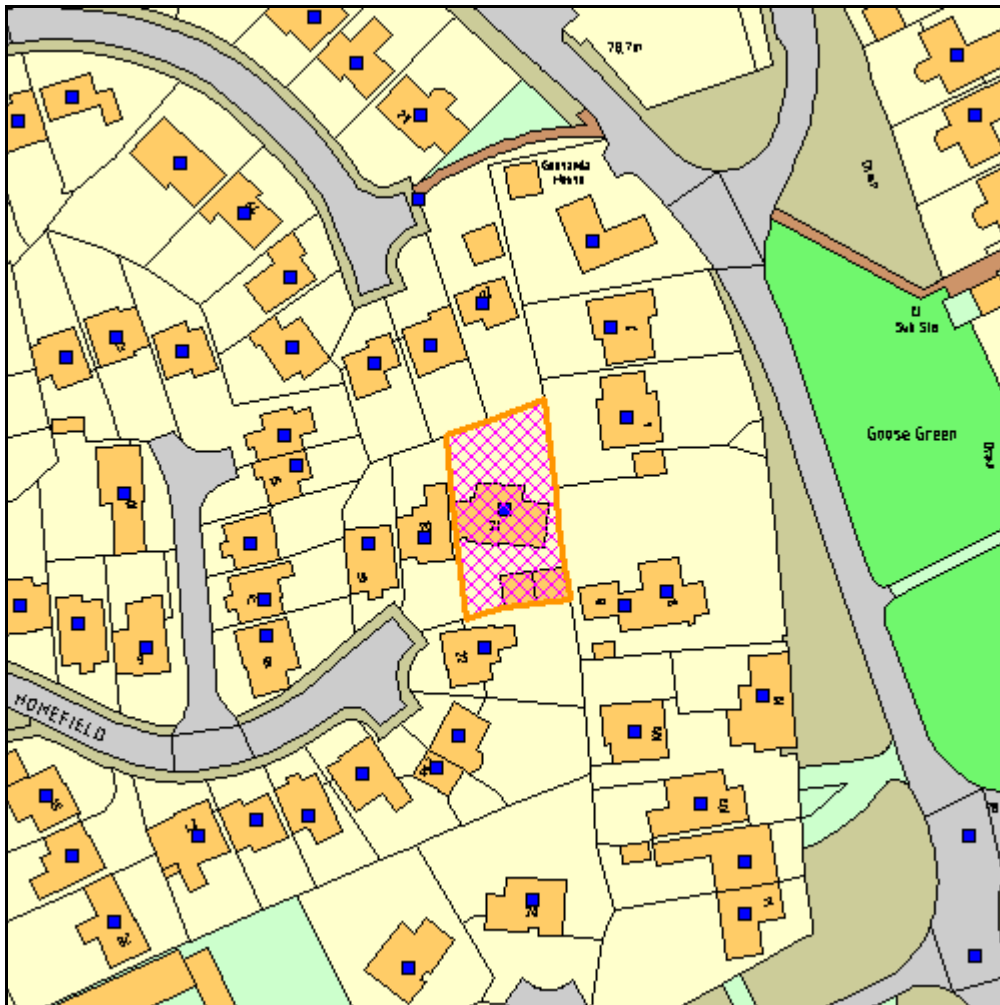
2. The hours of working on site during the period of construction shall be restricted to 0730 - 1800 on Mondays to Fridays and 0800 - 1300 on Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 31/17 – 04 AUGUST 2017

App No.:	PK17/1486/F	Applicant:	Mr C Wiltshire
Site:	21 Homefield Yate Bristol South Gloucestershire BS37 5US	Date Reg:	17th May 2017
Proposal:	Sub-division of existing property to form 2no dwellings.	Parish:	Yate Town Council
Map Ref:	371321 183505	Ward:	Yate North
Application Category:	Minor	Target Date:	12th July 2017



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REASONS FOR REPORTING TO CIRCULATED SCHEDULE

The application has been subject to representations contrary to the findings of this report. Under the current scheme of delegation it is required to be taken forward under the Circulated Schedule procedure as a result.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the sub-division of an existing property to form 2no dwellings. The application relates to no. 21 Homefield, Yate.
- 1.2 The application site consists of large detached property set within a moderately sized plot. The application site is situated within the defined settlement boundary of Yate. The main dwelling is finished in brick with mock-tudor features, and incorporates a front-facing gable.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance (2014)

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

H4 Development within Existing Residential Curtilages
H5 Residential Conversions, Houses in Multiple Occupation and Re-use of buildings for Residential Purposes.
T12 Transportation

South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

PSP8 Residential Amenity
PSP38 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
PSP43 Private Amenity Space Standards

The Proposed Submission Draft Policies Sites and Places Plan (PSP plan) is a further document that will form part of the South Gloucestershire Local Plan. The PSP plan will set out new planning policies for South Gloucestershire.

Submission and Examination of this took place in February of 2017, and adoption is expected toward the end of 2017. Accordingly, with regard to the assessment of this planning application limited weight is attached to the PSP plan as a whole at this time – although weight can be attributed to those policies which are not expected to be subject to modification.

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. **RELEVANT PLANNING HISTORY**

3.1 **PK07/1467/F**

Erection of two storey side extension and rear conservatory to form additional living accommodation.

Approved: 03.08.2007

3.2 **P86/0100/12**

Erection of 54 houses with associated garages, construction of associated roads and footpaths. (In accordance with the revised details received by the council on 8TH april 1986.)

Approved: 23.04.1986

3.3 **PK10/0365/F – 23 Homefield**

Subdivision of existing dwelling to form 2no. separate dwellings with associated works.

Approved: 23.03.2010

4. **CONSULTATION RESPONSES**

4.1 Yate Town Council
Objection for following reasons:

- Layout and density of buildings
- Design, visual appearance
- Highway issues traffic generation
- Highway safety – parking, loading and turning

4.2 Other Consultees

Sustainable Transport

Original comments

The property (the subject to this application) sits within a small cul-de sac, with parking associated with the property of approximately 4/5 cars spaces including the garage. The applicant is seeking permission to sub-divide this property in to two dwellings and to create 1 no. 4 bed semi-detached with garage and in 1 no. 1-bed with car parking.

The main transportation issue relating to this is suitability of access, parking and manoeuvring area for both properties. According to the applicant's 'Design and Access' statement, it is proposed that part of the existing garage will be removed in order to facilitate parking for the proposed properties however; details submitted are vague and require clarification. I am particularly keen to ensure that the access to the parking areas is readily available and that suitable manoeuvring area for all vehicles will be provided when using the proposed parking spaces. It is therefore requested that the applicant provides the followings.

- 1) Provide a large scale accurate plan with all parking spaces shown on this for both properties including the manoeuvring space on site. A dimensioned plan would be helpful.
- 2) If a garage is to be provided on site as part of this development then, it must meet the Council's standard size of garages (i.e. internal dimensions of 3m by 6m - for single size garage).
- 3) Please provide auto-track details to prove adequacy of manoeuvring space on site.

Once these details are provided then, the highway recommendation would be made on this application.

Updated comments

What has been submitted (the plan) is not a proper auto-track –it is simply an image of vehicle repeated several times in different directions; and I also note that the car parking layout with this varies to that arrangement submitted before? Is the applicant now proposing to maintain the garage as existing?

The submitted plan demonstrates (if anything) that vehicles would not be able to access the garage and certainly the vehicles would not be able to turn around on site.

Notwithstanding all of this and in my professional judgement, it is possible with this application to provide numerically the correct number of parking spaces for both properties on site (i.e. 2 parking spaces for a four-bed and 1 space for one-bed) but all such vehicles would have to reverse out on the road but, given the nature of the access road (i.e. a residential cul-de-sac) and the adjoining turning area within the existing hammerhead nearby then, the impact of reversing vehicles over a short length would not prejudice road safety and such the impact is not considered severe.

Conservation

No comment

Drainage
No objection

Highway Structures
No objection

Other Representations

4.3 Local Residents

One comment of objection was submitted by a local resident. The main concerns raised are outlined below:

- Numerous vehicles reverse into the hammerhead.
- Careless parking to the entrance and exit of properties narrows the available safety margins that a safe exit requires. Adding another 2 cars plus visitors would overload the site.
- When vehicles are manoeuvred at present, exhaust fumes and bright lights shining in to neighbouring lounge cause a detriment in residential amenity.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning permission is sought for the sub-division of an existing property to form 2no dwellings. Policy CS5 of the Core Strategy outlines the locations at which development is considered appropriate. CS5 dictates that most new development in South Gloucestershire will take place within the communities of north and east fringes of the Bristol urban area, and within the defined settlement boundaries of towns and villages. The application site is located within the defined settlement boundary of Yate. As such, based solely on the location of the site, the principle of the development is acceptable.

5.2 Policy CS17 of the Core Strategy and Policy H5 of the Local Plan refer more directly to the sub-division of existing properties. The policies allow for the conversion of existing residential properties into smaller units of self-contained residential accommodation, provided that the development would not prejudice the character of the surrounding area or the amenities of nearby occupiers, and provided that there is adequate amenity space and parking provision. The development is acceptable in principle but will be determined against the analysis set out below.

5.3 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy H4 of the Local Plan seek to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

5.4 The only external alteration proposed would be the addition of a new front door at the eastern portion of the front elevation. The door would provide the main

access to the new dwelling (no. 21A). It is not considered that the insertion of a front door would significantly alter the appearance of the building. Furthermore, it is noted that planning permission has previously been granted for the subdivision of a nearby property to the south at no. 23 Homefield. On this basis, it is not considered that a sub-divided property would appear as an out-of-character feature within the immediate streetscene. Whilst the concerns of the town council have been taken in to account, it is not considered that the proposed development would be harmful in terms of design and visual amenity. Overall, the proposal is considered to comply with design criteria set out in policy CS1 of the Core Strategy and H4 of the Local Plan.

5.5 Residential Amenity

Policy H4 of the Local 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.

5.6 As only very minor external alterations are proposed, it is not considered that any physical works would have any impact on the residential amenity of neighbouring residents. Furthermore, it is not considered that the functioning of the existing dwelling as two dwellings would have a significant impact on residential amenity. Concerns raised about the impacts of vehicle manoeuvring have been taken in to account. However it is not considered that the proposed development would result in a significant intensification in terms of vehicular movements outside the property.

5.7 Furthermore, it is considered that sufficient outdoor private amenity space would be provided for both no. 21 and no.21A. On balance, the proposed development is considered to accord with policy H4 of the Local Plan.

5.8 Transport

The concerns relating to vehicular movements have been taken in to consideration. The existing property consists of a 4-bed dwelling. As a result of the proposal, the number of bedrooms within the main dwelling (no.21) would remain at 4, with one bedroom provided within the additional dwelling (no.21A). South Gloucestershire Residential Parking Standards SPD outlines that both 3 and 4 bed properties must make provision for the parking of a minimum of 2 vehicles, with each space measuring a minimum of 2.4m x 4.8m. The Standards also outline that a one bed property must make provision for the parking of one vehicle.

5.9 In line with the comments of the transport officer, it is not considered that the proposed parking arrangements have been made particularly clear. However officers are satisfied that a minimum of 2 external spaces can be provided to the front of no. 21, and a minimum of one external space can be provided to the front of no. 21A. As such, the minimum required provision can be made. However a condition will be attached to any decision, securing this provision.

5.10 The proposed access is not considered ideal, and it is acknowledged that vehicular turning may not be achievable on-site. However the residential nature of the street has been taken in to account, and it is not considered that the

possibility of vehicles reversing out on to the road would represent a severe hazard in terms of highway safety.

- 5.11 Furthermore, it is not considered that the sub-division of the property would result in a significant increase in vehicular movements outside the properties. For the reasons outlined above and subject to the aforementioned condition, the proposal is considered acceptable in terms of transportation impacts.
- 5.12 In addition to this, the proposed cycle and refuse storage areas are considered acceptable.

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 (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 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.

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

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).

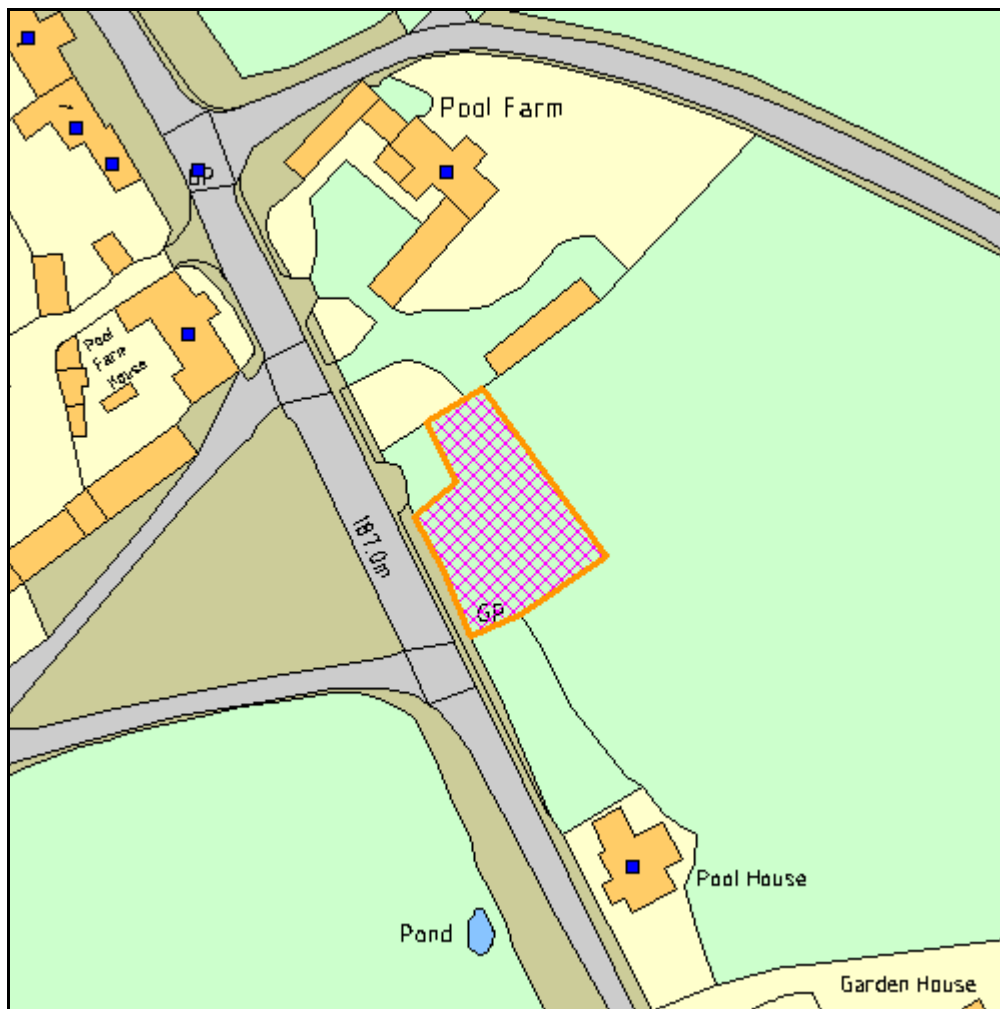
2. The off-street parking facilities provided within the residential curtilage of no. 21 Homefield (for all vehicles, including cycles) shall make provision for the parking of a minimum of 2 vehicles (measuring at least 2.4m by 4.8m). The off-street parking facilities provided within the residential curtilage of no. 21A Homefield (for all vehicles, including cycles) shall make provision for the parking of a minimum of 1 vehicle (measuring at least 2.4m by 4.8m). All parking spaces shall be provided before the subdivided dwellings are first occupied, and thereafter retained for that purpose.

Reason

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

CIRCULATED SCHEDULE NO. 31/17 – 04 AUGUST 2017

App No.:	PK17/1853/F	Applicant:	Mr Tom Cole
Site:	The Walled Garden High Street Hawkesbury Upton South Gloucestershire	Date Reg:	15th May 2017
Proposal:	Erection of 1no. dwelling with parking and associated works	Parish:	Hawkesbury Parish Council
Map Ref:	377411 187318	Ward:	Cotswold Edge
Application Category:	Minor	Target Date:	7th July 2017



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 100023410, 2008. N.T.S. PK17/1853/F

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of 1 no. 3 bedroom dwelling with parking and associated works at an area of land known as 'The Walled Garden', Hawkesbury Upton. The site lies outside the northern end of the Hawkesbury Upton settlement boundary and is within the open countryside. It is also located within the Cotwolds Area of Outstanding Natural Beauty (AONB) and part of the Hawkesbury Conservation Area.
- 1.2 The subject site is understood to have historically been used as an orchard associated with the 'Pool Farm' complex which is located directly to the north of the application site. This group includes; Barn and Granary, Barn, Pool Farmhouse and Barn Farmhouse, all of which are Grade II listed buildings. The application site forms part of the setting of these buildings. The site is enclosed on three sides by original natural stone walls. It appears that the site is currently used as a managed garden area, albeit Officers do not consider it to form part of any residential curtilage.
- 1.3 Previous applications at the site for similar proposals of residential development were refused in 1998 and 2009 (refs. P98/1156 and PK09/0686/F). These will be discussed further in the analysis section of this report.

2. POLICY CONTEXT

2.1 National Guidance

NPPF National Planning Policy Framework March
PPG Planning Practice Guidance
Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS34 Rural Areas

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

L1 Landscape Protection and Enhancement
L2 Cotwolds Area of Outstanding Natural Beauty (AONB)
L11 Archaeology
L12 Conservation Areas
L13 Listed Buildings
T12 Transport Development Control Policy for New Development

T7	Cycle Parking
T8	Parking Standards
H3	Residential Development in the Countryside
LC12	Major Recreational Route

South Gloucestershire Local Plan: Proposed Submission: Policies, Site and Places Plan, June 2016

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP11	Development Related Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP37	Internal Space and Accessibility Standards for Dwellings
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007

Residential Parking Standards SPD (Adopted) December 2013

Waste Collection: Guidance for New Development SPD (Adopted) January 2015

Landscape Character Assessment (Adopted) August 2005. – LCA 1 – Badminton Plateau.

Hawkesbury Conservation Area SPD (Adopted) May 2000

3. RELEVANT PLANNING HISTORY

- | | | | |
|-----|---|-------------------------|------------|
| 3.1 | P98/1156 | Refusal | 13.03.1998 |
| | Erection of detached dwelling and garage | | |
| 3.2 | PK09/0686/F | Refusal | 03.06.2009 |
| | Erection of 1no. detached dwelling and garage with access and associated works. | | |
| 3.3 | PK13/1219/F | Approve with Conditions | 10.06.2013 |
| | Construction of new vehicular access. Erection of 1.4m high gates. | | |
| 3.4 | PK14/0384/F | Withdrawn | 26.06.2014 |
| | Erection of agricultural forestry processing and storage building | | |

4. CONSULTATION RESPONSES

4.1 Hawkesbury Parish Council

No objection. The Parish Council agreed exceptionally to support the application despite the site being outside the Village Development Boundary. In reaching their decision the Council noted the application was for a single dwelling which had been sympathetically designed with careful consideration of its visual impact and in the context of existing housing in the immediate vicinity. They noted also that allowing the build would free up a local affordable home.

4.2 Highway Structures

If the application includes a structure that will support the highway or support the land above a highway. No construction is to be carried out without first providing the Highway Structures team with documents in accordance with BD2/12 of the Design Manual for Roads and Bridges that will allow formal Technical Approval of the proposals to be carried out. The applicant will be required to pay the fees associated with the review of the submission whether they are accepted or rejected. Or

If the application includes a boundary wall alongside the public highway or open space land then the responsibility for maintenance for this structure will fall to the property owner.

4.3 Lead Local Flood Authority

No objection

4.4 Sustainable Transport

Summary of comments as follows;

- Note bus stop close to site however, concerns regarding isolation of site due to infrequent bus services nor easy walking distances to any facilities. The development would therefore be highly car-dependent.
- Trip generation unlikely to have a serve impact on local highway network
- Acceptable parking provision and turning areas to enable a car to leave in forward gear

4.5 Landscape

The site is located in a location with an intact rural character which is highly sensitive to change. The proposed dwelling would fill an existing gap in buildings around the pond and would be a focal point in key views. Although it is proposed to appear like a single storey building in views from the pond and the existing wall will partially screen it any changes at this sensitive location would be detrimental to its intact rural character and it is recommended for refusal.

4.6 Conservation Officer

Applications for development of this site have been resisted before, in 2009 and 2014. The proposal to build a dwelling on this site would significantly detract from the unspoilt rural character and integrity of this part of the conservation area, extending development from the village in to the open countryside, and harming an otherwise very well preserved area. The dwelling would form a prominent new backdrop to the pond and restrict views to the open countryside beyond. The tranquil, rural quality of this area of the village results from the limitation of new development, and the preservation of open space and historic features. New built form on the site (with associated domestic activity) would fail to maintain this character. I object to the principle of development of this site and strongly recommend the application is refused.

4.7 Archaeology Officer

The application is for the construction of a property with substantial excavation below the current ground surface to extend the living space to two floors and provide a sunken patio area to the rear. The supplied documentation fails to

provide sufficient information about the archaeological significance of the site as required under Paragraph 128 of the NPPF to allow assessment of the impacts of the proposals by the Council as required under paragraph 129.

The site is opposite the extant remains of the shrunken medieval village and it is considered likely that there are remains relating to earlier settlement and occupation of the village within the site boundary. For this reason the site will require an evaluation prior to the commencement of development to establish the extent and preservation of remains. A programme of archaeological work in accordance with a written scheme of investigation to be submitted to and approved by the Archaeology Officer (condition HC11, reason HR05)

Other Representations

4.8 Local Residents

3no. letters of support were received to the proposal. Comments as follows;

- New development has already occurred in surrounding area
- Sympathetic addition to village
- Provision of housing in village
- Draft affidavit stating memories of the garden from childhood
- Garden is 'untidy' and 'neglected'

Late comments

1no. late support comment was received to the proposal. Comments as follows;

- applicant well known for building properties in a high standard
- Free up much needed affordable home in the village

Petition received by the Council 25th July 2017, stating the following;

We the undersigned, being residents of the Parish of Hawkesbury, hereby declare our support for planning application number PK17/1853/F and the comment below, made by the Parish Council at their June meeting.

The Parish Council agreed exceptionally to support the application despite the site being outside the Village Development Boundary. In reaching their decision the Council noted the application was for a single dwelling which had been sympathetically designed with careful consideration of its visual impact and in the context of existing housing in the immediate vicinity. They noted also that allowing the build would free up a local affordable home.

Signed by 87 residents of the Parish of Hawkesbury.

5. ANALYSIS OF PROPOSAL

5.1 Planning History of the Site

As aforementioned, previous applications for residential development at the application site have been refused. The first, in 1998 (ref. P98/1156) was refused for the following reasons:

1. *The proposed constitutes an undesirable extension of existing sporadic development in open countryside beyond the Village Development Boundary of Hawkesbury Upton and detrimental to the*

visual amenities of the locality which is included within the Cotswold Area of Natural Beauty, and as such falls contrary to Policies C7 and C8 of the Avon County Structure Plan, Policy RP35 of the Northavon Rural Areas Local Plan and Policies N2 and N3 of the Northavon Local Plan (Deposit Draft).

- 2. The proposed conflicts with Policy H7 of the Avon County Structure Plan and Policy RP7 of Northavon Rural Areas Local Plan and Policy RP7 of the Northavon Rural Areas Local Plan and Policy N91 of the Northavon Local Plan (Deposit Draft) which provides new dwellings within the countryside and outside village development boundaries will not be permitted unless justified in connection with the needs of agriculture or forestry. In this instance no justification of agricultural grounds has been put forward to warrant the granting of planning permission contrary to the foregoing policies.*

The most recent was in 2009 (ref. PK09/0686/F), and was refused for the following reasons:

- 1. The site lies in the open countryside outside the Defined Settlement Boundary of Hawkesbury Upton and the proposal does not fulfil any of the limited criteria, listed in Local Plan Policy, that would allow the erection of a new dwelling in the countryside. The proposal is therefore unacceptable in principle and is not in accordance with advice contained in PPS7 - "Sustainable Development in Rural Areas" and Policy H3 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.*
- 2. The application site lies within the boundary of Hawkesbury Upton Conservation Area, the character and appearance of which it is desirable to preserve and enhance. Furthermore the site lies adjacent to Grade II Listed buildings, the settings of which should be preserved. The proposed development, by virtue of its location, form, design and scale would fail to preserve or enhance the character or appearance of the Conservation Area and would also harm the setting of nearby Grade II Listed Buildings, contrary to sections 72(1) & 66(1) respectively of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at PPG15 - 'Planning and the Historic Environment' and Policies L12 and L13 of the South Gloucestershire Local Plan (Adopted) 6th June 2006 and advice contained in The Hawkesbury Conservation Area Advice Note 17 (SPG) Adopted 9th December 1999 and The South Gloucestershire Design Checklist (SPD) Adopted August 2007.*
- 3. The proposal constitutes an undesirable extension of existing sporadic development into the open countryside beyond the Defined Settlement Boundary of Hawkesbury Upton which would be detrimental to the visual amenities of the locality which is included within the Cotswolds Area of Outstanding Natural Beauty adjacent to The Cotswolds Way major recreation route, and as such falls*

contrary to policies D1, L1, L2, and LC12 of the South Gloucestershire Local Plan (Adopted) Jan 6th 2006.

- 5.2 Officers are mindful of the planning history of the site in the assessment of this application. Nevertheless, it is noted that these decisions were both prior to the introduction of the NPPF as well as the Councils adopted Core Strategy and emerging PSP Plan. These policy changes are material.
- 5.3 Principle of Development – Housing Supply
The Council cannot demonstrate a five year housing land supply, meaning paragraph 49 of the NPPF is engaged. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. The paragraph goes on to suggest that if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites then their relevant policies for the supply of housing should not be considered up-to-date.
- 5.4 Regardless of this, the NPPF is a material consideration and the starting point for any decision-taker is the adopted development plan. Paragraph 14 states a presumption in favour of sustainable development, and states that proposals that accord with the development plan should be approved without delay, and where relevant policies are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF.
- 5.5 In keeping with the decision-taking approach set out within paragraph 14 of the NPPF, this proposal will be assessed in terms of whether the proposal's benefits would be outweighed by any adverse impacts that would result from the development, such adverse impacts would have to be significant and demonstrable.
- 5.6 Principle of Development – Residential Development in the Countryside
Notwithstanding the above, a key principle issue to consider is the location of the development, outside of a settlement boundary and therefore within the open countryside. Both local and national planning policy aim to protect the countryside from inappropriate development. The site clearly forms part of the rural setting of Hawkesbury Upton.
- 5.7 The application site is located just outside the northern end of the Hawkesbury Upton Settlement Boundary. Saved Policy H3 states that proposals for new residential development outside the existing urban areas and the boundaries of settlements, as defined in the proposals map, will not be permitted with the exception of the following; A - affordable housing on rural 'exception sites', B - housing for agricultural or forestry workers; or C - replacement dwellings. The proposal is for 1 no. 'open market' dwelling and therefore the proposal does not fall within one of the three limited categories of development and therefore in the first instance would be contrary to the requirements of Saved Policy H3.
- 5.8 However, it is recognised that this policy is 'out of date' due to the absence of a five year land supply of housing. Nevertheless, some weight can still be given to the criteria. The presumption is, however, in favour of sustainable

development and the guidance within the NPPF therefore takes precedence and must be given significant weight. Paragraph 55 states that isolated housing in the countryside should be avoided and housing in rural areas should be located where it will enhance or maintain the vitality of rural communities. In this instance, the site is close to the village of Hawkesbury Upton which is relatively well served by bus services and has community facilities such as a pub and a shop.

- 5.9 A recent appeal decision in another part of South Gloucestershire is noted (ref. APP/P0119/W/17/316992, dated 6TH July 2017). In which the inspector suggested that whilst the development would have been reliant on the private motor car, future occupiers were within an acceptable cycling distance to nearby facilities, and would likely utilise such. The Inspector also turned to the everyday definition of 'isolated'; meaning lonely or remote. In this context, whilst Officers are mindful of Saved Policy H3, and that the site clearly forms part of the countryside setting of Hawkesbury Upton; it is not, however, thought that the application site would constitute 'isolated' or would conflict with paragraph 55 of the NPPF.
- 5.10 Principle of Development – Design and Character
Policy CS16 'Housing Density' of the Core Strategy requires developments to make efficient use of land, but importantly requires that new development be informed by the character of local area in line with the advice provided within Policy CS1 of the Core Strategy.
- 5.11 Policy CS1 'High Quality Design' of the Core Strategy which will only permit development where the highest possible standards of design and site planning are achieved. In addition to this, high quality design is seen as a 'key aspect of sustainable development...indivisible from good planning' within paragraph 56 of the NPPF, this paragraph goes on to state that good design contributes positively to 'making places better for people'.
- 5.12 As the application is located within the Hawkesbury Conservation Area and the setting of the Grade II listed buildings which make up the 'Pool Farm' complex; it would be assessed against policies L12, L13, CS9 and PSP17. These policies seek to preserve and where possible enhance Heritage Assets, including Listed Buildings and Conservation Areas. Furthermore, Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to their conservation.
- 5.13 In addition to the above, the application site is located within part of the Cotswold AONB, the NPPF sets out in para.115 that great weight should be given to conserving landscape and scenic beauty in these areas. Further to this, Saved Policy L1 of the Local Plan (2006), CS1 and CS9 of the Core Strategy, as well as the emerging PSP2 of the PSP Plan seek to conserve and enhance landscapes in South Gloucestershire. Development will be expected to conserve and where appropriate enhance the quality, amenity, distinctiveness and character of the landscape. This includes landscape features such as trees, hedgerows and woodlands.

5.14 Principle of Development – Summary

The proposal should be assessed in the context of paragraph 14 of the NPPF, this paragraph states that proposals should be permitted unless:

'...any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as whole.'

5.15 Accordingly, the proposal will be assessed in the context of paragraph 14 of the NPPF, with regard to whether the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits of the proposal. The remaining report will be structured in this way.

5.16 Housing Contribution – Benefit of the Proposal

The proposal will have one tangible and clear benefit, this would be the modest contribution of 1 no. new residential market dwelling toward the Council's 5 year housing land supply. Such a modest contribution must be assessed within the framework set out under paragraph 14 of the NPPF.

5.17 Adverse impact of the Proposal - Conservation Area, Setting of listed buildings and landscape

The combination of the village pond with the attractive stone buildings and stone walls creates a pleasant rural scene. This scene has an intact traditional rural quality which is virtually unspoilt by modern buildings or other paraphernalia. The site's location within the Hawkesbury Conservation Area, setting of group of Grade II listed buildings at Pool Farm, the Cotswold AONB and its location as a backdrop to the village pond, within the line of sight from the Cotswold Way, make it a highly sensitive location

Impact on Conservation Area and setting of listed buildings

5.18 The site is at the northern end of the village directly opposite the village pond. Animals on their way to market would have been watered at the pond, there being few other opportunities on the high ground. The historic maps appear to show that this small area of land was associated with Pool Farm, and used historically as an area of orchard. The site forms a crucial open gap, separating the linear development of the High Street and the extensive traditional farm buildings at Pool Farm. Although many of these buildings have now been converted to residential use, they retain a rural and agricultural character. The combination of open spaces, fields, verges, pond, walls, trees and views to open countryside provide this area at the northern edge of the village with a distinctly rural and tranquil character. This undeveloped, rural character is an important aspect of the conservation area and the setting of the nearby group of listed buildings (all Grade II).

5.19 The proposal to build a dwelling on this site would significantly detract from the unspoilt rural character and integrity of this part of the conservation area, extending development from the village in to countryside, and harming an otherwise very well preserved area. The farm buildings at Pool Farm form an obvious group within this part of the village. To introduce a dwelling directly adjacent to this would detract from their special group value as well as their

setting. Furthermore, the dwelling would form a prominent new backdrop to the pond and restrict views to the open countryside beyond. The tranquil, rural quality of this area of the village results from the limitation of new development, and the preservation of open space and historic features. New built form (whether sympathetic or not) on the site; combined with associated residential curtilage, parking and other paraphernalia would fail to maintain this distinctive character.

- 5.20 In the context of paragraph 132 of the NPPF; great weight should be given to heritage assets conservation. The proposed development by virtue of the introduction of new built form, the loss of open space and views and the introduction of a residential curtilage, parking and other paraphernalia would harm the special character and appearance of the conservation area and the setting of the nearby group of Grade II listed buildings. The development is therefore contrary to policies, CS9, L12, L13, and the emerging PSP17, as well as advice as set out in the NPPF.

Impact on Landscape

- 5.21 Policy L1 of the Adopted Local Plan states that “New development will be permitted only where those attributes of the landscape which make a significant contribution to the character of the landscape are conserved and where possible enhanced.” The definition of attributes includes key views or vistas and it is considered that the development site is a key vista within the Conservation Area and this view should be preserved. The development would introduce residential development alongside associated residential curtilage, parking and other paraphernalia at an existing gap in buildings surrounding the pond which extends to open fields beyond the north west of the application site. As such it would fail to preserve this key vista within the conservation area and part of the Cotswolds AONB, and would neither safeguard nor enhance the existing features of the landscape. The development is therefore contrary to CS1, L1, L2 and the emerging PSP2.
- 5.22 Comments received from local residents stated that the garden is currently ‘untidy’ and ‘messy’ and that a dwelling at this location would improve the visual amenity of the site. Whilst attending a site visit, the case officer noted that the garden appeared managed; albeit slightly overgrown. However, it is considered that the existing area does not have a detrimental impact to the rural scene of this area; whereas the introduction of a dwelling at this site clearly would. It would have a greater, negative impact on the surrounding landscape and streetscene which would have permanence.

Summary

- 5.23 This section has identified adverse impacts which would result in significant and demonstrable harm to the Hawkesbury Conservation Area, setting of the group of Grade II listed buildings at Pool Farm as well as the landscape features and key vista which the application site provides to this area. The weight associated with such harm outweighs the limited benefit associated with the proposed dwelling.

- 5.24 Neutral Impact of Proposal – Design
Notwithstanding, that the location of the proposed development is considered to have adverse impacts on heritage and landscape; the design of the development will now be assessed under relevant policy and guidance.
- 5.25 It is noted that the proposed dwelling would attempt to reflect local distinctiveness to the front elevation, with its single storey scale and natural stone elevations. To the rear it would have a two storey elevation with extensive glazing as well as a balustrade balcony which would be supported by steel posts. Whilst these features are considered out of character with the surrounding area, it is not thought that this would warrant a refusal of the application in design terms.
- 5.26 Neutral Impact of Proposal – Residential Amenity
The closest residential occupiers to the application site are located at the group of buildings at Pool Farm. Whilst the development would be located close to these neighbouring properties, and visible and points to occupiers, it is not felt that it would introduce unacceptable impacts to residential amenity. The property is otherwise bounded by the highway (High Street) to the west (front boundary) and open fields to the north east. The proposal also includes sufficient levels of private amenity space for the proposed dwelling. Overall, therefore, the proposal is considered to be acceptable in terms of residential amenity.
- 5.27 Neutral Impact of Proposal – Highway Safety
The development offers an acceptable standard of car parking for the proposed dwelling which complies with the standards as set out in the Councils Residential Parking SPD. Having said this, in the event that the application is approved, it is recommended that a condition is imposed to ensure the parking is provided prior to occupation of the dwelling.
- 5.28 The site would utilise an existing access onto the High Street. Modifications to this access were approved under a previous application (ref. PK13/1219/F), but appear to not have been implemented. Transportation colleagues consider that this arrangement would improve highway safety. Full details of the access have not been provided prior to determination of the application. Therefore, in the event that the application is approved, it is recommended that a condition is imposed to this regard.
- 5.29 It is noted that no cycle storage areas are shown on the proposed site plan. As such in accordance with policies T7 and the emerging PSP16, in the event that the application is approved, it is recommended that details of such are provided prior to occupation of the dwelling.
- 5.30 Neutral Impact of Proposal – Archaeology
The site is opposite the extant remains of the shrunken medieval village and it is considered likely that there are remains relating to earlier settlement and occupation of the village within the site boundary. The application would involve substantial excavation below the current ground surface. The supplied documentation fails to provide sufficient information about the archaeological significance of the site as required under Paragraph 128 of the NPPF to allow

assessment of the impacts of the proposals by the Council as required under paragraph 129.

5.31 For this reason, in the event that the application is approved, a condition is recommended to establish the extent and preservation of remains. A programme of archaeological work in accordance with a written scheme of investigation to be submitted to and approved by relevant specialist Officers.

5.32 Other Matters

Comments made by local residents and the parish council suggested that the introduction of the proposed dwelling would 'free-up' a local, affordable home. However, the proposal is for a market dwelling. In any other case, there is no certainty that an affordable home would result from the proposal. As such, this is not a material consideration and thus holds no weight in the planning balance.

5.33 The draft affidavit stating memories of the application site from childhood is noted.

5.34 Planning Balance

At this point officers find it appropriate to return to the context of paragraph 14 of the NPPF, this paragraph states that proposals should be permitted unless:

"...any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole"

5.35 Accordingly, the proposal has been assessed with regard to the whether the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits of the proposal.

5.36 The proposal has the following identified harms:

- The proposal will cause harm to both the Hawkesbury Conservation Area and to the setting of a group of listed buildings, as well as the landscape features and key vista which the application site provides.

5.37 Accordingly, these identified adverse impacts of the proposal act to significantly and demonstrably outweigh the benefits associated with this development which are limited to the contribution of one new dwelling toward the Council's five year housing land supply. As such in compliance with paragraph 14 of the NPPF, the Authority should refuse this development.

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 South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

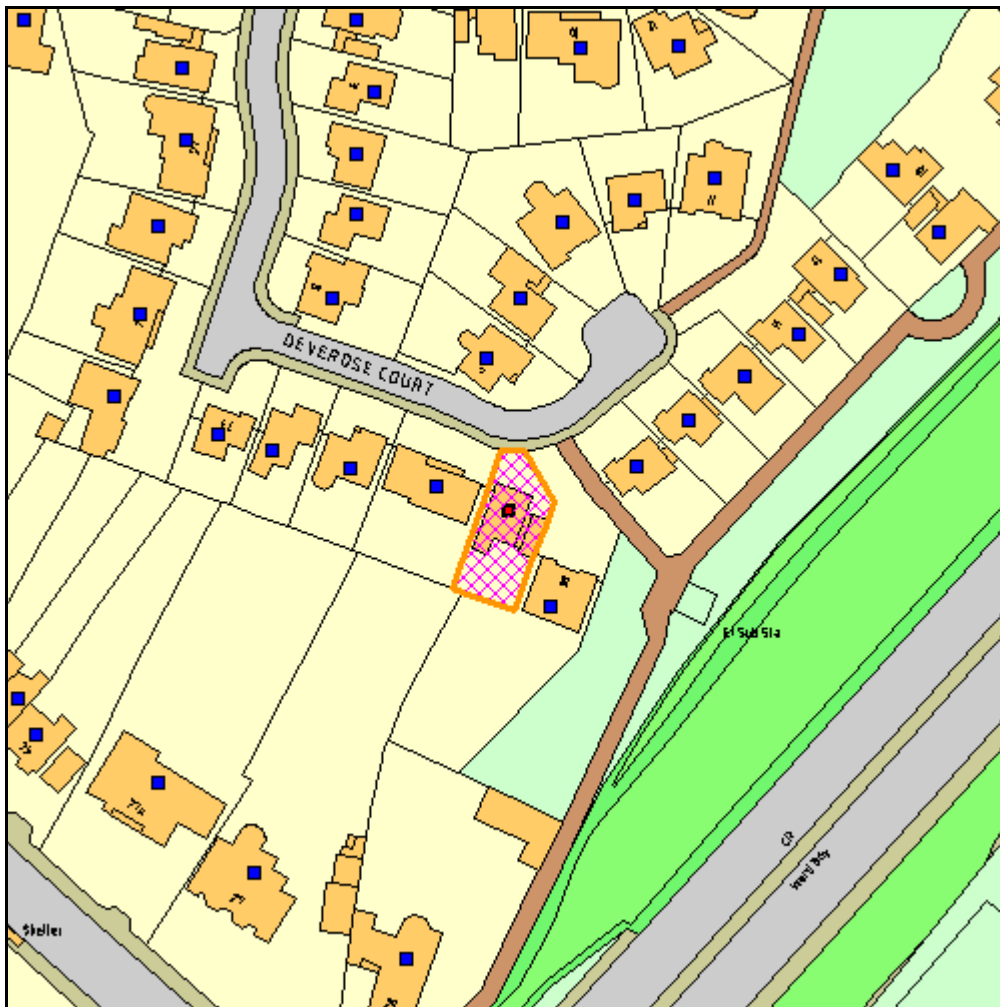
7.1 It is recommended that planning permission is **REFUSED** for the reasons listed within the decision notice.

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

1. The site is located within Hawkesbury Conservation Area, it forms the setting of a group of listed buildings and is within part of the Cotswolds Area of Outstanding Natural Beauty. It provides an important landscape feature and key vista within the Hawkesbury Conservation Area. The proposed development, by virtue of the introduction of built form, with an associated residential curtilage and related residential paraphernalia would harm the special character and appearance of the conservation area, the setting of the listed buildings as well as the landscape features and key vista which the site provides. This would be contrary to Section 72(1) and 66(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013 and Saved Policies L1, L2, L12 and L13 of the Adopted South Gloucestershire Local Plan (Adopted January 2006) and the Hawkesbury Conservation Area SPD.

CIRCULATED SCHEDULE NO. 31/17 – 04 AUGUST 2017

App No.:	PK17/2488/CLE	Applicant:	Mr & Mrs Basrai
Site:	19 Deverose Court Hanham Bristol South Gloucestershire BS15 3SW	Date Reg:	19th June 2017
Proposal:	Application for a certificate of lawfulness for existing porch and canopy on front elevation.	Parish:	Hanham Parish Council
Map Ref:	365068 171917	Ward:	Hanham
Application Category:		Target Date:	11th August 2017



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REASON FOR REFERRAL TO CIRCULATED SCHEDULE

This application is for a Certificate of Lawfulness, and as such, under the Council's current scheme of delegation, is to be determined under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The application is for a Certificate of Lawfulness for the existing porch and canopy on the front elevation. The application therefore seeks to demonstrate that the recently erected single storey extension is permitted development.
- 1.2 The application site relates to a large, detached, two storey house situated in the urban area of Hanham, on the east fringe of Bristol. The dwelling is situated in a quiet residential cul de sac.
- 1.3 This application has been submitted following a planning enforcement complaint from a local resident. The owners would like formal confirmation that the completed works (porch and canopy) constitute permitted development.

2. POLICY CONTEXT

- 2.1 National Guidance
 - i. Town and Country Planning Act 1990: 191;
 - ii. Town and Country Planning (General Permitted Development) (England) Order 2015 – Schedule 2, Part 1, Class A;
 - iii. National Planning Practice Guidance

3. RELEVANT PLANNING HISTORY

- 3.1 K5540 First Floor Side Extension
Approved 14.08.1987
- 3.2 K5540/1 Single storey rear extension
Approved 07.10.1992
- 3.3 Planning Enforcement Complaint:
COM/17/0145/OD Garage is being converted and extended
Investigator visited site and measured porch and canopy extensions; structure falls within Permitted Development and complaint was closed 28.03.17.

4. CONSULTATION RESPONSES

- 4.1 Hanham Parish Council
This property shares a drive with number 18 and the new porch restricts vehicle access and egress to this residence.

Other Representations

4.2 **Local Residents**

A comment from a neighbour has been received stating the following:

- Letter sent to Parish Council stated that the construction of the porch has been in existence for 4 years;
- Porch built at the beginning of 2017;
- Description of proposal misunderstood.

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

5.1 In support of the application:

- Plans – elevations and floor plans (existing and proposed).

6. SUMMARY OF CONTRARY EVIDENCE

6.1 The Local Planning Authority has no contrary evidence to submit. Evaluation is based on the existing structures erected on site.

7. EVALUATION

7.1 The application for a Certificate of Lawfulness is not a planning application and is a formal way of establishing whether or not the existing development constitutes permitted development. Accordingly, there is no consideration of planning merit, the application is based on the facts presented. The submission is not an application for planning permission and as such the development plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful, on the balance of probabilities, the Local Planning Authority must grant a certificate confirming that the proposed development is lawful

7.2 In this instance, the key issue is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1, Class A of the GPDO (2015). The property has permitted development rights, as such they are in tact.

7.3 The proposed development consists of a single storey porch and canopy extension on the front elevation of the garage. This development would fall within Schedule 2, Part 1, Class A, which allows for the enlargement, improvement or other alteration of a dwellinghouse, provided it meets the criteria.

7.4 **Assessment of Evidence**

The property is an existing dwellinghouse. The site history indicates a first floor side and single storey rear extensions have previously been erected. These do not affect the permitted development rights in relation to the proposal as they did not form a new front elevation.

- 7.5 The recently erected porch and canopy/car port have been erected on the front elevation of the existing integral garage and above the front door. The canopy extends above the garage door and finishes approximately 0.7 metres behind the front elevation. The porch and canopy eaves height is 2.4 metres and is at single storey height. The additions have been constructed in materials of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- 7.5 With regard to the comments from the neighbour concerning the description of the proposal. The description has been corrected to accurately reflect the development. This application is to formally determine if the development constitutes permitted development at this time, based on the evidence submitted.
- 7.6 In conclusion, the proposal is considered to comply with the criteria set out in in Class A, Part 1 of Schedule 2. The development is considered to constitute permitted development and as such, is lawful development within the terms of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015.

7. RECOMMENDATION

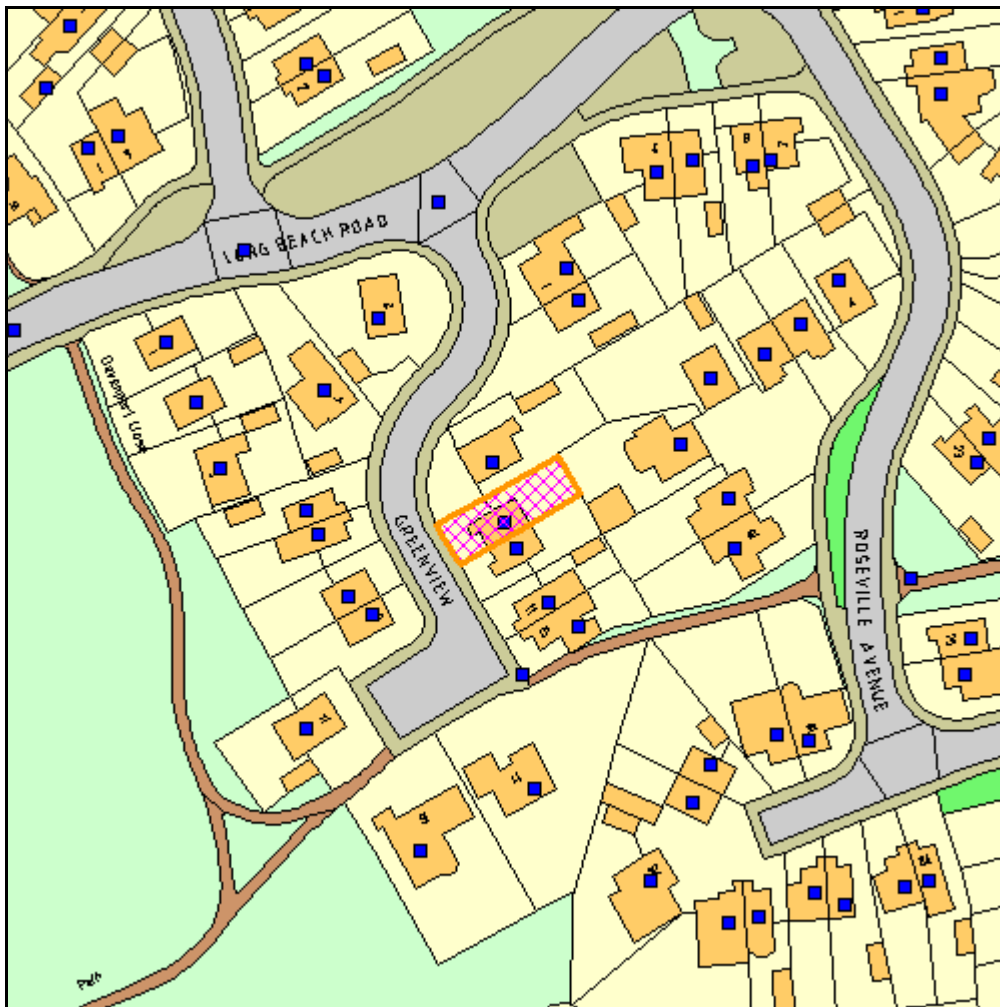
- 7.1 That a Certificate of Existing Lawful Use be **APPROVED**.

Contact Officer: Katie Warrington
Tel. No. 01454 864712

Evidence has been provided to demonstrate that on the balance of probabilities the existing porch and canopy erected on the front elevation falls within the permitted rights afforded to householders under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

CIRCULATED SCHEDULE NO. 31/17 – 04 AUGUST 2017

App No.:	PK17/2675/CLP	Applicant:	Mr Cleverley
Site:	7 Greenview Longwell Green Bristol South Gloucestershire BS30 9UB	Date Reg:	19th June 2017
Proposal:	Application for a certificate of lawfulness for a proposed single storey rear extension.	Parish:	Oldland Parish Council
Map Ref:	366108 170897	Ward:	Longwell Green
Application Category:		Target Date:	14th August 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is for a Certificate of Lawfulness, and as such, according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the erection of a single storey rear extension at 7 Greenview, Longwell Green would be lawful.
- 1.2 The application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit; the decision is based solely on the facts presented.

2. POLICY CONTEXT

2.1 National Guidance

Town and Country Planning Act 1990 (as amended) 1990 section 192 Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) Schedule 2, Part 1, Class A

The submission is not a planning application thus the Development Plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful on the balance of probabilities, the Local Planning Authority must grant a Certificate confirming that the proposed development is lawful.

3. RELEVANT PLANNING HISTORY

3.1 K1088

Approve with Conditions (24.03.1976)

RESIDENTIAL DEVELOPMENT ON APPROX 104 ACRES. CONSTRUCTION OF NEW VEHICULAR AND PEDESTRIAN ACCESS. (Previous ID: K1088)

4. CONSULTATION RESPONSES

4.1 Oldland Parish Council

"No Objection".

Other Representations

4.2 Local Residents

No comments received

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

5.1 Existing and Proposed Plans

Drawing No. 17044_CLD1

Received by the Council on 8th June 2017

6. ANALYSIS OF PROPOSAL

6.1 Principle of Development

The application for a Certificate of Lawfulness is purely an evidential test and is a formal way of establishing whether or not the proposed development can be implemented lawfully without the need for planning permission. Accordingly there is no consideration of planning merit, the application is based on the facts presented. The submission is not an application for planning permission and as such the development plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful, on the balance of probabilities, the Local Planning Authority must grant a certificate confirming that the proposed development is lawful.

6.2 The key issue is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1 of the GPDO 2015. Following a check of the planning history there appears to be no constraint upon permitted development rights at the property.

6.3 The proposed development consists of the erection of a single storey rear extension. The proposed rear extension would fall within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, which allows for the enlargement, improvement or other alteration of a dwellinghouse, provided it meets the criteria set out below:

A.1) **Development is not permitted by Class A if –**

(a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

The dwellinghouse was not granted under Classes M, N, P, PA or Q of Part 3.

(b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

As noted on Drawing No. 17044_CLD1; the total area of ground covered by buildings (other than the original dwellinghouse) would be less than 50% of the total area of the curtilage.

(c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The height of the rear extension would be 3.7 metres. This will not exceed the height of the roof of the existing dwellinghouse.

- (d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;**

The height of the eaves of the rear extension would not exceed the eaves of the existing dwellinghouse.

- (e) The enlarged part of the dwellinghouse would extend beyond a wall which—**
- (i) forms the principal elevation of the original dwellinghouse; or**
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;**

The extension would not extend beyond a wall which forms the principal elevation of the original dwellinghouse.

- (f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—**
- (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse,**
 - (ii) or exceed 4 metres in height;**

The host property is semi-detached. The proposal does not extend beyond the rear wall of the original dwelling house by more than 3 metres, or exceed 4 metres in height.

- (g) Until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—**
- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or**
 - (ii) exceed 4 metres in height;**

Not applicable.

- (h) The enlarged part of the dwellinghouse would have more than a single storey and—**
- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or**
 - (ii) be within 7 metres of any boundary of the curtilage the dwellinghouse opposite the rear wall of the dwellinghouse;**

The extension would be single storey.

- (i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;**

The extension would be within 2 metres of a boundary; however the eaves would not exceed 3 metres.

- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—**
- (i) exceed 4 metres in height,**
 - (ii) have more than a single storey, or**
 - (iii) have a width greater than half the width of the original dwellinghouse; or**

The extension would not extend beyond a wall forming a side elevation of the original dwellinghouse.

- (ja) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);**

The total enlargement does not exceed the limits set out in sub-paragraphs (e) to (j).

- (k) It would consist of or include—**
- (i) the construction or provision of a verandah, balcony or raised platform,**
 - (ii) the installation, alteration or replacement of a microwave antenna,**
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or**
 - (iv) an alteration to any part of the roof of the dwellinghouse.**

The development would not include any of the above.

A.2) In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

- a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;**
- b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or**
- c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.**
- d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c);**

The application site does not fall on article 2(3) land.

- A.3) **Development is permitted by Class A subject to the following conditions—**
- a) **the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;**

The submitted information indicates that the proposal will be finished in materials similar to the exterior finish of the existing dwellinghouse.

- b) **any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—**
 - (i) **obscure-glazed, and**
 - (ii) **non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and**

Not applicable.

- c) **Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.**

Not applicable.

- 6.4 No. 7 Greenview, Longwell Green, has no planning history that restricts the erection of a single storey rear extension. Nor are there any physical attributes regarding parking, access or amenity space that would prevent this development.

7. RECOMMENDATION

- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the following reason:

Evidence has been provided to demonstrate that on the balance of probabilities the proposed single storey rear extension does fall within the permitted rights afforded to householders under Schedule 2, Part 1, Class A of the Town and Country Planning General Permitted Development Order 2015.

Contact Officer: David Ditchett
Tel. No. 01454 863131

CIRCULATED SCHEDULE NO. 31/17 – 04 AUGUST 2017

App No.:	PK17/2837/CLP	Applicant:	Mr Richard Cains
Site:	46 Queens Drive Hanham Bristol South Gloucestershire BS15 3JL	Date Reg:	6th July 2017
Proposal:	Application for a certificate of lawfulness for the proposed extension to existing rear dormer.	Parish:	Hanham Abbots Parish Council
Map Ref:	364032 171934	Ward:	Hanham
Application Category:		Target Date:	11th August 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE.

The application is for a Certificate of Lawfulness, and as such, according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1. The applicant is seeking a formal decision as to whether the proposed extension to an existing rear dormer at 46 Queens Drive Hanham would be lawful.
- 1.2. The application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based solely on the facts presented.

2. POLICY CONTEXT

- 2.1. National Guidance Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class B.

The submission is not a planning application thus the Development Plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful on the balance of probabilities, the Local Planning Authority must grant a Certificate confirming that the proposed development is lawful.

3. RELEVANT PLANNING HISTORY

- 3.1. None available.

4. CONSULTATION RESPONSES

- 4.1. Hanham Abbots parish Council
"No comment".

Other Representations

- 4.2. Local Residents
No comments received.

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

Location Plan
Received by the Council on 16th June 2017

Planning Drawing
Drawing Number PLN-1

6. ANALYSIS OF PROPOSAL

6.1. Principle of Development

The application for a Certificate of Lawfulness is purely an evidential test that is a formal way of establishing whether or not the proposed development can be implemented lawfully without the need for planning permission. Accordingly, there is no consideration of planning merit, the application is based on the facts presented. The submission is not an application for planning permission and as such the Development Plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful, on the balance of probabilities, the Local Planning Authority must grant a certificate confirming that the proposed development is lawful.

6.2. The key issue is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1 of the GPDO 2015. It should be noted that there is no restriction on permitted development rights at the subject property. As such permitted development rights are intact and exercisable.

6.3. The proposed development is the extension to an existing rear dormer. The development would fall within Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, which permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. This allows dormer additions and roof alterations subject to the following:

B.1 **Development is not permitted by Class B if –**

- (a) **Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)**

The dwellinghouse was not granted under Classes M, N, P, PA or Q of Part 3.

- (b) **Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;**

The height of the proposed dormer would not exceed the highest part of the roof.

- (c) **Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms a principal elevation of the dwellinghouse and fronts a highway;**

The proposed dormer window would be located to the rear of the property. As such, would not extend beyond any existing roof slope

which forms a principal elevation of the dwellinghouse and fronts a highway.

- (d) **The cubic content of the resulting roof space would, as a result of the works, exceed the cubic content of the original roof space by more than –**

- (i) **40 cubic metres in the case of a terrace house, or**
- (ii) **50 cubic metres in any other case**

The property is a terraced bungalow. Volume calculations extrapolated from drawing number PLN-1 indicate that the total increase in roof space of the original dwelling would be 4 m³. Therefore, the proposal would result in an additional volume of no more than 40 m³.

- (e) **It would consist of or include –**

- (i) **the construction or provision of a verandah, balcony or raised platform, or**
- (ii) **the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or**

The proposal does not include the construction or provision of a verandah, balcony or raised platform.

- (f) **the dwellinghouse is on article 2(3) land**

The host dwelling is not on article 2(3) land.

B.2 Development is permitted by Class B subject to the following conditions—

- (a) **the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;**

- (i) Submitted plans indicate that the proposed dormer will be finished in materials to match those present on the existing property.

- (b) **the enlargement must be constructed so that –**

- (i) **other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –**
 - (aa) **the eaves of the original roof are maintained or reinstated; and**
 - (bb) **the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and**

- (ii) **other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and**

The rear dormer would be more than 0.2 metres from the outside edge of the eaves of the original roof; and the proposal does not protrude beyond the outside face of any external wall of the original dwellinghouse. The eaves are maintained.

- (c) **any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be –**

- (i) **obscure-glazed, and**
- (ii) **non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.**

The proposal does not involve the insertion of any windows to the side elevation of the dwellinghouse.

7. RECOMMENDATION

7.1. That a certificate of Lawfulness for Proposed Development is **granted** for the reasons listed below:

7.2. Evidence has been provided to demonstrate that on the balance of probabilities the proposed extension to an existing rear dormer would fall within the permitted rights afforded to householders under Schedule 2, Part 1, Class B of the Town and Country Planning General Permitted Development Order 2015.

Contact Officer: David Ditchett
Tel. No. 01454 863131

CIRCULATED SCHEDULE NO. 31/17 – 04 AUGUST 2017

App No.:	PK17/2889/ADV	Applicant:	Mr Mark CadmanBommel UK Ltd
Site:	Traffic Roundabout At Junc Of High St/ Memorial Rd High Street Hanham Bristol South Gloucestershire BS15 3EB	Date Reg:	6th July 2017
Proposal:	Display of 3no. non-illuminated Hoarding signs.	Parish:	Hanham Parish Council
Map Ref:	363909 172561	Ward:	Hanham
Application Category:	Minor	Target Date:	15th August 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is placed on the circulated schedule due to an objection from Hanham Parish Council which is contrary to the Officer recommendation.

1. THE PROPOSAL

- 1.1 The proposal seeks advertisement consent to display 3no. non-illuminated Hoarding signs on a traffic roundabout at the junction of High Street and Memorial Road in Hanham.
- 1.2 The roundabout is mostly grassed with a low lying flower bed covering approximately a third of the surface. It is surrounded by residential development, pavements and vegetation. It is just within the settlement boundary of Hanham.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
The Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
T12 Transportation

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility
- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) August 2007
Shopfronts and Advertisements SPD (Adopted) April 2012

3. RELEVANT PLANNING HISTORY

- 3.1 K1933/7
Approval (26.10.1983)
ERECTION 28 NO. DWELLINGHOUSES AND 16 NO ELDERLY PERSONS FLATS. ASSOCIATED ROADS, FOOTPATHS AND PARKING SPACES, OPEN SPACE APPROX 1.01 HAA (Previous ID: K1933/7)
- 3.2 K1933/6
Refusal (04.08.1983)
ERECT 27 NO. HOUSES, 15 NO. ELDERLY PERSONS FLATS, WARDENS FLAT AND COMMUNAL ROOM. ASSOCIATED ROADS, FOOTPATHS,

4. CONSULTATION RESPONSES

4.1 Hanham Parish Council

“The proposals will impact on the visual amenity.

This is a modest size roundabout which used to be very bland. For many years the parish council has paid for seasonal planting/landscaping for this roundabout, every year a Xmas tree is displayed with lighting. This has resulted in a significant improvement to the visual amenity of the area. This roundabout is on the gateway from Bristol into South Gloucestershire and the proposed 3 signs would have a negative impact, making no positive contribution to the character of this roundabout and would visually impede the floral displays”.

4.2 Sustainable Transport

“We have now reviewed this application and note that it seeks to erect three small signs on the central island of the roundabout providing a junction between the A431 High Street and Memorial Road in Hanham. We understand that these signs form part of the Councils roundabout sponsorship scheme. As they will be set back from the carriageway, we do not believe that they will affect visibility at this location. Moreover, a recent examination of the impact of similar proposals in South Gloucestershire has indicated that signs of this nature have no significant impact on user safety. Hence, we have no highways or transportation comment about this application”.

Other Representations

4.3 Local Residents

None received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 state that a local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety. The National Planning Policy Framework (NPPF) states that those advertisements which clearly have an appreciable impact on a building or their surroundings should be subject to a local planning authority’s detailed assessment. Para. 67 of the NPPF sets out what should form such an assessment, consequently, this application will be considered with regard to amenity and public safety, as well the advertisements cumulative impact.

5.2 Design and Visual Amenity

The signage would be part of the Councils roundabout sponsorship scheme and similar advertisements can be seen on a number of roundabouts in the region. The proposed advertisements would be located opposite the main entrance points to the roundabout in 3 separate locations. The signs are considered to be relatively modest. Submitted plans show that they would be elevated by 2 posts which would have a height of 0.3 metres. The

advertisement board itself would be 0.43 metres high, 1 metre wide and 0.03 metres deep.

- 5.3 Hanham parish Council raised concerns that the signs would make no positive contribution to the character of the roundabout; and would visually impede the floral and Christmas displays. The case officer understands these concerns and acknowledges that they would provide additional visible structures in the vicinity. However, given their scale, it is not thought that they would cause an unacceptable visual impact. Additionally, while the signs would not result in a positive contribution to the roundabout; the Case Officer finds that they would not result in a negative impact either.
- 5.4 On balance, the design, size and scale of the signs are considered appropriate.
- 5.5 Public Safety and Residential Amenity
As noted in the comment in point 4.2; “a recent examination of the impact of similar proposals in South Gloucestershire has indicated that signs of this nature have no significant impact on user safety”. Thus, the signage is not considered to have an impact on the safety of pedestrians using the associated pavement, and would not be considered detrimental to the safety of motorists using the highways surrounding the roundabout. The case officer also notes that transportation colleagues have no objection to the advertisements.
- 5.6 When considering the scale and that they would be non-illuminated; it is not thought that they would give rise to residential amenity concerns.

6. CONCLUSION

- 6.1 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

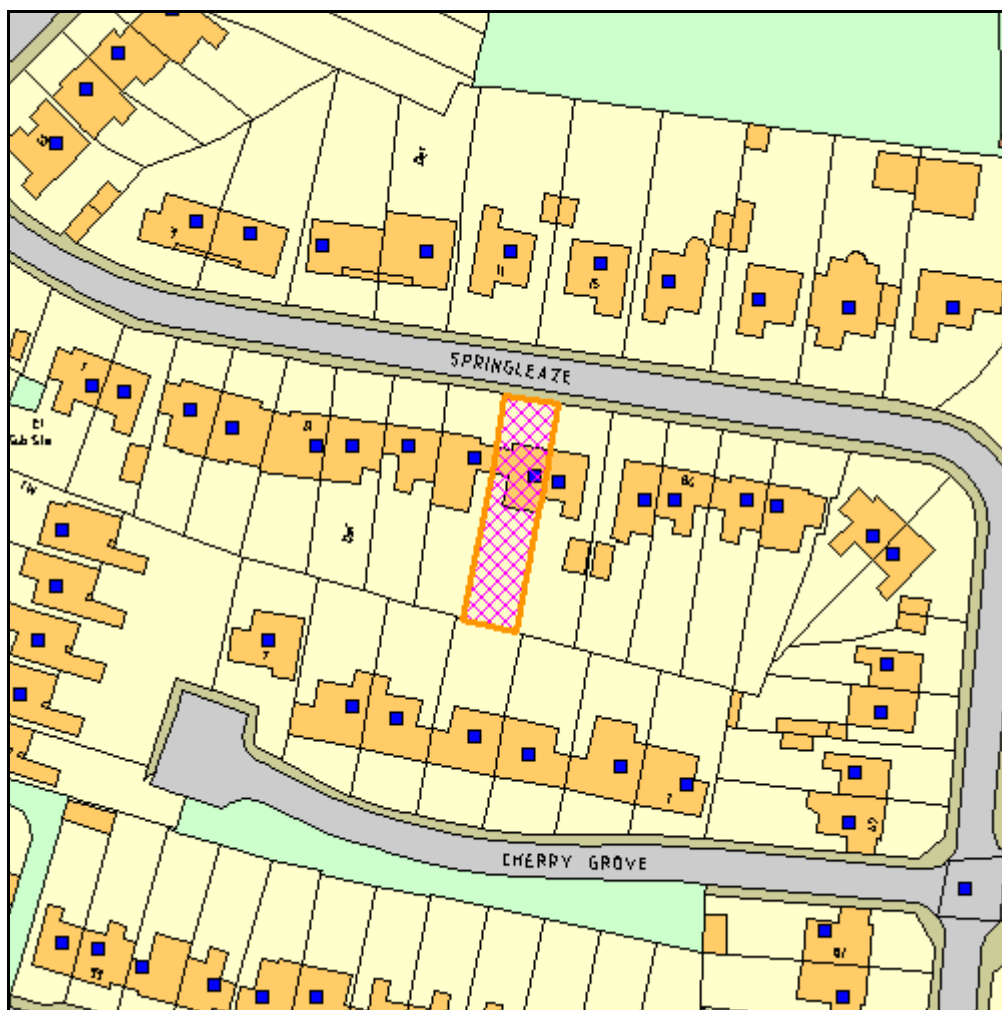
7. RECOMMENDATION

- 7.1 It is recommended that the advertisement consent be **GRANTED** subject to the conditions attached to the decision notice.

Contact Officer: David Ditchett
Tel. No. 01454 863131

CIRCULATED SCHEDULE NO. 31/17 – 04 AUGUST 2017

App No.:	PK17/2910/F	Applicant:	Mr Darren Channell
Site:	20 Springleaze Mangotsfield Bristol South Gloucestershire BS16 9DT	Date Reg:	5th July 2017
Proposal:	Erection of a single storey side, rear extension and front extension to form additional living accommodation.	Parish:	Emersons Green Town Council
Map Ref:	366216 176998	Ward:	Rodway
Application Category:	Householder	Target Date:	14th August 2017



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PK17/2910/F

CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following an objection from a local resident.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a single storey side, rear extension and a front extension to form additional living accommodation. The application site relates to no.20 Springleaze, a double storey semi-detached hipped property situated in the established residential area of Mangotsfield.
- 1.2 During the course of the application revised plans were received reducing the width and height of the front porch element.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

- H4 Residential Development within Existing Residential Curtilages
T12 Transportation

South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

- PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 No planning history

4. **CONSULTATION RESPONSES**

4.1 Emersons Green Town Council
No objection

4.2 Other Consultees

Sustainable Transport
No objection

Other Representations

4.3 Local Residents

1no. letter of objection has been received from a local resident; the points raised are summarised below:

- shortcomings in consultation process
- proposal extends beyond front building line, appearing out of keeping and harmful to area character and appearance

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. Of particular importance is the resulting impact on the appearance of the host property and the character of the area in general, the impact on the residential amenity of occupiers and neighbours and the impact on highway safety and on-street parking.

5.2 The proposal is considered to accord with the principle of development and this is discussed in more detail below.

5.3 Design and Visual Amenity

The street scene is characterised by a mixture of detached and semi-detached dwellings. In particular, the semi-detached dwellings on the south side of Springleaze have a two storey form with hipped roofs, whereas the detached properties opposite are bungalows. The existing building on the application site is a double storey property with a hipped roof. The front is paved with hardstanding behind a low concrete wall at the edge of the footway.

5.4 The proposal comprises:

Single storey front

The proposal is for an extension measuring about 1.25m by 4.8m with eaves to 2.3m and an overall height of 3.5m to create an open front porch and extend the existing garage. This would be topped with a hipped roof.

Single storey side/rear extension

This pitched structure would extend out to the west of the property by up to 2.9m, along the full length of the side and by an additional 6.3m out to the rear. This projection would be 3.75m wide and end in a hip. A pitched rear extension

measuring 2.75m by 4.9m would join this to the east. Height and eaves would match the front levels. Bar rooflights, openings would be to the rear only.

5.5 In terms of overall appearance, the proposal would result in a large increase to the overall footprint of the building, but given their single storey subservient nature and changes of this type proposed are not unusual, there would be no adverse impact on the character of the area. Good quality materials to match the main dwelling would be used in the construction and given the above the proposal is considered appropriate and acceptable in policy terms.

5.6 Residential Amenity

The application site is situated midway along the south side of Springleaze. To the rear fencing of about 1.8m in height runs between the application site and its neighbour to the east. Although higher, it is not considered that the rear extension would have an adverse impact on the amenity of these close neighbours over and above the existing situation. On the other side established planting marks the boundary with the neighbour to the west. No.18 Springleaze has windows in the side elevation of the main house and rear outshoot at ground floor facing the joint boundary. The proposal would be constructed to the boundary, beyond the depth of the outshoot. Given the length of the proposal, the amount of light entering the windows would be restricted mid morning till after lunch and mean that the area to the side would be enclosed thereby reducing the outlook. However, by reason of its scale, the proposal would not affect this so that, while there would be a change in outlook, there would be a material effect on the living conditions of the occupiers. Likewise, the modest front extension would not impact negatively on the residential amenity of this neighbour. Neighbours to the rear would be screened from the development by existing boundary treatment. Following the development, although reduced by the extensions, there would be sufficient outside space to serve the occupants of the dwelling. The proposal is therefore considered acceptable.

5.7 Sustainable Transport

The scheme is for single storey extensions and would not affect the existing off-street parking arrangements of the property.

5.8 Other issues

The consultation notifications sent were in accordance with the Council's Statement of Community Involvement.

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 (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy

(Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Helen Braine
Tel. No. 01454 863133

CONDITIONS

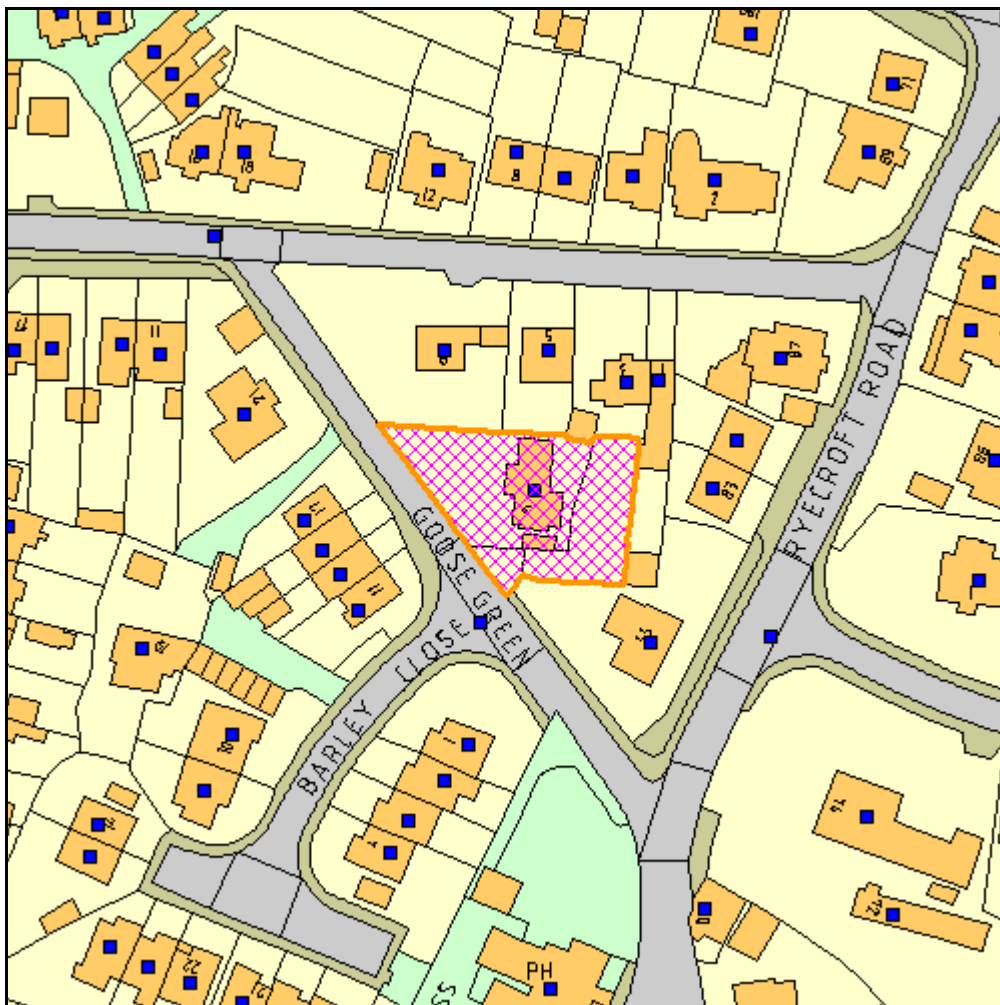
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 31/17 – 04 AUGUST 2017

App No.:	PT17/1423/F	Applicant:	Mr S Cameron Cameron Building Developments Ltd
Site:	4 Goose Green Frampton Cotterell Bristol South Gloucestershire BS36 2EB	Date Reg:	11th April 2017
Proposal:	Demolition of existing bungalow and erection of 2No. detached dwellings with access and associated works	Parish:	Frampton Cotterell Parish Council
Map Ref:	367048 181648	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	2nd June 2017



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PT17/1423/F

REASON FOR SUBMISSION TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule list, following objections from the Town Council and a neighbour which are contrary to the recommendation detailed within this report.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the demolition of the existing bungalow and the erection of 2 no. detached dwellings with access and associated works at 4 Goose Green, Frampton Cotterell.
- 1.2 The application site is situated within an established residential area within the settlement boundary of the town of Frampton Cotterell. No statutory or non-statutory designations cover the site.
- 1.3 During the course of the application, several amendments were sought including revised access, revised house design and relocation, and an ecological appraisal. A period of re-consultation took place as a result of these changes.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)

H4 Development within Existing Residential Curtilages
T7 Cycle Parking
T12 Transportation
L9 Protected Species

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity

2.3 Supplementary Planning Guidance

- (a) South Gloucestershire Design Checklist (Adopted) August 2007
- (b) Residential Parking Standard (Adopted) December 2013
- (c) Frampton Cotterell and Coalpit Heath Village Design Statement

3. RELEVANT PLANNING HISTORY

3.1 There is no recent or relevant planning history at the site.

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

Objection on the following grounds:

- Overdevelopment of the site and will have an overbearing effect on the surrounding properties
- A significant length of historic stone wall will be lost
- Narrow road with poor visibility for vehicle users and pedestrians and is on a route to school
- Encroachment onto the pavement
- Adverse effect on the street scene
- Will overlook adjacent properties
- Existing parking and access problems will be exacerbated

4.2 Other Consultees

Tree Officer

No objection.

Ecology Officer

No objection subject to conditions.

Sustainable Transport

Revert back to the original alignment of the driveways to enable safe access preferably with double width drives although we would not be able to insist on the latter if both garages met the minimum 6m x 3m internal measurements. The drawing should be annotated to state that front boundary wall and hedge shall be maintained to a height not exceeding 1m. Conditions recommended.

Wessex Water

No comment received.

Highway Structures

Informative recommended.

Lead Local Flood Authority

Queried method of SUDS to be used.

Other Representations

4.3 Local Residents

Twenty four letters of objection have been received from fourteen local residents, and their concerns have been summarised below:

- Overdevelopment and not in keeping with existing building line, cramped and contrived
- Out of keeping with street scene
- Village character will be lost

- Loss of historic wall
 - More bungalows are required with aging population not four-bed houses
 - Original bungalow had already been extended so building line of new houses should not exceed this
 - Will block out light to neighbouring properties on Goose Green, Clyde Road and Ryecroft Road
 - Loss of amenity space to 1 Clyde Road
 - Construction period will cause disruption
 - Traffic and parking will be adversely affected and street is not wide enough for access into parking areas
 - Inadequate parking spaces as garage will not be used
 - Vehicles often park on the opposite side of Goose Green and this would cause a traffic hazard
 - Parking spaces shown cannot accommodate vans and caravans etc and is on a slope causing further issues
 - Emergency vehicles will be unable to get through
 - Just because there have been no accidents does not mean the road is not dangerous, there will have been near misses
 - Development incorporates part of driveway which is used by pedestrians to cross the road, including school children and late night revellers
 - Frampton Cotterell has had numerous new homes built robbing homes of their character and views
 - Large pond which is home to fish, frogs, toads, and newts will be lost
 - Slowworm may live in the old stone walls
 - There are many bats in the area.
 - Increased built up area will cause drainage issues
- 4.4 One general query has also been received, from a resident of Warmley who believes she has been consulted in error.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Paragraph 14 of the National Planning Policy Framework (NPPF) makes a general presumption in favour of sustainable development. In particular (in respect of decision making) Paragraph 14 of the NPPF makes it clear that where development plans are absent, silent or relevant policies are out of date, the Local Planning Authority should grant planning permission unless;

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole; or,
- specific policies in the NPPF indicate development should be restricted.

5.2 This application proposes a new dwelling within the settlement boundary of Frampton Cotterell and is residential curtilage and so the principle of development is considered to accord with the development plan.

- 5.3 It should be noted that currently South Gloucestershire Council cannot identify a five year housing land supply, and the provision of an additional residential unit would weigh in favour of this development.
- 5.4 Design and Landscaping
The site is situated within a residential area which slopes steeply upwards from the north-west to the south-east. The existing property is a detached bungalow on higher ground than the highway, which is not prominent within the street scene and is partly screened from view by a stone wall and a conifer hedge. The area exhibits a mix of architectural styles and materials and the majority of the surrounding dwellings are two-storey properties. The bungalow to be demolished is not of architectural merit and its loss will not be harmful to the character of Goose Green.
- 5.5 The development proposes the demolition of the bungalow and the erection of 2 no. detached properties with a gable roofline and a pitched roof feature and a single storey side extension, also with a gable roofline. Plot 1 has a larger single storey portion with a canopy over the garage and with dormer windows to provide additional first floor accommodation. Whilst the two dwellings are proposed to have different designs, it is noted that the Frampton Cotterell Village Design Statement seeks to avoid standard designs and so this is in keeping with the recommendations within this document. The detailing and the materials are proposed to be the same so that together the differing designs form a cohesive scheme, with double roman concrete tiles, natural stone to the front elevations, yellow brick quoins and detailing to the side and rear. A condition on the decision notice will ensure that samples are submitted for approval prior to commencement.
- 5.6 A number of objections have been received stating that the ridge height is too high and the design is out of keeping with the surroundings. Given the prevalence of other two-storey gable properties in the vicinity, officers consider the design to be acceptable, especially following revisions to plot 1 to reduce the scale. In particular it will not appear out of keeping in the context of no. 55 Ryecroft Road, which is an adjacent two-storey property on much higher ground.
- 5.7 The amount of the stone wall proposed for removal has been reduced following objections, and the replacement of the tall conifer hedge with a smaller beech hedge should retain the 'rural' village feel referred to in consultation letters from members of the public. The stone wall is not a designated heritage asset so there is no objection to the removal of a small part of it to create a suitable access at this location. It is noted that the Frampton Cotterell Village Design Statement states that stone boundary walls should be retained or repaired, however the new opening to serve plot 2 removes much less of the wall than the existing opening providing access to the bungalow and to the rear of 1 Clyde Road, much of which is to be replaced to create a narrow access. Overall the length of stone wall will increase and the development is considered to accord with policy CS1 of the Core Strategy.

5.8 Residential Amenity

Due to the sloping of the site, concerns were raised initially by officers regarding the overbearing and overshadowing impact of plot 1 on no.5 and no.6 Clyde Road, located to the north-west of the proposal. The plans as submitted showed a two-storey gable end very close to the boundary, however the revised plans show a single-storey element of the house adjacent to this boundary which overcomes this issue. Only a secondary window serving a bathroom will face towards the rear gardens of no. 5 and 6. No 5 is likely to experience some views from the rear dormer window however these will be at an angle and will not be detrimental to their amenity. Further along Clyde Road is likely to be overlooked by the rear windows of the proposed dwellings, namely no. 1 and no. 3, however due to the distance and the location (within a high density residential area where these viewpoints are common), there is no objection. The windows to the front of both properties overlook the highway and plot 2 has only a bathroom window facing towards no. 55. Officers do not consider that the proposal will overbear or overlook any neighbouring properties to the degree that their residential amenity would be harmed.

5.9 Due to the position of the dwellings and the sloping of the site, it is likely that plot 2 will cause some overshadowing to plot 1, however a large proportion of the garden will be unaffected by this and so officers do not consider it to be harmful. Both plots have over 60 square metres of useable amenity space, which is the minimum for a four-bedroom dwelling according to policy PSP43 of the emerging plan. Concerns about loss of amenity space to no. 1 Clyde Road to allow adequate space for the new gardens have been raised during the consultation period, but given the modest size of no. 1, the garden which will remain following development is considered adequate.

5.10 Transport

The two new dwellings result in an increase of one dwelling accessed from Goose Green. When compared with the existing number of dwellings accessed from this road the additional single dwelling represents a very small increase in the level of traffic which would not have a significant impact on road safety. Cars do park opposite the site frontage which restricts the available width of Goose Green, however because of the angle of the proposed parking spaces they can be accessed without any difficulty from the north and egressed to the south. Each dwelling has access to 2 no. off street parking spaces which is in accordance with the residential parking standards SPD for a four-bedroom property. Amendments were received during the course of the application to ensure the garages were 6 metres by 3 metres internally, in order for the space to be used for parking.

5.11 Comments regarding the narrow nature of Goose Green and the difficulty that emergency services have getting down the lane and difficulty for residents parking, however this is an existing situation and as the dwellings have adequate off-street parking, will not be exacerbated by the development. Officers note the comment about pedestrians using the existing private drive when crossing the road, but as this is private land it could be closed up at any time without requiring planning consent, and so this comment has been given limited weight.

5.12 Ecology

A Preliminary Ecological Appraisal and Bat Scoping Survey Report and Bat Activity Survey Report by Acorn Ecology Ltd (June 2017) have been submitted in support of this application. Bat activity was considered to be low. The habitat was considered poor quality for foraging bats and the removal of a small section of hedgerow will not impact on bats as it is not connected to any suitable foraging habitat. The site does not have any suitable habitat to support other notable or protected species. The Ecology report recommends various mitigation, enhancement and compensation measures to prevent biodiversity loss, and enable biodiversity gain, through the proposed development in the form of bat boxes and bird boxes.

5.13 Other Issues

Several objection comments received refer to the loss of a 'view' due to the erection of 2 no. two storey dwellings. Whilst overlooking, overbearing and overshadowing has been taken into account and assessed, the right to a view is not a planning consideration and therefore this comment has been given limited weight.

5.14 A comment raises concerns regarding the impact that the additional dwelling will have on drainage across the site. The Lead Local Flood Authority did query the method of SUDS proposed for clarity, however this information was not forthcoming from the applicant. That said, the scale of the development and the location on an existing residential plot means that drainage can be adequately dealt with under the associated Building Regulations application.

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 (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That planning permission is **GRANTED** subject to conditions on the decision notice.

Contact Officer: Trudy Gallagher
Tel. No. 01454 862217

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 first occupation of the development hereby approved, the location and type of one bat box, one bird box and one hibernaculum (as set out in the Preliminary Ecological Appraisal - Acorn Ecology Ltd, June 2017) should be submitted to the local planning authority for written approval in writing. The agreed details shall then be implemented prior to first occupation of either house.

Reason

In order to mitigate against the development and ensure biodiversity gain, in accordance with policy CS9 of the South Gloucestershire Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

3. Prior to the commencement of development samples 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. Information is required prior to commencement to prevent remedial works later on.

4. The development should proceed in accordance with the recommendations made in The Preliminary Ecological Appraisal by Acorn Ecology Ltd (June 2017). This includes avoiding disturbance and harm to nesting birds, hedgehogs and reptiles and enhancement measures including wildlife friendly planting.

Reason

In order to mitigate against the development and prevent harm to protected or notable species, in accordance with policy CS9 of the South Gloucestershire Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

5. The dwellings shall not be occupied until visibility splays have been provided across the site frontage for both accesses, to be set 2 metres back from the carriageway edge with all obstructions over the height of 1 metre to be removed. The visibility splays shall be retained as such thereafter.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

6. The dwellings shall not be occupied until the parking and access arrangements, including garages, have been provided in accordance with the submitted details, and they shall be thereafter retained for that purpose.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 31/17 – 04 AUGUST 2017

App No.:	PT17/2625/F	Applicant:	Mr & Mrs S Grant
Site:	84 Campion Drive Bradley Stoke Bristol South Gloucestershire BS32 0BH	Date Reg:	29th June 2017
Proposal:	Erection of single storey rear extension and front porch, alterations to roofline and erection of 1no rear dormer and 1no front dormer to facilitate loft conversion.	Parish:	Bradley Stoke Town Council
Map Ref:	361688 182660	Ward:	Bradley Stoke Central And Stoke Lodge
Application Category:	Householder	Target Date:	1st August 2017



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PT17/2625/F

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

The application has been subject to representations contrary to the findings of this report. Under the current scheme of delegation it is required to be taken forward under the Circulated Schedule procedure as a result.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a single storey rear extension, front porch, alterations to the roof line and the erection of 1no. rear dormer and 1no. front dormer at no. 84 Champion Drive, Bradley Stoke.
- 1.2 The application site consists of a modern detached property set within a moderately sized plot. The site is situated within the established residential area of Bradley Stoke. The main dwelling is finished in facing brick, with a slightly hipped, roman tiled roof.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Policy Guidance (2014)

- 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 Adopted January 2006 (Saved Policies)

- H4 Development within Existing Residential Curtilages
- T12 Transportation

South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

- PSP8 Residential Amenity
- PSP38 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

The Proposed Submission Draft Policies Sites and Places Plan (PSP plan) is a further document that will form part of the South Gloucestershire Local Plan. The PSP plan will set out new planning policies for South Gloucestershire. Submission and Examination of this took place in February of 2017, and adoption is expected toward the end of 2017. Accordingly, with regard to the assessment of this planning application limited weight is attached to the PSP plan as a whole at this time – although weight can be attributed to those policies which are not expected to be subject to modification.

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. **RELEVANT PLANNING HISTORY**

3.1 **PT07/2121/F**

Erection of rear conservatory

Approved: 21.08.2007

3.2 **P92/0020/348**

Residential development on 2.75 acres to include the erection of 32 dwellings. Construction of car parking facilities and estate road. Provision of public open space. (In accordance with amended plans received by the council on 14TH september 1992).

Approval of Reserved Matters: 16.09.1992

4. **CONSULTATION RESPONSES**

4.1 Bradley Stoke Town Council

Objection - the dormer window proposed on the rear elevation is out of keeping with the surrounding area.

4.2 Other Consultees

Sustainable Transport

No objection

Archaeology

No objection

Other Representations

4.3 Local Residents

No comments received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application seeks permission for the erection of a single storey rear extension, front porch, front and rear dormers and alterations to the roof line of the property. Policy H4 of the Local Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy H4 of the Local Plan seek to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

Rear extension and front porch

- 5.3 On balance, it is considered that both the proposed front porch and single storey rear extension would appear as proportionate additions to the property. The scale, design and finish of the two extensions is considered to be appropriate. Whilst the front porch would be visible from public areas, it is not considered that its erection would have any significant impacts on the immediate streetscene.

Front and rear dormers

- 5.4 The proposed front dormer would incorporate a pitched roof, and would be set centrally within the front-facing roof-slope of the property. Due to its location to the front of the property, the proposed front dormer would be visible from the public areas offered to the front of the main dwelling. That said, the property is set at the end of a cul-de-sac, and as such, the front of the property is not visible within the wider public domain. On this basis, it is not considered that the addition of the front dormer would have a significant impact on the streetscene or the character of the immediate locality. Notwithstanding this, the front dormer is considered to form a well-proportioned addition, which would not detract from the appearance of the property. On balance, the design of the proposed front dormer is considered acceptable.
- 5.5 The concerns of Bradley Stoke Town Council in relation to the proposed rear dormer have been taken in to account. It is noted that despite its location to the rear of the property, the rear dormer would be visible from the public areas offered along Campion Drive to the east due to the elevated position of the property. As such, it is recognised that its erection would have some impact on the character, distinctiveness and amenity of the immediate surrounding area.
- 5.6 It is acknowledged that flat-roof dormer windows can, in some cases, appear as overly dominant, bulky additions to dwellings. In this case, the dormer would be stepped in from the sides of the roof, and would incorporate a relatively modest width of roughly 3.2 metres. It is considered that the scale of the dormer reduces its overall prominence. Whilst flat-roof rear dormer windows are not a prevalent feature in the immediate surrounding area, it is considered that the location of the dormer to the rear does reduce any impacts on the streetscene. On balance, it is not considered that the proposed rear dormer would have an unacceptable impact on the appearance of the property or its setting within the locality.

Cumulative impact

- 5.7 It is recognised that the proposed additions would significantly alter the appearance of the dwelling. However it is not considered that the alterations would significantly harm the character and appearance of the property, or the

character, distinctiveness or amenity of the immediate surrounding area. On this basis, the proposal is considered to comply with design criteria set out in policy CS1 of the Core Strategy and H4 of the Local Plan.

5.8 Residential Amenity

Policy H4 of the Local 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.

- 5.9 When considering the impacts of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties, the main properties under consideration are the immediate properties to the north, east and south along Campion Drive.

Rear extension and front porch

- 5.10 It is noted that the proposed rear extension would be constructed in close proximity to the boundaries of the adjacent properties to the north and south. However due to its modest protrusion and single storey nature, it is not considered that the proposed rear extension would prejudice the residential amenity of neighbours through an increased sense of overbearing, overshadowing or overlooking. Whilst some outdoor private amenity space would be lost, it is considered that sufficient space would be retained following the implementation of the proposal. Furthermore, it is not considered that the proposed front porch would have any impacts in terms of residential amenity.

Front and rear dormers

- 5.11 It is not considered that the proposed front dormer window would have any impact on the residential amenity of neighbouring residents. It is also not considered that the proposed rear dormer would have any overbearing or overshadowing impacts on neighbours. The main consideration in this case is the potential loss of privacy, caused by an increased sense of overlooking from the proposed rear dormer window.
- 5.12 The proposed dormer window would provide a line of sight on to the rear gardens of neighbouring properties. Due to its elevated position, the potential sense of overlooking from the dormer would be greater than that caused by existing first floor, rear-facing windows. However the dormer would largely overlook the rear portions of neighbouring gardens; as opposed to the areas immediately to the rear of the properties which offer the highest amenity value. Due to this, as well as the levels of separation to neighbouring gardens (minimum of 10 metres), it is not considered that the erection and use of the proposed dormer would have an unacceptable impact on the residential amenity of neighbours through an increased sense of overlooking.
- 5.13 On balance, it is not considered that the proposed development would have an unacceptable impact on the residential amenity of neighbouring residents. On this basis, the proposal is considered to accord with the requirements of policy H4 of the Local Plan.

5.14 Transport

As a result of the proposal, the number of bedrooms at the property will increase from a total of 3 to 4. South Gloucestershire Residential Parking Standards SPD outlines that both 3 and 4 bed dwellings make provision for the parking of a minimum of 2 vehicles. The existing vehicular parking and access will be unaffected and the level of parking available complies with the Council's residential parking standards. Furthermore, it is not considered that the proposed development would have any impacts in terms of highway safety. On this basis, there are no transportation concerns with the proposed development.

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 (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 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.

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

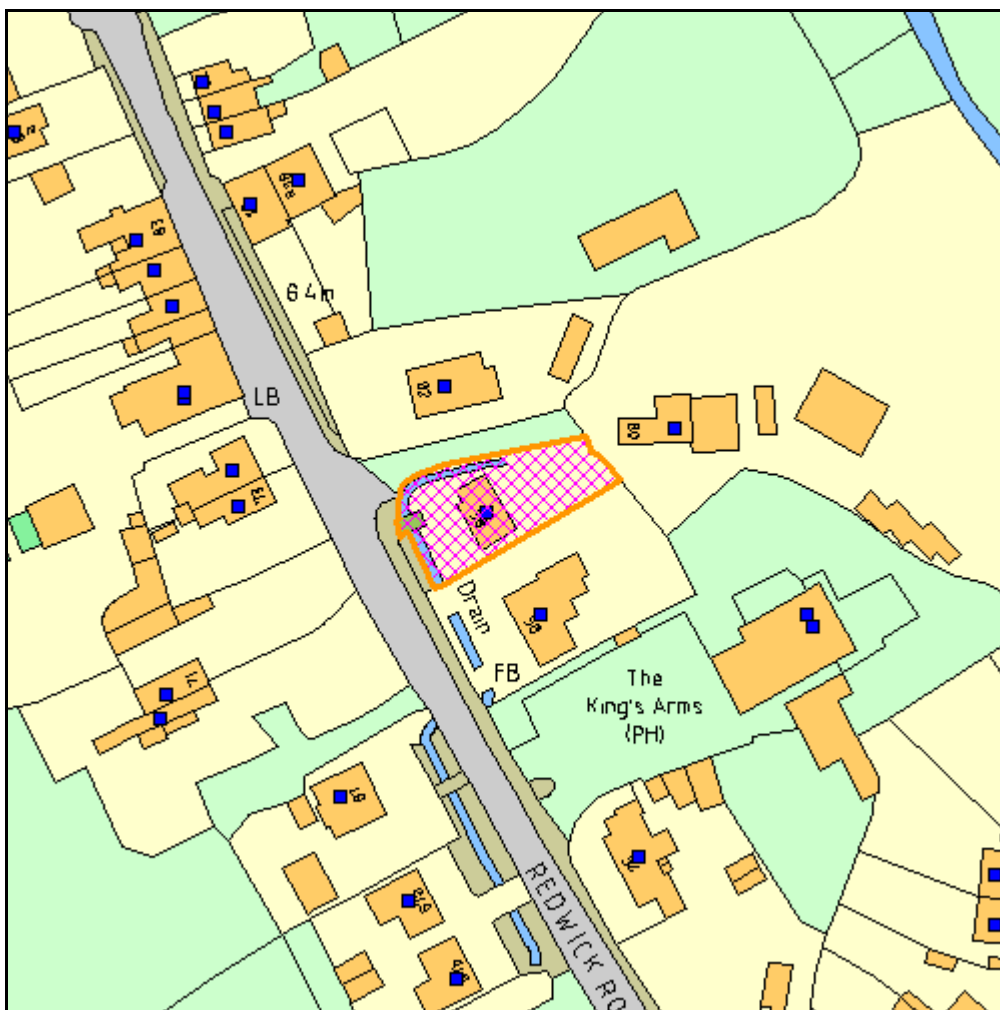
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 31/17 – 04 AUGUST 2017

App No.:	PT17/2777/CLP	Applicant:	The Aurora Group
Site:	58 Redwick Road Pilning Bristol South Gloucestershire BS35 4LU	Date Reg:	22nd June 2017
Proposal:	Application for a certificate of lawfulness for the proposed use as a residential care home for four residents and two resident staff.	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	355127 185490	Ward:	Pilning And Severn Beach
Application Category:		Target Date:	10th August 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is for a Certificate of Lawfulness, and as such, according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the use of the existing dwellinghouse as a residential care home for six adults (4 residents and 2 carers) would be lawful.
- 1.2 The application relates to 58 Redwick Road, Pilning which is a detached property within the settlement boundary.
- 1.3 No operational development is proposed to facilitate the use proposed.

2. POLICY CONTEXT

2.1 National Guidance

Town and Country Planning (Development Management Procedure) Order 2015

Town and Country Planning (General Permitted Development) Order 2015

Town and Country Planning (Use Classes) Order 1987 (as amended).

The submission is not a planning application. Thus, the Development Plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful on the balance of probabilities, the Local Planning Authority must grant a Certificate confirming that the proposed development is lawful.

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant.

4. CONSULTATION RESPONSES

- 4.1 Pilning And Severn Beach Parish Council
"No comment".

- 4.2 Other Consultees

Lower Severn Drainage Board

None received.

Other Representations

- 4.3 Local Residents

Four letters of objection have been received making the following points in summary:

- Delay in consultation cards being received.

- Requesting the degree of problems the residents would have.
- Highlighting parking issues already present on Redwick Road which is exacerbated by the local pub (The Kings Arms).
- Speed of traffic using Redwick Road.
- Safe joining of the highway from driveways.
- Highway safety.

5. **SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION**

5.1 Location Plan
Received by the Council on 13th June 2017

Supporting statement
Received by the Council on 13th June 2017

6. **EVALUATION**

6.1 Principle of Development

The application for a Certificate of Lawfulness is purely an evidential test and is a formal way of establishing whether or not the proposed development can be implemented lawfully without the need for planning permission. Accordingly there is no consideration of planning merit; the application is based on the facts presented. The submission is not an application for planning permission and as such the development plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful, on the balance of probabilities, the Local Planning Authority must grant a certificate confirming that the proposed development is lawful.

6.2 The key issue to consider is whether the proposed use of the dwelling (as a residential care home) would remain within the C3 use class, when assessed under The Town and Country Planning (Use Classes) Order 1987 (as amended).

6.3 Explanation of Use Class C3

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Class C3 relates to dwelling houses and comprises three parts. Planning permission is not required to move between these three parts provided that the use remains within the overall C3 classification.

6.4 C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child. The existing dwelling falls within this category.

- 6.5 C3(b) allows for up to six people living together as a single household and receiving care. Examples are considered to comprise supported housing schemes such as those for people with learning disabilities or mental health problems. The applicant reasons that the proposal would fall into this classification.
- 6.6 C3(c) allows for groups of people (up to six) living together as a single household. A small religious community may fall into this section, as could a homeowner living with a lodger.
- 6.7 It is proposed to use the property as a small residential care home for four adult residents and two staff members. The residents will be adults living as a single household and receiving care. The two members of staff will also be residents.
- 6.8 South Gloucestershire Council, as the Local Planning Authority has decided two very similar applications in March (PK17/0206/CLP) and April (PK17/0809/CLP) of 2017. Both applications related to the use of an existing dwelling house as a residential care home for 6 or less permanent residents. Both cases were found to be lawful.
- 6.9 Overall, officers consider that, on the balance of probability, the proposed use of the dwelling would not represent a material change of use because it falls under use class C3(b) of the Town and Country Planning (Use Classes) Order 1987. The proposal does not constitute development and is therefore lawful.
- 6.10 Other matters
A number of letters raising concerns regarding various highway safety issues, and an objection requesting the issues the residents would suffer from have been received. However, this application is seeking a formal decision as to whether the proposed use is lawful, and so an assessment regarding the impact on highway safety; or the reasons why the residents need care cannot be taken into consideration.
- 6.11 An objection regarding the delay in receiving consultation cards was received. The Case Officer decided to not re-consult due to the application being for a Certificate of Lawfulness.

7. **RECOMMENDATION**

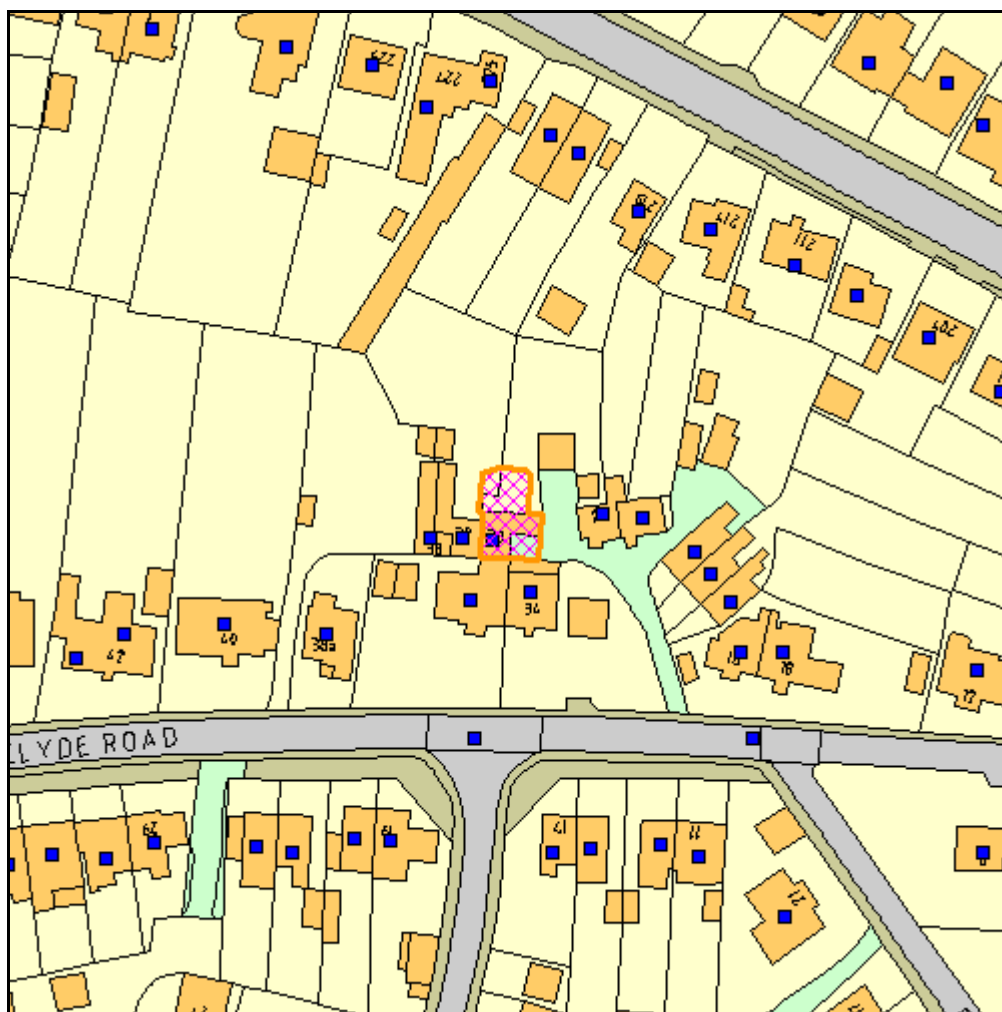
- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the following reason:

Evidence has been provided to demonstrate that on the balance of probabilities, the proposed use remains within the C3 use class, as defined in The Town and Country Planning (Use Classes) Order 1987 (as amended).

Contact Officer: David Ditchett
Tel. No.

CIRCULATED SCHEDULE NO. 31/17 – 04 AUGUST 2017

App No.:	PT17/3008/F	Applicant:	Mr Scott Cameron
Site:	30 Clyde Road Frampton Cotterell Bristol South Gloucestershire BS36 2EE	Date Reg:	6th July 2017
Proposal:	Erection of a two storey side extension to provide additional living accommodation.	Parish:	Frampton Cotterell Parish Council
Map Ref:	366952 181723	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	24th August 2017



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 100023410, 2008. N.T.S. PT17/3008/F

INTRODUCTION

This application appears on the Circulated Schedule as a result of consultation responses received from the Parish Council, contrary to Officer recommendation

1. THE PROPOSAL

- 1.1 The application is for the erection of a two storey side extension to form additional living accommodation.
- 1.2 The property is a cottage style dwelling located on a small lane off Clyde Road, containing various other properties and curtilages, within the settlement boundary of Frampton Cotterell.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12 Transportation

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS8 Access/Transport
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Parking Standards SPD

3. RELEVANT PLANNING HISTORY

- 3.1 PT17/0987/F – Demolition of existing garage and store and erection of 1no detached dwelling and associated works (re-submission of PT16/4044/F) Approved 5/6/17 – This was on land to the rear of the no.30 Clyde Road.

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
The Parish Council objects as there is inadequate parking and no amenity space.

Sustainable Transportation
Insufficient information has been submitted to enable me to fully assess the transportation impact of this development.
One additional bedroom will be provided to the first floor of the dwelling. The Councils residential parking standards state that a dwelling with up to four bedrooms provide a minimum of two parking spaces within its site boundary.

Each space needs to measure a minimum of 2.4m wide by 4.8m deep, although 5.3m should be allowed to avoid vehicles overhanging onto the public highway. No detail on existing or proposed vehicle access and parking have been submitted.

Before further comment can be made a revised to scale plan needs to be submitted

Additional plans have been subsequently received, which demonstrate two off-street parking spaces on a separate but adjacent area of land on a newly defined area of red edged boundary forming the planning unit. The Highways Officer has further commented, as follows:

A revised parking layout plan has now been submitted.

Four parking spaces were previously approved as part of PT17/0987/F which were allocated as one space for 30A and 32 and two spaces for 30. This plan now shows that one additional space will be provided on land which was not previously within the red edge of the site.

This will provide one additional space for 30A. As this level of parking complies with the Council's residential parking standards there is no transportation objection to the proposed development subject to a condition that this parking space is provided prior to commencement of the development and then permanently maintained thereafter.

Other Representations

- 4.2 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises that proposals should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space.

5.2 Design

The proposed extension is considered to be of an appropriate standard in design and is not out of keeping with the character of the main dwelling house and surrounding properties. There is sufficient space within the plot to accommodate the extension. The extension is of an acceptable size in comparison to the existing dwelling and the site and surroundings. Materials would be acceptable.

5.3 Residential Amenity

The comments of the Town Council, above, are noted. The length, size, location and orientation of the proposals are not considered to give rise to any significant or material overbearing nor overlooking/inter visibility impact on

adjacent properties. The extension would only increase the footprint of the building marginally as the vast majority of it would be at first floor level creating an additional bedroom to make up to three in total. There is sufficient space within the plot to accommodate the extension. Further to this it is considered that at over 80 square metres, sufficient amenity space, as annotated on the plans, to serve the property.

5.4 Transportation

Additional parking details have been received which illustrate 2 spaces for the dwelling the subject of this application. This parking allocation was agreed upon the approval of the planning application referred to above which involved subdivision of the plot agreed and allocation of parking for the separate dwellings. This level of parking accords with the Councils requirements and there are no transportation objections to the proposals.

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 proposals are of an appropriate standard in design and are not out of keeping with the main dwelling house and surrounding properties. Furthermore the proposal would not harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact. Sufficient amenity space can be provided within the remaining curtilage. Adequate parking can be provided on the site. As such the proposal accords with Policies H4 and T12 of the South Gloucestershire Local Plan (Adopted) 2006 and CS1 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013.

6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That planning permission is granted, subject to the conditions recommended.

Contact Officer: Simon Ford
Tel. No. 01454 863714

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 tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile.

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

Reason

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