



**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. 45/17

Date to Members: 10/11/2017

Member's Deadline: 16/11/2017 (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:

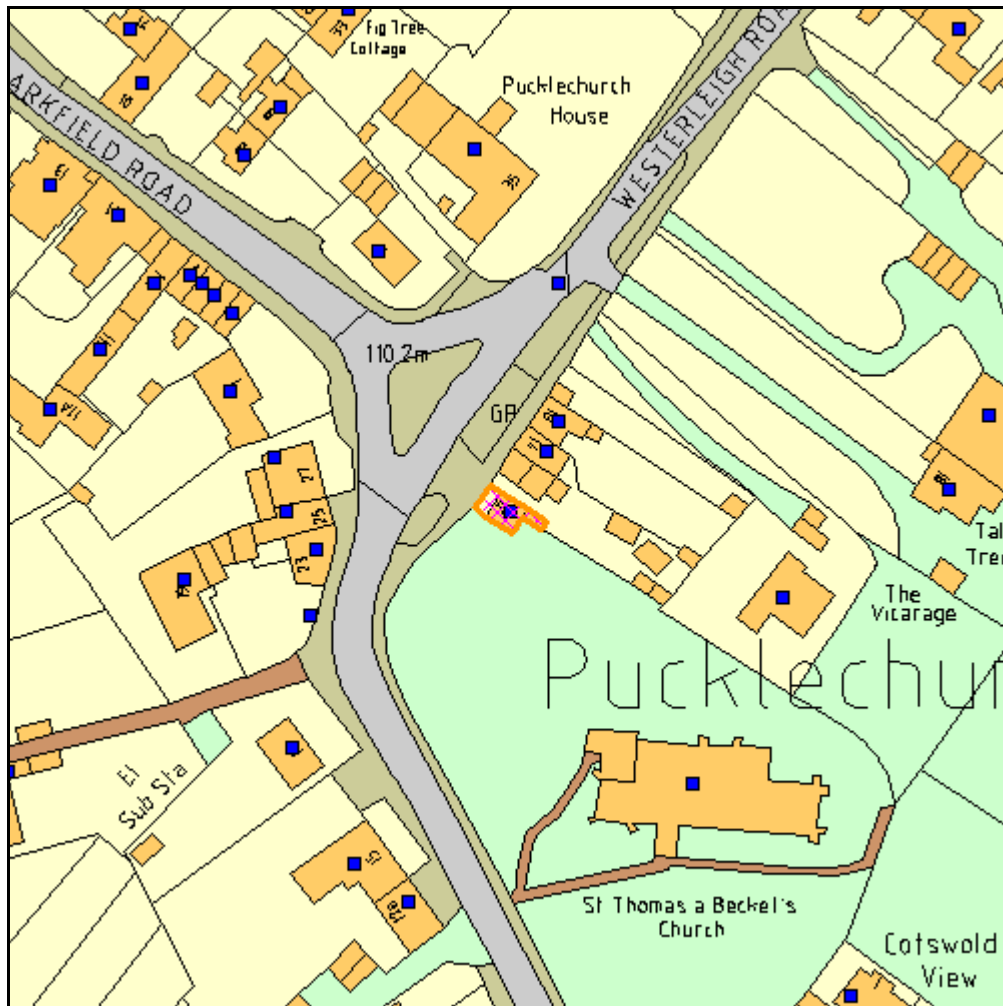
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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 10 November 2017

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK17/3780/F	Approve with Conditions	Heros 12 Westerleigh Road Pucklechurch South Gloucestershire BS16 9RB	Boyd Valley	Pucklechurch Parish Council
2	PK17/3888/F	Approve with Conditions	73 Burley Crest Mangotsfield South Gloucestershire	Rodway	None
3	PK17/3936/F	Approve with Conditions	12 St Helens Drive Wick South Gloucestershire BS30 5PS	Boyd Valley	Wick And Abson Parish Council
4	PK17/4290/F	Approve with Conditions	14 Leap Valley Crescent Downend South Gloucestershire BS16 6TF	Emersons	Emersons Green Town Council
5	PK17/4323/F	Approve with Conditions	Croft Cottage Horton Hill Horton South Gloucestershire BS37 6QN	Cotswold Edge	Horton Parish Council
6	PK17/4406/CLP	Approve with Conditions	77A Cloverlea Road Oldland Common South Gloucestershire BS30 8TX	Oldland	Bitton Parish Council
7	PK17/4673/PNH	Approve	128 Stanshawe Crescent Yate South Gloucestershire BS37 4EW	Yate Central	Yate Town
8	PT17/3232/O	Approve with Conditions	66 Court Farm Road Longwell Green South Gloucestershire BS30 9AD	Longwell Green	Hanham Abbots Parish Council
9	PT17/3344/F	Approve with Conditions	Ambleside 26 Beesmoor Road Coalpit Heath South Gloucestershire BS36 2RP	Westerleigh	Westerleigh Parish Council
10	PT17/3392/F	Approve with Conditions	Sevenside Calibration Centre 20 Marsh Common Road Pilning South Gloucestershire BS35 4JX	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
11	PT17/3846/F	Refusal	71 Chalcombe Close Little Stoke South Gloucestershire BS34 6ER	Stoke Gifford	Stoke Gifford Parish Council
12	PT17/4049/F	Refusal	Severn View The Green Littleton Upon Severn South Gloucestershire BS35 1NN	Severn	Aust Parish Council

CIRCULATED SCHEDULE NO. 45/17 – 10 NOVEMBER 2017

App No.:	PK17/3780/F	Applicant:	Mr R Leighfield
Site:	Heros 12 Westerleigh Road Pucklechurch South Gloucestershire BS16 9RB	Date Reg:	31st August 2017
Proposal:	Change of use from Hairdressing Salon (Class A1) to dwellinghouse (Class C3) as defined in the Town and Country Planning (use classes) Order 1987 (as amended).	Parish:	Pucklechurch Parish Council
Map Ref:	369894 176577	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	2nd October 2017



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1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the change of use from a Hairdressing Salon (Class A1) to dwellinghouse (Class C3). The development relates to Heros, Westerleigh Road, Pucklechurch.
- 1.2 The host building relates to a small single storey building with a pitch roof. It is formed of facing stone and render elevations with a tiled roof. The building has a small forecourt which is bounded by metal railings. The application site is located along the frontage of Westerleigh Road and directly opposite a junction between Parkfield Road and Westerleigh Road. The site directly bounds the formal churchyard setting and curtilage of the Grade I listed St Thomas A Beckett Church to the south east.
- 1.3 The application site is located within the settlement boundary and conservation area of Pucklechurch.

2. POLICY CONTEXT

2.1 National Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Policy Framework March 2012
National Planning Policy Guidance 2014

2.2 Adopted 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
CS13 Non- Safeguarded Economic Development Sites
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS34 Rural Areas

South Gloucestershire Local Plan (Adopted) January 2006 – Saved Policies

H5 Residential Conversions , Houses in Multiple Occupation and Re-use of Buildings for Residential Purposes.
T7 Cycle Parking
T12 Transportation Development Control Policy for New Development
L12 Conservation Areas
L13 Listed Buildings

2.3 Emerging Development Plan

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP37	Internal Space and Accessibility Standards for Dwellings
PSP39	Residential Conversions, Sub-Divisions and Houses in Multiple Occupation
PSP43	Private Amenity Space Standards

2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) August 2007

Residential Parking Standard SPD (Adopted) December 2013

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

South Gloucestershire SPD: Pucklechurch Conservation Area

3. **RELEVANT PLANNING HISTORY**

3.1 No relevant planning history

4. **CONSULTATION RESPONSES**

4.1 Pucklechurch Parish Council

Object to its conversion to a dwelling due to insufficient amenity space, lack of dwelling parking, the application assumes the layby is exclusive.

4.2 Community Enterprise

No comment received

4.3 Sustainable Transport

No objection. Comments as follows:

- Likely to reduce travel demand
- No off-street parking provision. As such does not comply with Residential Parking SPD.
- Supplies bin storage and cycle storage
- On balance, it is considered that this development to be broadly beneficial to local traffic movements.

4.4 Archaeology

No comment

4.5 Conservation Officer

No formal comments received

Other Representations

4.6 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

It is acknowledged that South Gloucestershire Council does not have a five year land supply. As such paragraph 49 of the NPPF is engaged. Paragraph 49 declares that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 14 of the NPPF goes on to 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. Notwithstanding the above, the adopted development plan remains the starting point for assessment

5.2 In general, the development plan supports residential development within the established settlement boundaries. This can include the conversion of non-residential properties for residential use. However, whilst there is general support for such developments, each proposal is assessed on its own merits and should meet the policy requirements for such conversion. Policy H5 sets out that this type of development could be acceptable. However, this would be subject to assessment of; impact on the character of the area, residential amenity, highway safety and that the if not previously used for residential purposes, that it is located within an urban area or settlement boundary.

5.3 It is recognised that according to the NPPF 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 as they are considered largely compliant with the aims for high quality homes as set out in paragraph 58 of the NPPF.

5.4 Further to the above, the development would see the loss of a hairdressing salon in Pucklechurch. Paragraph 28 of the NPPF promotes the retention and development of local services in villages, it also encourages change of use to residential, providing that there are not strong economic reasons why the development would be inappropriate. CS13 of the Core Strategy is in favour of securing suitable economic development re-use for such sites, and requires that it is demonstrated that reasonable attempts have failed to secure a suitable economic development re-use.

5.5 As aforementioned, the site is adjacent to a Grade I listed building (and associated curtilage) and located within the Pucklechurch Conservation Area. Policies L12 and L13 of the Adopted Local Plan and well as the emerging Policy PSP17 of the PSP Plan set out that development should preserve, and where appropriate, enhance the character or appearance of the Conservation Area. Furthermore, any works to a Listed Building will be expected to retain architectural and historic interest and where relevant, provide enhancement. Policy CS9 of the Core Strategy expects heritage assets to be conserved, respected and enhanced in a manner appropriate to their significance.

- 5.6 Given all of the above, despite the site being within an area deemed suitable for development, 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'

- 5.7 Accordingly, the proposal will be assessed in the context of paragraph 14 of the NPPF, with regard to the whether the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits of the proposal.

5.8 Change of use

The case officer is mindful that more generally the change of use from an existing A1 unit to a C3 dwellinghouse could be invoked through permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class M. However, in this case because the application site is located within article 2 (3) land (within a conservation area) it would not comply with M.1 (g), and does require planning permission. In itself this would tend to imply that the Government added this additional restriction due to concerns about conservation area impact, rather than a concern in principle about the loss of such units.

- 5.9 No information has been supplied in the context of details of viable economic re-use of the site nor the impact on the sustainability of the location. Nevertheless, it is considered that the host building is a particularly small premises which would likely have a niche market for occupation for other A1 uses. Given the location of the application site adjacent to the Grade I listed building and within a conservation area, there would also be a very limited scope to extend.

- 5.10 The loss of a service within Pucklechurch is regrettable, however, it is noted that there are other hairdressers within approximately 2 miles from the application site; and hairdressing is a service that is also provided on a mobile basis. Furthermore, the settlement benefits from a reasonable amount of other services and community facilities within a walking and cycling distance.

- 5.11 The NPPF sets out (para.51) that conversion to residential should normally be approved providing that there are no strong economic reasons why doing so would be inappropriate. Officers have assessed the economic impacts of the development and the impact on Pucklechurch as a whole, and it is considered that the change of use would not be inappropriate in this instance.

5.12 Design, Visual Amenity and Heritage

Plans submitted show that there would be minimal changes to the building. 4no. conservation rooflights would be introduced and internally a loft conversion to accommodate 1 bedroom at first floor. A cycle rack and bin store would also be introduced to the forecourt of the host. The property would not have a wider residential curtilage or parking provision.

- 5.13 It is considered that the proposed development is likely to have a neutral impact on the conservation area and setting of the Grade I church. It would involve minimal changes which are considered to respect the character of the building and surrounding area. However, to ensure this in the case, conditions are recommended in relation to details of the rooflights, bin storage and cycle rack. It is also recommended that the householder permitted development rights are removed through condition. This would ensure that the local planning authority have the opportunity to assess any further alterations and their impact on the location.
- 5.14 Residential Amenity
The proposed loft conversion would provide the dwelling with 1no. bedroom. It is noted that this would only be afforded natural light through rooflights. Whilst this is not preferable, Officers are mindful of the open setting surrounding the building.
- 5.15 The access to adequate amenity space can play an important role in the physical health, mental health and wellbeing of people. The development would introduce 1no. 1- bedroom house. The emerging Policy PSP43 which is awaiting adoption sets out standards for private amenity space. A 1 bedroom house is expected to have 40m² of amenity space. The proposal would provide a small forecourt area of approximately 8m². The comments of the Parish Council are noted, however, whilst this represents a shortfall, there is a large area of green public space within a 10 minute walk away. It is therefore deemed that the lack of private amenity space is balanced against these nearby facilities.
- 5.16 With regard to neighbouring properties, the development would introduce minor alterations to facilitate the conversion. As such, while the introduction of a further household may be noticeable to nearby occupiers it is not thought that development would result in a detrimental impact to their residential amenity.
- 5.17 Highway Safety
Transportation colleagues have reviewed the proposal and consider that the change of use from hairdressing salon to dwellinghouse would likely reduce travel demand. It is also noted that no off-street parking would be provided. This would be contrary to the Councils Residential Parking Standards SPD, which sets out that for a 1-bedroom house, 1no. off space should be provided.
- 5.18 It is acknowledged therefore, that the parking at the site represents a shortfall, however, Officers note there is a layby directly to the front of the dwelling and other surrounding streets which could be used for parking. As such, in the context of paragraph 32 of the NPPF it is not thought that the development would result in a severe residual impact. No objection is therefore raised to these matters. In the event that the application is approved, a condition is recommended in relation to the provision of the cycle and bin storage prior to occupation of the unit.

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

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

CONDITIONS

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

Reason

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

2. Prior to the relevant parts of the development hereby approved, the detailed design of the following items shall be submitted and approved in writing by the local planning authority.
 - a. Rooflights
 - b. Bin Storage
 - c. Cycle Rack

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

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

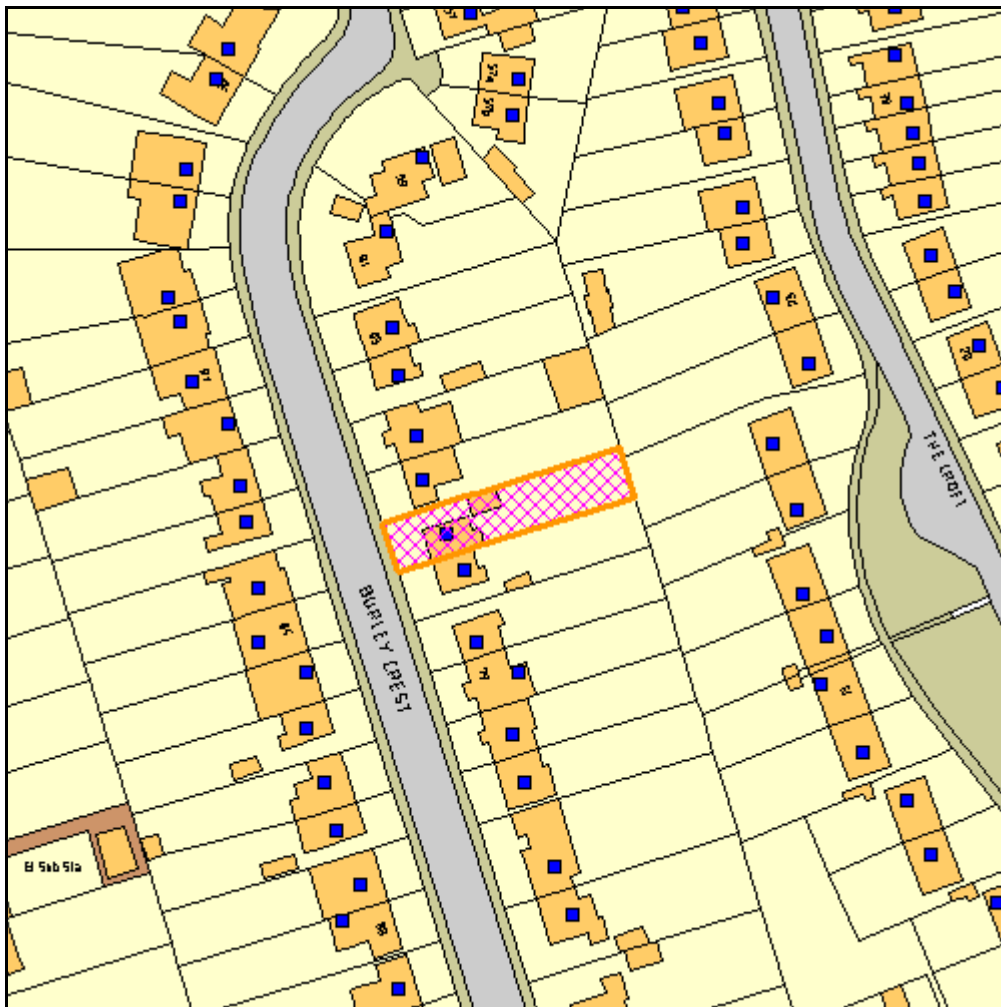
3. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, E, F, G and H); or any minor operations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

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 45/17 – 10 NOVEMBER 2017

App No.:	PK17/3888/F	Applicant:	Mr J Buckley
Site:	73 Burley Crest Mangotsfield Bristol South Gloucestershire BS16 5PS	Date Reg:	19th September 2017
Proposal:	Alterations to vehicular access. Erection of two storey side and rear extension and a single storey rear extension to form additional living accommodation.	Parish:	None
Map Ref:	365722 176349	Ward:	Rodway
Application Category:	Householder	Target Date:	10th November 2017



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PK17/3888/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following comments received from local residents contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the alterations to vehicular access, the erection of a two storey side and rear extension and a single storey rear extension at 73 Burley Crest, Mangotsfield.
- 1.2 The host dwelling is a two-storey, semi-detached property finished in brick and render, the property benefits from large front and rear gardens, as well as generous parking and a detached garage. Burley Crest is mainly composed of semi-detached two storey dwellings. However, the majority of dwellings in the area have been altered over the years with similar extensions to the one proposed.
- 1.3 During the course of the application, revised plans were requested and received to address the parking arrangement.

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 eventually 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 No relevant planning history

4. **CONSULTATION RESPONSES**

- 4.1 Councillor
Until I have seen new submitted plans as requested by Mrs Lorraine Bennett SGC. I withhold my stance on this matter I note that there is one neighbour objecting to this application Mr Geoffrey Griffith.

No further comments were made following revised plans.

- 4.2 Other Consultees

Sustainable Transport

The proposed development will increase the bedrooms within the dwelling to five. The Council's residential parking standards state that a dwelling with five or more bedrooms provide a minimum of three parking spaces within its site boundary.

The block plan submitted shows that two vehicular parking spaces will be provided to the frontage of the site. Although a new build garage is also proposed within the side extension, the internal dimensions do not comply with the Council's minimum standards of 3m wide by 6m deep. This space cannot therefore be included in any vehicular parking proposed for the dwelling. As a result there is insufficient parking proposed for the dwelling.

From the block plan submitted it would appear that one additional space could be provided if the dropped kerb was widened along the whole frontage. Alternatively the proposed garage could be enlarged to comply with the Council's standards.

A revised plan is requested addressing the above.

Final comments following revised plan:

A revised block plan has now been submitted which shows that the whole frontage of the site will be provided for vehicular parking. On that basis, there is no transportation objection to the proposed development.

However, I would suggest that the following conditions are added to any planning permission granted:-

1. Prior to commencement of the development, the Applicant to obtain the permission of the Development Implementations Team for the extension to the dropped kerb.
2. Prior to commencement of the development, the proposed parking to be provided and then permanently maintained thereafter.
3. Prior to first occupation of the extension, the proposed parking area to have a permeable bound surface and then be satisfactorily maintained as such thereafter.

Other Representations

4.3 Local Residents

The application received a total of 2 objections. One objector commented towards the proposed size of the single storey extension causing a loss of light to neighbouring properties.

Another objector raised concerns about the overbearing and over developed nature of the extension, specifically the width of the extension being too wide for the plot causing encroachment and footings issues.

The objector also raised concerns about the use of tile and the proposal having insufficient parking provision.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the alterations to vehicular access, the erection of a two storey side and rear extension and 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. As well as the criteria of policy H4, the proposal will be considered with regards to design against policy CS1 of the Core Strategy. 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.

- 5.3 The proposal consists of the alterations to vehicular access, the erection of a two storey side and rear extension and a single storey rear extension to provide additional living accommodation. The proposed two storey side extension

would be visible from the public areas offered along Burley Crest. As such it is acknowledged that the proposed extension would have some impact upon the street scene and the character and distinctiveness of the immediate surrounding area. As such the extent to which the proposal respects the character of the area, as well as the character and proportions of the host dwelling, will be assessed.

5.4 *Two-storey side and rear extension*

The proposed two-storey side and rear extension would have a width of approximately 2.8metres and a depth of 11.2metres, extending from the original rear wall by 4metres. The reduction in ridge height, and the stepping-back of the principal elevation at both ground and first floor levels increase the levels of subservience between the proposed extension and the host dwelling.

The two storey side extension will feature an internal garage on the ground floor principal elevation and 1no window to the first floor. An additional window will feature in the rear elevation whilst no windows are proposed on the side elevation.

As such it is considered that the proposed extension would appear as an appropriate addition within the immediate street scene. Overall, it is considered that the design, scale and finish of the proposed extension results in an addition that sufficiently respects the character and distinctiveness of the host dwelling and its immediate context. As such, the proposal is deemed to satisfy design criteria outlined in policy CS1 of the Core Strategy and H4 of the Local Plan.

5.5 *Single-storey rear extension*

The property has an existing conservatory, this is to be demolished in place of the larger extension. The single storey element would have a width of 5.8metres and a depth of 4metres. Plans show it would have 3no. Velux windows installed on a lean to roof with a maximum height of 3.7metres. It would introduce 1no window and bi-fold doors, both to the rear elevation.

5.6 Overall the proposals are thought to be acceptable in the context of the host and surrounding properties. The case officer is mindful that there are similar extensions in the immediate area surrounding the application site and that proposed materials would match the host. Accordingly, the proposal is deemed to comply with Policy CS1 of the Core Strategy (Adopted) December 2013.

5.7 Residential Amenity

Policies H4 of the adopted Local Plan (2006) and PSP38 of the emerging PSP Plan (2016) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.

5.8 The extension would occupy a proportion of the side and rear garden however sufficient private amenity space would remain following development.

- 5.9 The objector raised concerns about the use of tile on the proposed works, drawing number 473/3 states main roof tiles will match that of the existing dwelling.
- 5.10 A further objection raised concerns about overdevelopment of the site, it should be noted that the majority of dwellings in the area have been altered over the years with similar extensions to the one proposed and that ample amount of outdoor space will remain. Plans show that the proposal will be built inside the applicant's residential curtilage. Therefore, the development is not considered to encroach onto neighbouring properties. An informative will be used to remind the applicant that the grant of planning permission does not convey any rights over other land, so if it is necessary to enter onto adjoining land to construct or maintain the proposal then the applicant will need to obtain this consent in addition to any planning permission.
- 5.11 The host dwelling and that of neighbouring properties benefit from large rear gardens, It is recognised that the proposed two storey side and rear element would have an impact upon No.71 Burley Crest. It is considered there will be some loss of light to the side of the dwelling, however, it is not deemed that the resulting structure would have such a significant impact on living conditions as to substantiate a reason for refusing the proposed development.
- 5.12 The case officer recognises that the adjoining property No.75 Burley Crest would be impacted by the proposed single storey rear extension. The existing conservatory measures 2.1 deep with a maximum height of 3metres, the proposed rear extension measures approximately 4 metres deep with a maximum height of 3.7metres, to which the eaves height would be 2.4metres. This will alter the outlook from the adjacent property. It is not deemed that this increase would create a sense of overbearing or would have such a significant impact on living conditions as to substantiate a reason for refusing the proposed development.
- 5.14 When considering the existing boundary, combined with the siting and scale of the proposal. The proposal would have some impact on existing levels of outlook or light afforded to neighbouring occupiers. However, it is not deemed that the increase would have such a significant impact on living conditions as to substantiate a reason for refusing the proposed development. Therefore, the development is not considered to be detrimental to residential amenity and is deemed to comply with saved Policy H4 of the Local Plan (2006) and PSP38 of the emerging PSP Plan (2016).
- 5.15 *Sustainable Transport and Parking Provision*
As a result of the proposed development, the number of bedrooms within the property would increase to a total of 5. South Gloucestershire Residential Parking Standards SPD outlines that properties with 5+ bedrooms must make provision for the parking of a minimum of 3 vehicles.
Objections were raised regarding inadequate parking provision, revised plans were received and circulated to address this issue. Revised plans show 3 off road vehicle spaces to the front of the dwelling, on this basis, it is considered that the minimum parking provision for a 5-bed property can be provided onsite.

- 5.16 Transportation colleagues consider this acceptable, but have recommended three conditions in relation to extending the dropped kerb, surface material and maintenance of the parking area. Conditions are recommended to appear on the decision notice in relation to the provision and surfacing of the parking area. However the need to obtain separate consent for a dropped kerb from the Highway Authority is more appropriately the subject of an informative.
- 5.17 Given the above, the proposal is not thought to give rise to highway safety concerns, and no objection is raised to this regard.
- 5.18 Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the 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: Westley Little
Tel. No. 01454 867866

CONDITIONS

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

Reason

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

2. The off-street parking facilities (for all vehicles, including cycles) shown on the block plan hereby approved shall be provided before the extension 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.

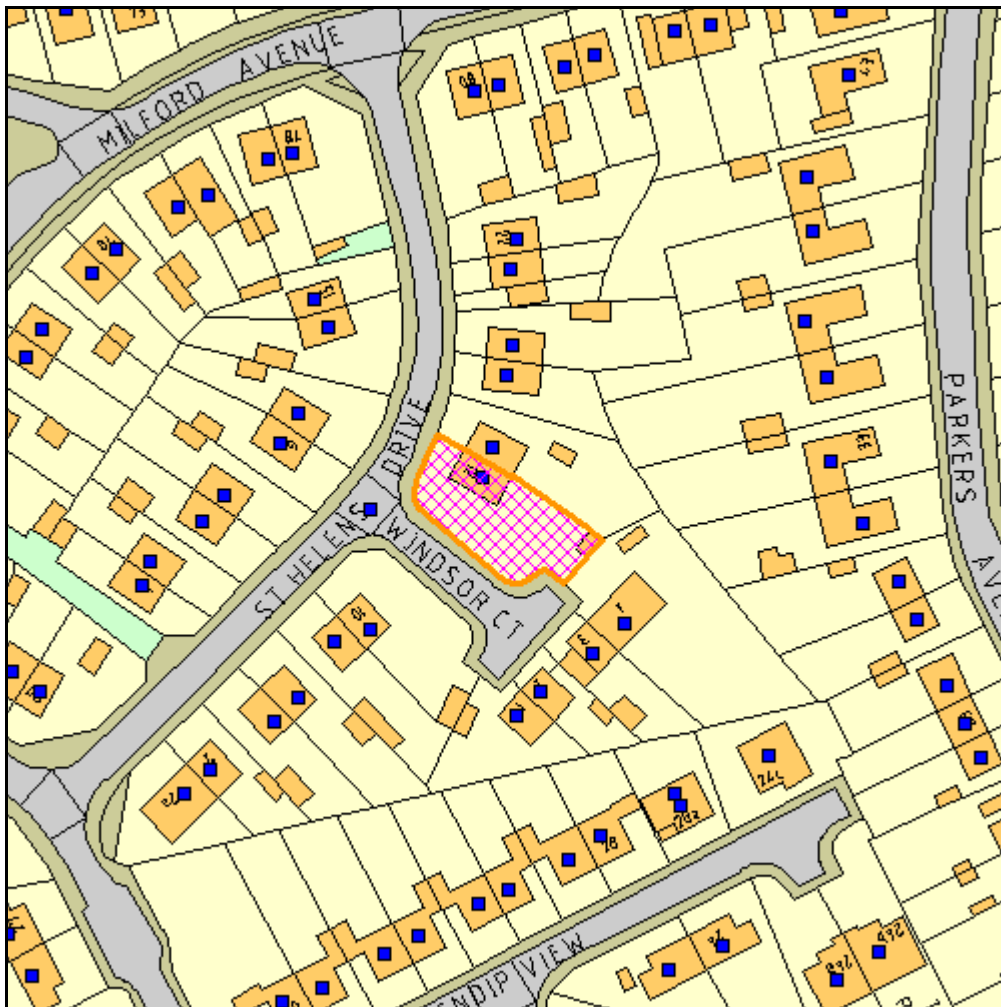
3. Prior to first occupation all parking areas shown on the approved plans should have a permeable bound surface and be maintained as such thereafter

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. 45/17 – 10 NOVEMBER 2017

App No.:	PK17/3936/F	Applicant:	Mr And Mrs Heiron
Site:	12 St Helens Drive Wick Bristol South Gloucestershire BS30 5PS	Date Reg:	15th September 2017
Proposal:	Erection of 1no attached dwelling with access and associated works.	Parish:	Wick And Abson Parish Council
Map Ref:	370118 173272	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	12th October 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as a result of consultation responses received, contrary to officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the erection of 1 no attached dwelling with access and associated works.
- 1.2 The plot itself is an area of side curtilage adjacent to the host dwelling which currently extends to the front side and rear of the property.
- 1.3 The application site is within the settlement boundary of Wick and is 'washed over' by Green Belt designation.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS29	Urban Area of the East Fringe of Bristol

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

L1	Landscape
T7	Cycle Parking
T12	Transportation Development Control Policy for New Development
H4	Residential Development within Residential Curtilages

Emerging Plan: South Gloucestershire Local Plan, Including Main Modifications

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP7	Green Belt
PSP11	Development Related Transport Impact Management
PSP16	Parking Standards
PSP37	Internal Space and Accessibility Standards for Dwellings
PSP38	Development Within Existing Residential Curtilages, Including Extensions and New Dwellings

PSP42 Custom Build Dwellings
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Glos. Green Belt SPD

Residential Parking Standards SPD (Adopted) December 2013

Design Checklist SPD (Adopted) 2007

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

Community Infrastructure Levy and Section 106 Planning Obligations Guide (Adopted) March 2015

3. **RELEVANT PLANNING HISTORY**

- 3.1 P95/1422 – Single storey side extension to provide kitchen study and garage extension and single storey rear extension to provide conservatory. Refused 2nd May 1995.
- 3.2 PRE15/0476 – New House. Response 30th July 2015. This raised concerns to any application on the basis of design and site planning, whilst suggesting that Green Belt, residential amenity and highways issues were potentially acceptable/could be addressed.

4. **CONSULTATION RESPONSES**

4.1 Wick and Abson Parish Council

Wick and Abson Parish Council wish to object to this planning application on the principle reason that such a development would be completely out of character and would corrupt the openness of the area. The whole development comprises of semi-detached houses and this proposed development would create a terraced block. In addition, we note that the roadways including the junction are narrow and question the viability of the loss of existing parking spaces and the addition of extra vehicular activity that this development would bring. It should also be noted that access for emergency and utility vehicles is already difficult. Finally we question the accuracy of the drawings and other documents submitted

Lead Local Flood Authority

No objection in principle subject to provision of additional details regarding soakaways and informatives relating to proximity to sewers.

Sustainable Transportation

The development proposes to erect a new three bed dwelling on land adjacent to No 12. Vehicular access for the existing dwelling is to the rear and is accessed off Windsor Court. The development proposes to create a new vehicular access in the same road to provide vehicular parking for the new dwelling. The level of parking proposes complies with the Councils residential parking standards.

It is essential that pedestrian visibility is provided for vehicles exiting the site. It is therefore requested that at least a 2m x 2m visibility is provided. All parking

areas need to have a permeable bound surface and be satisfactorily maintained as such.

Subject to the above, there is no transportation objection to the proposed development.

Highways Structures

No comments

Landscape Officer

The proposed development would result in the loss of vegetation. Most of this vegetation is evergreen conifer. Nevertheless, in the event of consent being felt to be acceptable it is suggested that a vegetation/tree survey would be required.

The development would result in pinching, or visually restricting, the approach to Windsor Court. This would particularly be the case if a similar application were consented on the other side at no.10. It is felt that this could be a significant negative impact on the residents of Windsor Court and affect the overall openness of the residential area.

In the event of consent being felt acceptable a landscape scheme would be required with particular attention to the boundary treatment, which should be of high quality to make a positive contribution to the visual amenity of the locality. Also a soft landscape scheme would be required:

Policy CS1 states Development proposals will be required to demonstrate that:
6. Ensure soft landscape proposals form an integral part of the design for the site and seek to make a net contribution to tree cover in the locality (particularly in urban areas), and prioritise biodiversity objectives and local food cultivation where possible. This is supported by policies PSP2 and PSP 3 of the emerging Policies, Sites and Places Plan.

Other Representations

4.3 Local Residents

9 letters of objections from local residents around the application site have been received, raising the following summarised points (full details of correspondence is available on the Councils website):

- the proposals would turn semi-detached houses into a terrace, out of keeping with the character of the area
- It will impact upon the openness of the Green Belt
- The proposals are disproportionate (over 30% extension)
- The proposals would be overdevelopment of the site
- Contrary to the design principles of the Core Strategy and Green Belt designation
- The site is too small and compact for such a development
- The proposals would result in reduced amenity area for the existing house and small provision for the proposed dwelling resulting in poor living conditions for future occupiers

- The plans show no measurements and there are concerns over correct scaling
- The side garden creates a sense of openness
- Every house on St Helens Drive is a semi-detached dwelling the pattern of which has been well preserved
- Materials will be new, so will not truly match
- The proposals would be very near to the pavement, posing problems for pavement users
- There are no other corner development or developments so close to the road – out of keeping with the area, and would set a precedent
- Impact upon light and open nature of Windsor Court
- Impact upon the general appearance and tidiness of area
- The proposals would result in overlooking and overshadowing
- The application cites other applications and development in the area, and out of the area, however these are not considered to be similar

- A previous pre-app was submitted in 2015, the conclusion being that development was not acceptable due to the open character of the area

- It will affect parking and impact those living on Windsor Court
- Extra cars will make access difficult for bin collections and visitors to Windsor Court
- The access to the parking areas is very tight
- Parking one behind the other is inconvenient and would likely lead to cars being left on the street
- The access to the off street parking would reduce on street parking availability
- Large vehicles, contractor and delivery vehicles must not be allowed to block access to other properties

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site is within residential curtilage, within the identified settlement boundary but one which is washed over by the Green Belt. The development plan policy supports small scale infill development within such areas. There is consideration of whether the proposal is appropriate development within the Green Belt below.

The NPPF emphasis is on sustainable growth, including boosting housing supply and building including through windfall development. Para 14 of the NPPF indicates a presumption in favour of sustainable development. It states that proposal that accord with the development plan should be approved without delay.

In addition weight should be given to the current housing supply position whereby the Council is currently unable to demonstrate a 5 year housing land supply. This would make a modest contribution to that within an identified settlement boundary. This weighs in favour of the proposal.

Policy H4 of the South Gloucestershire Local Plan establishes that new residential development on sites within the urban area and the curtilage of dwellings are acceptable in principle, subject to the proposal satisfying other material considerations, such as density, design, residential amenity, and highway safety. Policies CS16 and CS17 of the Core Strategy seek to achieve an efficient use of land, maximise housing supplied at locations where there is good pedestrian access to frequent public transport services, and provide a mix of housing types. The site is also located within the Green Belt, so special consideration would also need to be given in this respect in this instance.

5.2 The principle of development is considered acceptable. Whilst the planning history for the site in the form of the pre-application enquiry, referred to in the relevant sections above, is of note and raises relevant potential issues, it does represent individual officer opinion given without prejudice, further consideration should be afforded to any new proposals, taking into account any policy changes, circumstances and differences in proposals that may be apparent.

5.3 In this respect it is noted that the pre-application advice request was sought on the basis of a detached dwelling, with different proportions, orientation and design principles. The main concern raised at the previous pre-app stage was that of design and site planning. The proposals the subject of this application seek an attached dwelling of similar scale, design and proportions to the host dwelling. In this instance therefore, the main issues for consideration are whether the proposals satisfactorily address any local amenity, design and highways issues.

5.4 Green Belt

The site is located in the designated Green Belt as the village of Wick is 'washed over' by Green Belt designation. The fundamental aim of the Green Belt is to prevent the uncontrolled spread of urban areas into the countryside and maintaining the openness of the Green Belt. The NPPF, NPPG and South Gloucestershire Green Belt SPD indicates that limited infilling within the boundaries of settlements 'washed' over by the Green Belt can be acceptable forms of development. The site is part of an established residential area within the settlement boundary of Wick, which is washed over by the Green Belt. The application site is within an established road of buildings, well within the built up area of Wick, surrounded by properties and buildings in all directions. The application for a single dwelling represents limited infilling within the boundary of a settlement in this instance and at this location therefore the proposals are considered to be appropriate development in the Green Belt.

5.5 Residential Amenity

The concerns raised regarding impact upon residential amenity, referred to above are noted. To the west the house faces St Helens Drive, as the other houses on this side of the road. To the immediate south the property borders Windsor Court. Given the existence of the public highway and relative distances, it is not considered that any significant issues of overlooking or overbearing impact could be reasonably substantiated on these elevations. To the rear the property would face the front of the nearest dwelling in this direction, on Windsor Court, to a minimum distance of approximately 23 metres, over curtilages and driveway areas. Rear facing windows would be of the same

orientation as existing dwellings in the row. It is not considered that the proposals would reasonably be considered to lead to a significant, material or additional levels of overlooking.

5.6 On this basis, given the nature and scale of the proposals and the orientation, relationship with the surrounding properties, it is not considered that they would give rise to significant or material issues of overbearing impact or overlooking such as to sustain an objection and warrant refusal of the planning application.

5.7 The proposal does afford enough private amenity space to both the proposed dwelling and the existing dwelling and exceeds the requirements of PSP43, minimum requirement of 60m². The internal space levels of the dwelling itself are also considered acceptable. The scales of the proposal are clear for the purposes of assessing the application and acceptable, and reflect those of adjacent properties.

5.8 Design/Layout

The concerns above, and of the earlier pre-app correspondence, are noted. It is also noted that the applicants have cited, what they considered to be other similar developments which they consider support the application, whilst similarly objections received have suggested that these do not bear similarities. The dwellings within the vicinity are indeed predominantly semi-detached. There do appear to be some examples of extensions, including two storey side extensions within the vicinity, which alter the balance or perception of the uniform semi-detached shape to varying facts and degrees. Notwithstanding this, beyond the broad principles of development, every application has its own consideration, scope and limitations, and must each be judged on their own merits as to their acceptability or otherwise. The principle of residential development within residential curtilages, within the settlement boundary, is however supported through policy, in principle the addition of a property to the side, creating a row of three, is not unacceptable in its own right. The concerns raised in the previous pre-application correspondence are noted. It should however also be noted that this was sought on the basis of a detached dwelling, with different proportions, orientation and design principles. The main concern raised at the previous pre-app stage was that of design and site planning. The proposals the subject of this application seek an attached dwelling of similar scale, design and proportions to the host dwelling. Concerns regarding layout and relationship with the surrounding area are noted. As discussed in the section above, the issue of layout, siting and design is not considered to give to overbearing impact, overlooking or loss of privacy on nearby properties, the issue is therefore whether the siting and layout of the proposal has a significant detrimental impact upon the streetscene and perception of space in the area.

5.9 In this instance it is considered that the proposals adhere to the size, scale and design of existing dwellings, and do not disrupt any tangible building flow or perception of streetscene or space in what is a private residential curtilage, to a significant degree. The space between dwellings in the vicinity, in all directions, remains sufficient, and it not considered that the siting is materially harmful in its own right to warrant objection and sustain refusal of the application on these grounds.

- 5.10 As stated above, the proposal does afford enough private amenity space to both the proposed dwelling and the existing dwelling and internal space levels of the dwelling itself are also considered acceptable. The materials and design proposed, would match the existing dwellings satisfactorily. The density of development at the site in this location is governed by the size, shape and location of the plot and the proposals are considered acceptable in this respect.
- 5.11 The principle of the proposals are considered acceptable, in context with policies H4 and CS1. Further to this Para 14 of the NPPF indicates a presumption in favour of sustainable development except where adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the framework indicate development should be restricted. On this basis and on the balance of the policy considerations, it is considered that the development should be recommended for approval in this instance.
- 5.12 Landscape
The landscape comments above, are noted. There will be a loss of some greenery and trees within the curtilage, including leylandii that form part of the boundary to the road, along the side and to the rear. These are not protected and being within a private curtilage could be lopped or removed without the need for consent, regardless of any planning application. Given the nature of the site and proposals in a single residential curtilage amongst a backdrop of other dwellings and residential curtilages, it is considered that the full level of mitigation measures and requirements proposed would not be proportional or justified to the development in this instance. However, given the sites relatively prominent corner location and borders along the roadside, it is considered that a condition requiring further and additional details of vegetation retention, planting and boundary treatments would be appropriate in this instance.
- 5.13 Highways
The Councils Highways Officer has assessed the proposals on the basis of adopted Council policy for off-street parking provision. In this respect and in accordance with policy, a 3 bedroom dwelling would require a minimum of 2 off street spaces. The existing parking for the host dwelling is located to the rear of the property, off Winsor Court, and the proposed parking for the new dwelling would be located immediately adjacent to this, nearer to the dwelling. The proposals includes adequate off-street car parking at the rear for both the existing and proposed dwellings. There are no highways objections to the proposals. A condition is recommended to secure and retain suitable parking.
- 5.14 Drainage
There are no drainage objections to the proposals in principle, additional detail of soakaways is required through recommended conditions.
- 5.15 Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between

people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the 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 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 materials to be used in the construction of the external surfaces of the dwelling hereby permitted shall match those used in the existing property at 12 St Helens Drive.

Reason
To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.
3. Prior to the commencement of development drainage details showing the location of the proposed soakaways shall be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to occupation.

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

This is a pre-commencement condition to ensure that drainage details are incorporated at an early stage of consideration of the development

4. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided with a minimum 2m x 2m visibility splay and a permeable bound surface and be satisfactorily maintained as such 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.

5. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

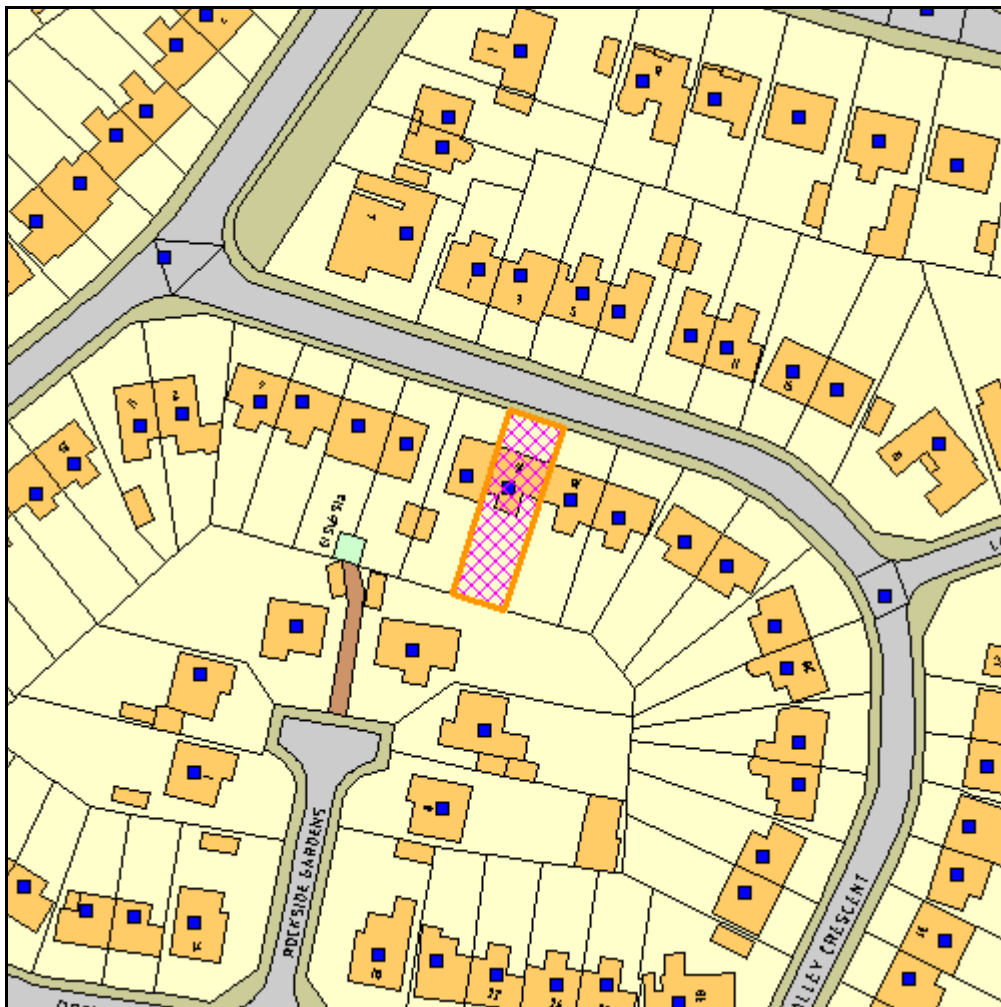
Reason

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

This is a pre-commencement condition to ensure that landscape details are incorporated at an early stage of consideration of the development

CIRCULATED SCHEDULE NO. 45/17 – 10 NOVEMBER 2017

App No.:	PK17/4290/F	Applicant:	Mr & Mrs C Lougee
Site:	14 Leap Valley Crescent Downend Bristol South Gloucestershire BS16 6TF	Date Reg:	4th October 2017
Proposal:	Erection of two storey side and single storey rear extension, front canopy area and rear dormer with Juliet balcony to facilitate loft conversion	Parish:	Emersons Green Town Council
Map Ref:	365995 177911	Ward:	Emersons Green
Application Category:	Householder	Target Date:	9th November 2017



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1. THE PROPOSAL

- 1.1 The application seeks full planning permission for erection of a two storey side and single storey rear extension, front canopy area and 1no rear dormer with Juliet balcony at 14 Leap Valley Crescent, Downend.
- 1.2 The application site relates to a two storey, semi-detached property which is located in a cul-de-sac within a built up residential area of Downend. Properties in the vicinity are also semi-detached pairs and of a similar design.
- 1.3 During the course of the application, revised plans were requested and received to address parking arrangements and privacy concerns.

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

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK11/2555/F – Approved - 18.10.2011
Erection of single storey side and single storey rear extensions to provide additional living accommodation

4. CONSULTATION RESPONSES

4.1 Emersons Green Town Council

The Comments of Emersons Green Town Council Planning Committee are: No Objection, Members have noted the request from a neighbour for obscured glass to be used in the proposed en-suite bathroom. Members would request further information from the South Gloucestershire Council Transport Officer as to why the proposed orientation of spaces 1 and 2 are unacceptable; what are

the benefits of changing the orientation of these spaces and what is the difference to a property with tandem parking.

4.2 Other Consultees

Sustainable Transport

The development proposes to extend the existing dwelling to provide additional living accommodation. After development there will be four bedrooms to the first floor and one additional bedroom within the loft conversion making a total of five available.

The Council's residential parking standards state that a dwelling with five or more bedrooms provide a minimum of three parking spaces within its site boundary. The plans submitted show a garage but the dimensions of this are not adequate to meet the Council's standards. No other detail on proposed parking and access have been submitted.

Before further comment can be made a revised to scale block plan which addresses the above needs to be provided.

Final comments following revised plan:

Further to my earlier transportation comments a revised block plan has now been submitted which shows three parking spaces to the frontage of the site. Although this level of parking complies with the Council's residential parking standards, the orientation of spaces 1 and 2 are unacceptable and need to be re-orientated the same as space 3.

As this would involve alterations to the existing dropped kerb the Applicant would be required to gain the relevant permission from the Council's Development Implementations Team prior to commencement of the development.

Subject to the above, there is no transportation objection to the proposed development.

Other Representations

4.3 Local Residents

One objection has been received in relation to the proposed rear dormer, Juliet balcony and en-suite window. The objector comments that the development would overlook the property to the rear resulting in loss of privacy. A request has been made for obscure glazing to be implemented to the en-suite window.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks full planning permission for the erection of a two storey side and single storey rear extension, front canopy area and 1no rear dormer with Juliet balcony. 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. As well as the criteria of policy H4, the proposal will be considered with regards to design against policy CS1 of the Core Strategy. 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 Canopy

- 5.3 The proposed front canopy will have a maximum height of 3.4 metres, a width of 2.4 metres and will feature a lean to style roof with materials to match the existing dwelling.

Two storey side

- 5.4 By virtue of its location to the side of the host dwelling, the proposed two storey side extension would be visible from the public areas offered along Leap Valley. It is therefore recognised that its erection would have some impact on the street scene and the character, distinctiveness and amenity of the immediate surrounding area.

- 5.5 The proposed two storey side extension would incorporate a width of approximately 2.9metres and sit atop the existing single storey element. The proposal would have a maximum height of 8metres, the ridge and eaves height of the extension would be set at the same height as the main dwelling and the roof would incorporate a gable end design to enable the installation of 1no rear dormer window.

The two storey side extension will feature 1no window on the first floor level and the garage door will remain on the ground floor principal elevation, no windows are proposed on the side elevation. It was noted during a site visit that neighbouring properties have similar development and that the proposal is not considered to have an unacceptable impact on the amenity of any neighbours and there is no objection in this regard.

5.6 *Rear dormer and Juliet balcony*

The proposal will include 1no rear dormer window, the rear dormer would incorporate 1no obscure glazed window and 1no Juliet balcony, both to the rear elevation.

The objector raised concerns about overlooking caused by the installation of a Juliet balcony and additional windows to the proposed rear dormer. Although it is acknowledged that the Juliet balcony would cause a degree of overlooking upon the adjoining neighbours, the adverse impact would not be significant to

warrant a refusal of this application given its urban location and the balcony would not project beyond the existing rear elevation.

During the course of the application a revised plan was received and amendments were made to alter the proposed en-suite window to obscure glazed which is reflected in a condition.

Overall, it is considered that the proposed balcony would not harm the character or appearance of the area and as such is considered acceptable in terms of visual amenity. Therefore, it is judged that the proposal has an acceptable standard of design and is considered to be 'in keeping' with policies CS1 and H4 and conforms to the criteria in the adopted Local Plan.

5.7 *Single storey rear*

The proposed single storey rear extension would extend from the existing rear wall by approximately 3.2 metres with a maximum height 3.6 metres and incorporate a lean-to style roof. The single storey rear extension will include 3no Velux roof lights, 1no window and bi-fold doors all to the rear elevation.

5.8 Cumulatively, it is recognised that this proposal represents a significant enlargement over what was originally once a semi-detached dwelling with a hipped roof. All the extensions proposed however are reasonably conventional ways to extend this dwelling-type. It is considered that the design and scale of the proposal creates an addition that would appear in keeping with the host dwelling. The materials proposed in the external finish of the two storey extension would match those used in the external finish of the host dwelling; increasing the levels of integration between the extension and the existing dwelling.

5.9 On balance, the scale, design and finish of the proposed extensions is considered to be appropriate, and it is considered that the proposed additions sufficiently respect the character, distinctiveness and amenity of both the site and its context. On this basis, the proposal is considered to satisfy design criteria set out in policy CS1 of the Core Strategy and H4 of the Local Plan.

5.10 Residential Amenity

Policy H4 of the adopted Local Plan gives the Council's view on new development within existing residential curtilages. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of privacy) of neighbouring occupiers as well as the private amenity space of the host dwelling.

5.11 The proposal will occupy additional floor space, however sufficient private amenity space will remain following development and there is no objection with regard to this.

5.12 The subject property is located within a built up residential area and given the scale and location of the proposed development, the proposal will not result in an unacceptable impact on the residential amenity of its neighbouring occupiers, meaning the proposal is in accordance with saved policy H4 of the adopted Local Plan.

5.13 Sustainable Transport and Parking Provision

The proposal will include an additional bedroom, as such a requirement for 3 parking spaces is required in order to meet the council's residential parking standards. The comments of the transport officer have been taken in to account. Further plans were requested to address these concerns, during negotiation, a final plan showing 3 vehicle spaces aligned side by side was received as requested by the case officer, as such the minimum parking requirement can be provided on-site.

The case officer noted comments received from Emersons Green Town Council as to the benefits of the 3 vehicle spaces being aligned side by side rather than a tandem approach. The tandem vehicle parking method can create issues when parking into, or leaving a space, the side by side method removes the need to jockey vehicles and is seen as a more practical approach.

5.14 Equalities

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

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the 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: Westley Little
Tel. No. 01454 867866

CONDITIONS

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

Reason

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

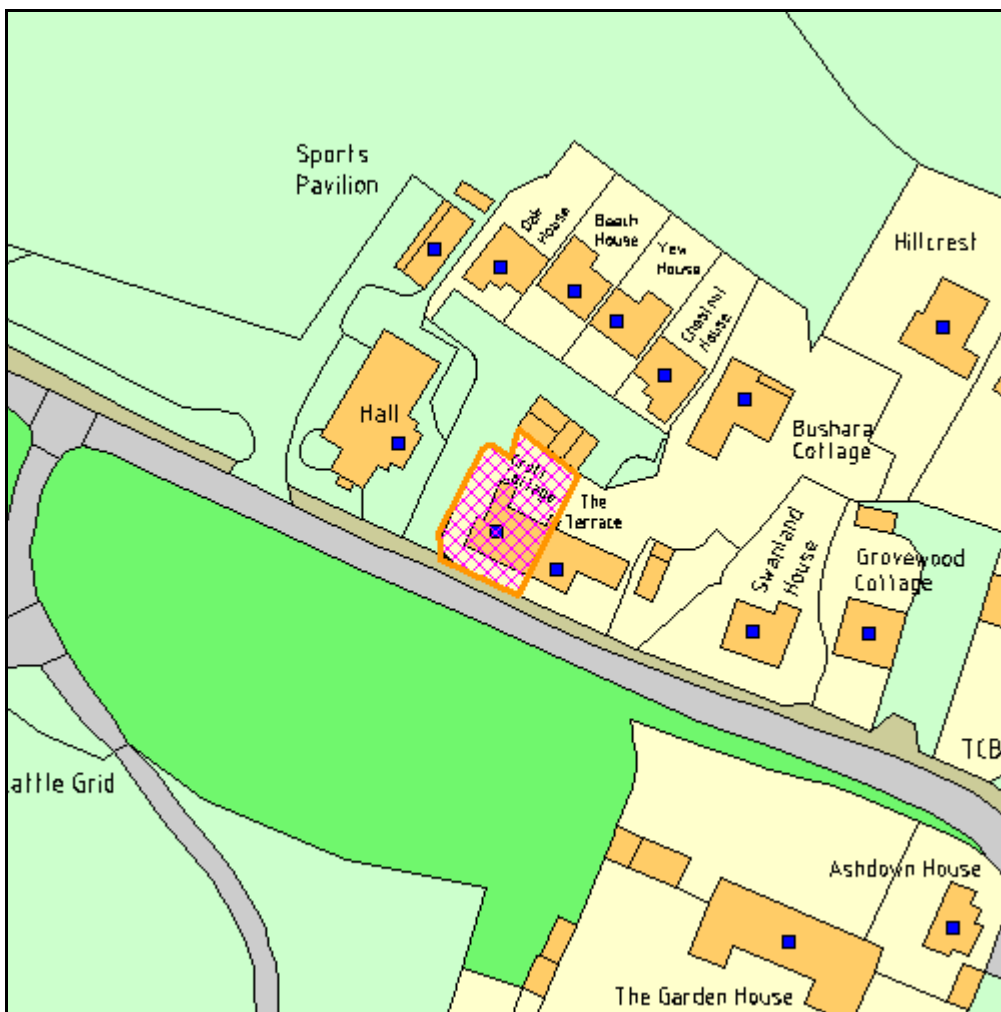
2. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the ensuite bathroom window on the second floor of the rear (south) elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed'.

Reason

To protect the privacy and amenity of neighbouring occupiers by reducing overlooking, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 45/17 – 10 NOVEMBER 2017

App No.:	PK17/4323/F	Applicant:	Mr Chris Meredith
Site:	Croft Cottage Horton Hill Horton South Gloucestershire BS37 6QN	Date Reg:	4th October 2017
Proposal:	Erection of two storey and single storey side extensions to provide additional living accommodation.	Parish:	Horton Parish Council
Map Ref:	375913 184431	Ward:	Cotswold Edge
Application Category:	Householder	Target Date:	6th November 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following an objection comment received by the Council from a local resident.

1. THE PROPOSAL

- 1.1 The application seeks to gain permission for the erection of two storey and single storey side extensions to provide additional living accommodation at Croft Cottage, Horton Hill, Horton.
- 1.2 The site consists of an early 20th century, semi-detached property. The existing dwelling was originally two separate dwellings which formed part of a terrace of three. The dwelling sits within the Cotswolds Area of Outstanding Natural Beauty (AONB) and in close proximity to the listed building curtilage of Horton Hall. It is constructed of natural stone with a gable end roof.

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 Environment and Heritage
- CS34 Rural Areas

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

- L1 Landscape Protection and Enhancement
- L2 Cotswolds Area of Outstanding Natural Beauty (AONB)
- T12 Transportation
- H4 Development within Existing Residential Curtilage.

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

- PSP1 Local Distinctiveness
- PSP2 Landscape
- PSP8 Residential Amenity
- PSP38 Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance
South Gloucestershire Landscape Character Assessment (adopted November 2014) Area 5.
Residential Parking Standards SPD (adopted) 2014
Design Checklist SPD (adopted) August 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PK12/1698/F
Erection of rear conservatory.

Approved: 3rd July 2012.

4. CONSULTATION RESPONSES

- 4.1 Horton Parish Council
No objections.

- 4.2 Archaeology
No objections.

- 4.3 Sustainable Transport
Insufficient information has been submitted to enable me to fully assess the transportation impact of this development. No detail has been submitted on existing or proposed vehicular access and parking. Before further comment can be made a revised to scale plan addressing the above needs to be submitted.

Comments following submission of revised plan:

A revised plan has now been submitted which shows that the existing vehicular parking to the rear will remain after development. The two spaces available comply with the Council's residential parking standards for the size of the proposed dwelling. On that basis, there is no transportation objection to the proposed development.

- 4.4 Listed Building & Conservation Officer
There are no objections to the proposals but due to the prominence of the west elevation within the conservation area, conditions requiring matching materials and construction will be required, i.e. matching roof finish and stone to match the existing in regards to colour, texture, and coursing, jointing and pointing. The quality of the windows will also be critical to the aesthetic appearance and presuming that there will be of timber construction, large scale joinery details are require along with confirmation of the depth of reveal. The eaves and verge details are also shown to match existing, but these should be in my view be controlled. The specification of the roof light also needs to be controlled.

I would therefore suggest the following condition in addition to the materials noted above.

Condition 1

Prior to the commencement of development, the detailed design of the following items shall be submitted and approved in writing by the local planning authority.

- a. All new windows and fixed glazing (including cill, head, reveal and glass details)
- b. Rooflights

- c. All new doors (including frames and furniture)
- d. Any new vents and flues
- e. Eaves (including rainwater goods), verges and ridges

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

Other Representations

4.5 Local Residents

1no. comment received by a neighbour, summarised as follows;

- Overbearing Concerns- large extension in comparison to the original cottages. Not in keeping with the roofline of Horton Village Hall.
- Access for the houses to the rear of the site is narrow, important this is not compromised.
- Concerns over parking needs, currently difficult to park in Horton Hill safely.
- Single storey extension may be more appropriate and sympathetic to surroundings.
- All surrounding properties have a requirement for wood framed glazing. Concerns over proposed use of UPVc windows.

These points will be addressed within the subsequent sections of the report.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 and the emerging Policy PSP38 of the PSP Plan (June 2016) allow the principle of extensions within residential curtilages subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.

5.2 Design and Visual Amenity

The application is proposing the erection of a two storey and single storey side extension. It is considered that the proposed extensions are of a modest size in comparison to the main dwelling, the ridge of the proposed two storey extension would be lower than existing dwelling and the proposal would be set back from the principal elevation by approximately 2.7 metres. The two storey extension would not extend beyond the rear wall of the existing dwelling and the single storey element would extend to the rear building line of the existing rear porch area of the host property. As such, the proposed development would be subservient to the host dwelling.

- 5.3 The gable end design of the proposed side extension would be in keeping with that of the existing property and it is not considered to have an adverse impact on the character of the dwelling or its context. It is considered that the overall design would be acceptable and would comply with policy CS1 of the adopted Core Strategy and the saved policy H4 of the adopted Local Plan.
- 5.4 In terms of materials, natural stone is proposed for the south elevation to match the existing and rendered blockwork is proposed for all other elevations. Roof tiles to match the existing are proposed and white UPVc windows would be installed. As raised in a comment by the neighbour, the host dwelling and surrounding properties benefit from wood framed windows and the neighbouring property forming the semi-detached pair has constructed a side extension consisting of natural stone elevations.
- 5.5 Due to the site location within the Cotswolds AONB officers consider that it is necessary to include a condition requiring the submission of details of materials to be agreed by the Local Authority prior to commencement. As the proposed development would be visible from the street scene and would significantly change the appearance of the host dwelling the condition is deemed necessary to protect the character and appearance of the area.
- 5.6 Residential Amenity
Policy H4 of the adopted Local Plan (2006) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers, as well as the private amenity space of the host dwelling.
- 5.7 The proposed side extensions sit along the west side of the existing property, adjacent to an access road for a previously approved 4no. dwelling development on land at the rear of Croft Cottage. Horton Village Hall is separated from the application site by this access road, there would be a distance of approximately 6 metres between the proposed side extension and the side elevation of Horton Village Hall. In an objection comment there were concerns of an overbearing impact on Horton Village Hall due to the comparative ridge heights of the two properties. Considering the distance between the proposal and Horton Village Hall; and the lower ridge height of the proposed side extension in relation to the existing dwelling, it would not be considered to have such an overbearing impact as to warrant refusal.
- 5.8 The proposed development would be screened from the neighbouring property 'The Terrace' by an existing conservatory and rear porch area. Therefore, it is considered there would be no negative impact on loss of light and loss of privacy for the neighbouring occupier.
- 5.9 Due to the modest size of the extension within the context of the site, it is considered sufficient private residential amenity space would remain for the occupiers of the host dwelling should the proposal be constructed.
- 5.10 Transport
Concerns were raised by the neighbour of parking provision requirements for a potentially larger property. There would be no increase in bedroom numbers

and plans have been provided to show existing parking provision for two vehicles at the rear of the property will remain, this is in accordance with South Gloucestershire Council's Residential Parking Standards SPD (adopted) 2014. Therefore, there are no objections in regards of parking provision and highway safety.

5.11 Consideration of likely impact on Equalities

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

5.12 In relation to the above statement, the proposal is considered to have a neutral impact on equalities.

5.13 Other Matters

Concern was raised by a neighbour regarding the access road for the properties to the rear of the site. The application proposes no alterations to the access road and therefore there are no concerns from the officer in this regard.

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 is APPROVED subject to conditions attached to the decision notice.

Contact Officer: James Reynolds
Tel. No. 01454 864712

CONDITIONS

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

Reason

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

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

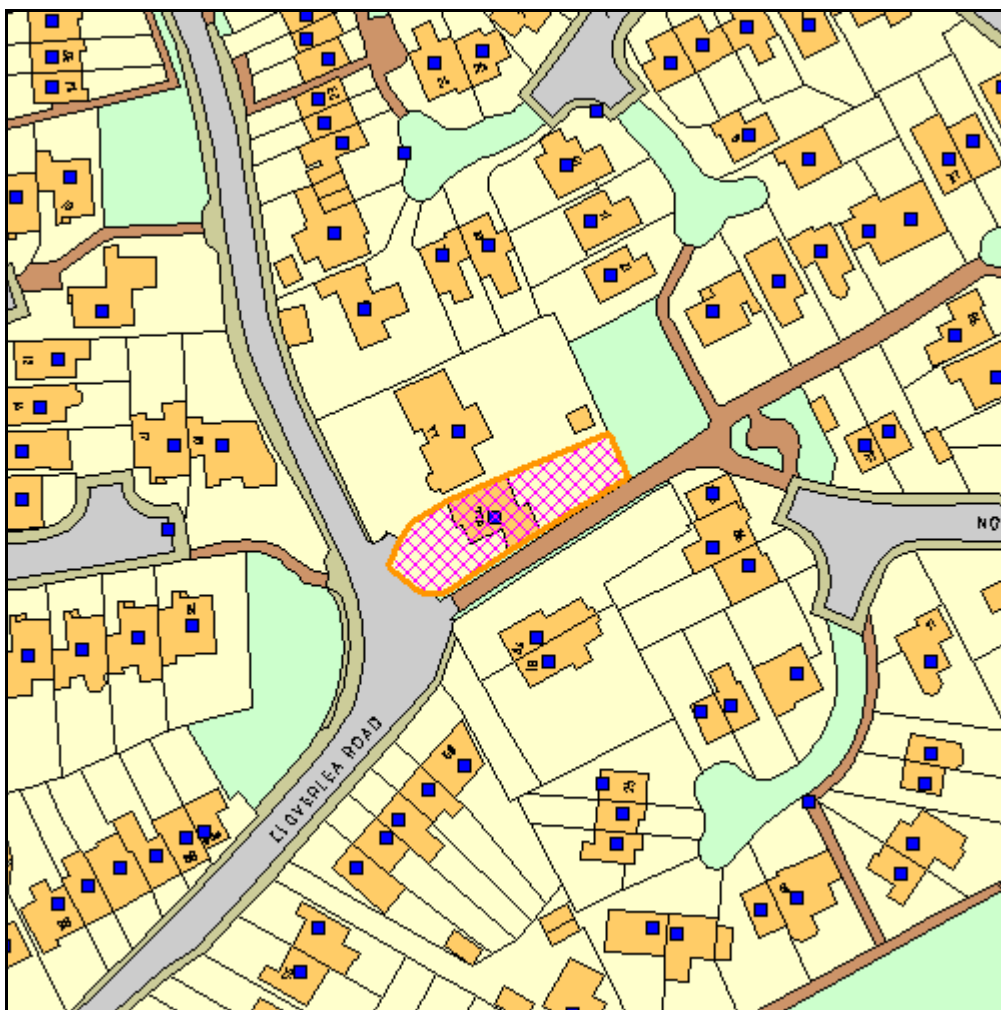
The details shall be submitted via elevation and section drawings at a scale of 1:10, and the development shall be completed strictly in accordance with the agreed details.

Reason

To ensure the development serves to preserve the character and appearance of the conservation area in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out within the NPPF, Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013 and Saved Policy L12 of the Adopted South Gloucestershire Local Plan (Adopted January 2006)).

CIRCULATED SCHEDULE NO. 45/17 – 10 NOVEMBER 2017

App No.:	PK17/4406/CLP	Applicant:	Mr Kev World
Site:	77A Cloverlea Road Oldland Common Bristol South Gloucestershire BS30 8TX	Date Reg:	3rd October 2017
Proposal:	Certificate of Lawfulness Proposed for single storey rear extension	Parish:	Bitton Parish Council
Map Ref:	367355 171920	Ward:	Oldland Common
Application Category:		Target Date:	15th November 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is for a Certificate of Lawfulness. 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 erection of a single storey rear extension at 77A Cloverlea Road Oldland Common 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 PK02/2225/F
Approve with conditions (03.09.2002)
Raise height of front boundary wall to 2 metres.
- 3.2 P99/4112
Approve Full Planning (30.03.1999)
Erection of 1 No. 4 bedroom detached dwelling with garage

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

"Bitton Parish Council is not in a position to comment on this application for a Certificate of Lawfulness."

Public Rights of Way

"PROW do not have any objection as it is unlikely to affect the right of way (footpath PBN 8) running down the lane to the side (south) of the property."

Open Spaces Society

None received.

Other Representations

4.2 Local Residents

No comments received.

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

5.1 Location plan

Drawing Number 17/021 Sheet 01

Received by the Council on 20th September 2017

Existing Plans and Elevations

Drawing Number 17/021 Sheet 02

Received by the Council on 20th September 2017

Proposed Plans and Elevations

Drawing Number 17/021 Sheet 03

Received by the Council on 20th September 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.

6.3 The proposed development consists of the erection of a single storey rear extension. The proposed 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);**

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 3.6 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; or fronts a highway and forms a side 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 proposal does not extend beyond the rear wall of the original dwelling house by more than 4 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 77A Cloverlea Road Oldland Common 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

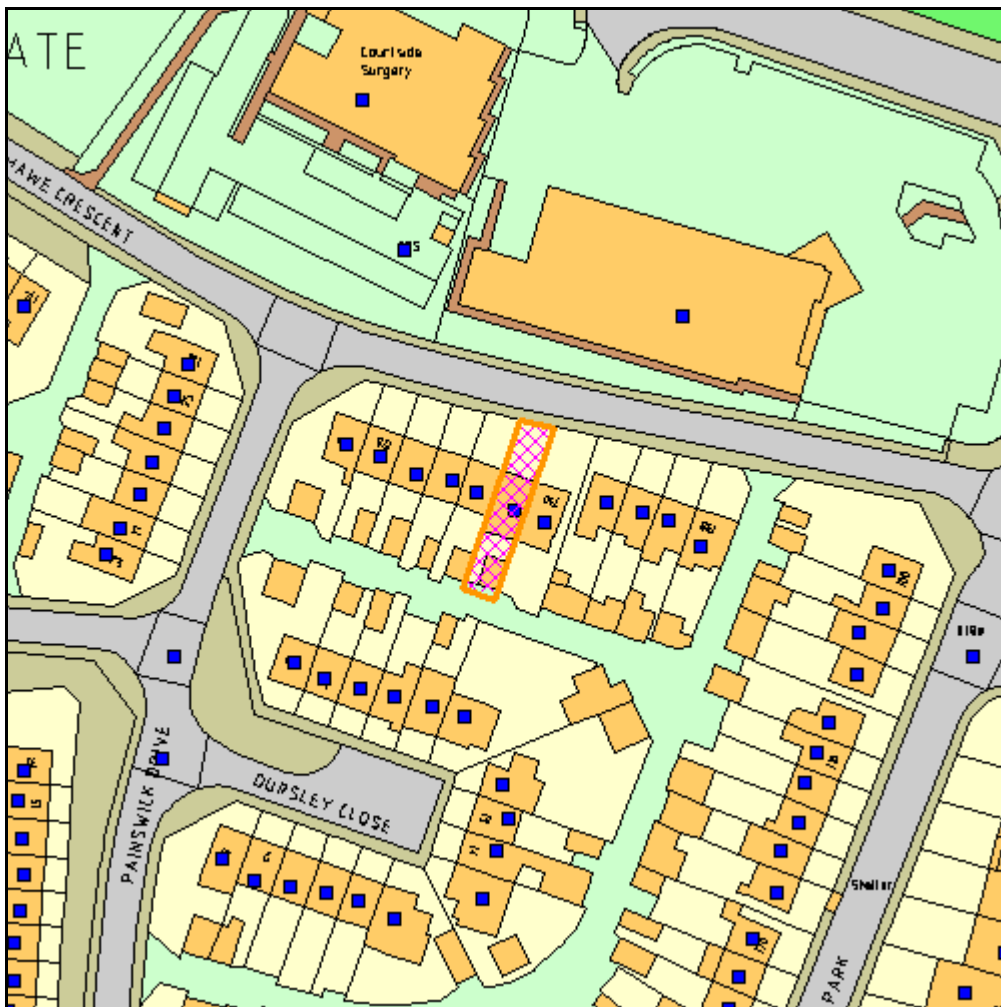
- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the following reason:

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.

CIRCULATED SCHEDULE NO. 45/17 – 10 NOVEMBER 2017

App No.:	PK17/4673/PNH	Applicant:	Mr Matthew Dando
Site:	128 Stanshawe Crescent Yate Bristol South Gloucestershire BS37 4EW	Date Reg:	13th October 2017
Proposal:	Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 4 metres and for which the height of the eaves would be 2.5 metres	Parish:	Yate Town Council
Map Ref:	371330 182243	Ward:	Yate Central
Application Category:		Target Date:	20th November 2017



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1. THE PROPOSAL

- 1.1 The application is for the Prior Notification of a single storey rear extension which would extend beyond the rear wall of the original dwelling by 6 metres, for which the maximum height would be 4 metres and the height of the eaves would be 2.5 metres at 128 Stanshawe Crescent.
- 1.2 A Prior Notification is a process which allows a householder to notify the Local Planning Authority of intent to use their permitted development rights to build and extension of up to 6 metres in depth and no more than 4 metres in height for an attached property.
- 1.3 Applications of this kind are deemed to be a default approval if the application has not been determined within 42 days following the date on which the application was validated. An objection comment has been received and accordingly, this report appears on the Circulated Schedule. However given the default procedure process the report appears for information only as there will be insufficient time to allow for a referral to the planning committee.

2. POLICY CONTEXT

2.1 National Guidance

Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A

The documents that comprise the Local Development Plan are not of relevance to the determination of the application for prior approval. The decision is based on the criteria established under the Town and Country Planning (General Permitted Development) (England) Order 2015 and the facts presented.

3. RELEVANT PLANNING HISTORY

3.1 P95/2571

Erection of single storey rear extension to provide kitchen. Erection of detached single garage.

Approved: 5th December 2012

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Yate Town Council object as this would effectively leave no informal open space for the dwelling and would create a corridor of built form affecting the adjoining garden.

Other Representations

4.2 Local Residents

No comments received.

5. ANALYSIS OF PROPOSAL

- 5.1 It is considered that the proposal falls within the remit of permitted development as it complies with the criteria set out under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).
- 5.2 The scope of the prior approval procedure is more limited than a planning application. The local planning authority are only permitted to assess the matters specified in the GPDO; they are not entitled to assess the proposal against the policies in the adopted development plan as they would for a planning application. In this case the only matter under consideration is the impact on the amenity of adjoining premises; it is considered that due to the single storey nature of the proposal there would be no material harm to adjoining properties.
- 5.3 The objection comment from Yate Town Council has been noted. Whilst there is an emerging Policy PSP38 relating to minimum private amenity space for the occupiers of the host dwelling this is not applicable to this prior approval process. Moreover the only amenity under consideration is that of adjoining premises, the grant of the permitted development rights presupposes that the applicant is best suited to judge what suits their own amenity requirements.

6. CONCLUSION

- 6.1 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A (Enlargement, improvement or other alteration of a dwellinghouse).

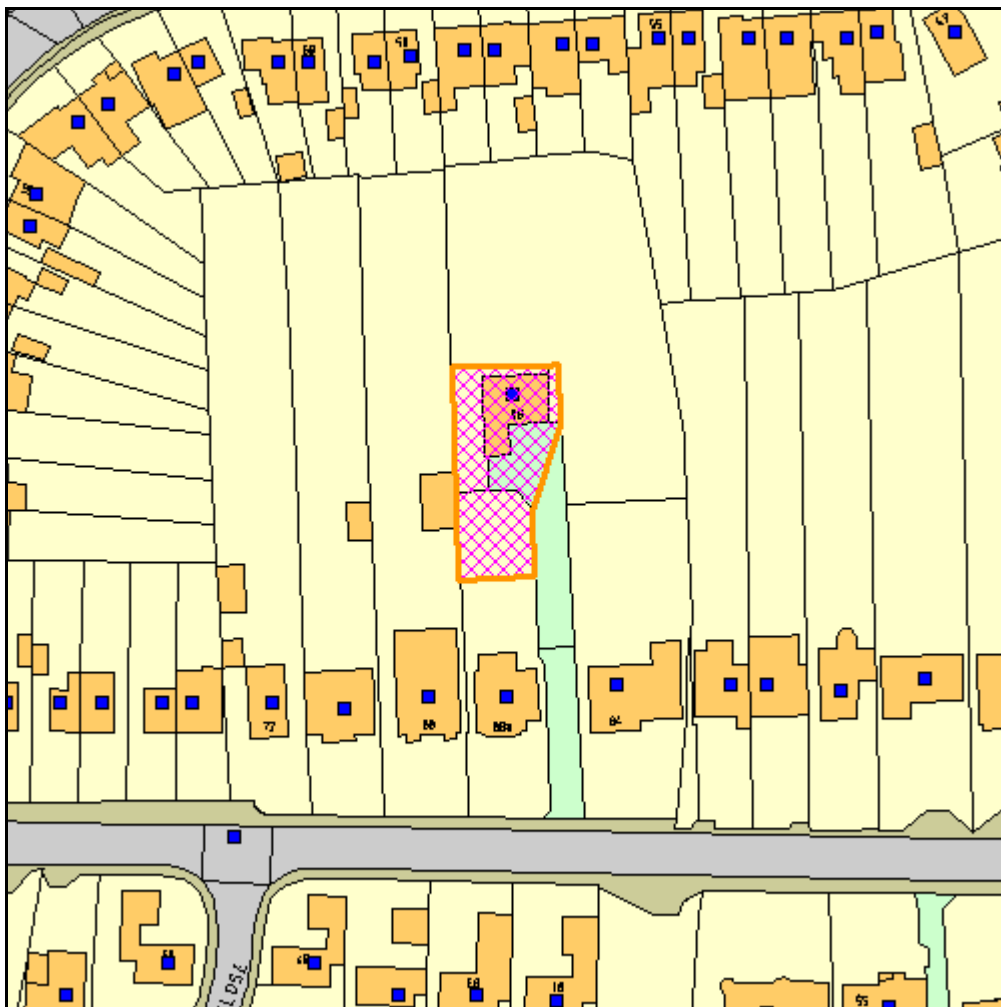
7. RECOMMENDATION

- 7.1 That the Prior Notification application be APPROVED for the reasons set out on the decision notice.

Contact Officer: James Reynolds
Tel. No. 01454 864712

CIRCULATED SCHEDULE NO. 45/17 – 10 NOVEMBER 2017

App No.:	PT17/3232/O	Applicant:	Mrs Victoria Morgan
Site:	66 Court Farm Road Longwell Green Bristol South Gloucestershire BS30 9AD	Date Reg:	27th July 2017
Proposal:	Demolition of existing bungalow. Erection of 2no. detached dwellings (Outline) with access and layout to be determined. (All other matters reserved).	Parish:	Hanham Abbots Parish Council
Map Ref:	365525 170696	Ward:	Longwell Green
Application Category:	Minor	Target Date:	20th September 2017



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PT17/3232/O

REASON FOR REPORTING TO CIRCULATED SCHEULE

This report appears on the Circulated Schedule following objections from local residents.

1. THE PROPOSAL

- 1.1 The application seeks outline planning permission for layout and access to be determined for the erection of 2no. three bed detached dwellinghouses. All other matters are reserved.
- 1.2 The application site comprises approximately 0.43 ha of land associated with no. 66 on Court Farm Road which would be demolished to accommodate the proposal. Permission (PK15/0076/F) for 4no. dormer bungalows immediately to the north and east has been granted and at the site visit it was seen that these are under construction. A further application (PK14/2391/F) for 2no. dormer bungalows was approved within the rear garden of no. 68 to the west but this has not been fully implemented as of yet.

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 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 Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS29 Communities of the East Fringe of Bristol Urban Area

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

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

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

66 Court Farm Road

- 3.1 **PK15/0076/F**
Erection of 4no. detached dwellings and detached garage with associated works (Resubmission of PK14/2227/F).
Approve with conditions
20.04.2015
- 3.2 PK14/2227/F
Amendment to previously approved scheme PK12/3621/RM to enlarge the footprint of 4 no dwellings to form first floor for additional living accommodation
Withdrawn
11.08.2014
- 3.3 PK13/1048/NMA
Non material amendment to PK12/3621/RM to insert velux windows to the rear elevation and a window in the gable end of plot 1.
Objection
18.04.2013
- 3.4 PK12/3621/RM
Erection of 4no. Bungalows (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK11/3880/O)
Approve with conditions
05.12.2012
- 3.5 PK11/3880/O
Erection of 4no. bungalows (Outline) with access to be determined. All other matters reserved.
Approve with conditions
05.03.2012
- 3.6 PK06/2826/O
Erection of 6 bungalows and construction of access (Outline) with layout and access to be determined. All other matters reserved.
Withdrawn
13.12.2006
- 3.7 P96/4427
Alteration to roof to provide first floor living accommodation with front and rear dormer extensions.
Approval
27.09.1996
- 3.8 K5591
ERECTION OF DETACHED BUNGALOW (OUTLINE) (Previous ID: K5591)
Refusal

16.11.1987

68 Court Farm Road

- 3.9 **PK16/1424/F**
Conversion of detached garage/workshop to facilitate residential annex ancillary to main dwelling
Approve with conditions
09.06.2016
- 3.10 **PK14/2391/F**
Erection of 2no. detached dwellings with associated works.
Approve with conditions
21.01.2015
- 3.11 PK13/3808/O
Erection of 2no. dwellings (Outline) with access, appearance, layout and scale to be determined. Landscaping to be reserved. Resubmission of PK12/4213/O
Approve with conditions
09.12.2013
- 3.12 PK12/4213/O
Erection of 2 no. dwellings (Outline) with access to be determined. All other matters reserved.
Withdrawn
18.02.2013
- 3.13 PK01/2184/F
Raise height of roof on existing bungalow to provide living accommodation in loft area and erection of single storey extension at rear
Approve with conditions
15.10.2001

4. CONSULTATION RESPONSES

4.1 Hanham Abbots Parish Council
No objection

4.2 Other Consultees

Lead Local Flood Authority
Suds condition recommended

Sustainable Transport
Access detail and parking compliance conditions plus highway works agreement information recommended

Planning Enforcement
No comment

Environmental Protection
Construction sites informative recommended

Other Representations

4.3 **Local Residents**

Two letters from local residents have been received; the points are summarised below:

- potential dormers could overlook rear garden of no. 66a
- has cumulative effect of existing and proposed developments on highway safety been considered?
- is a developer contribution to facilitate the provision of highway improvements or traffic calming required?
- will adequate arrangements for highway drainage be provided?
- applicant has chosen to make two separate applications to deliberately avoid cumulative impact assessment

5. ANALYSIS OF PROPOSAL

5.1 **Principle of Development / Five Year Land Supply**

This is an outline application where the principle of development is being assessed and in this case the layout and access are being determined. All other issues i.e. landscaping, appearance and scale are deemed reserved matters and would be considered under a future application.

5.2 The application stands to be assessed against the above listed policies and all material considerations which include the other recent applications associated with the site and adjoining. The site is located within the existing residential curtilage of no. 66 Court Farm Road, lying within the east fringe of Bristol. Policy CS5 directs development to the urban areas and Policy PSP38 is supportive of new dwellings within existing residential curtilages. Of importance is the resulting appearance and impact on the character of the area in general, the impact on the amenity of future occupiers and closest neighbours, the impact on highway safety, the impact on private amenity space, and the impact on landscaping.

5.3 It is acknowledged that the Council does not have an up-to-date five year land supply. This means that paragraph 49 of the NPPF is engaged. Paragraph 49 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 The decision-taker is now also required to consider the guidance set out within paragraph 14 of the NPPF. This 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. The development is within the curtilage of no. 66 Court Farm Road which is located within an urban area. In principle the development plan would broadly support additional

housing within such a location, subject to a number of criteria which are discussed below.

5.5 **Density**

Higher density development, such as 30+ dwellings per hectare (dph), is encouraged where appropriate in urban areas having existing significant public transport facilities and services. Although this 0.04ha site would equal 50dph, overall the number of units proposed on the whole 0.22ha site only equates to 27dph. Furthermore, there are bus stops on Court Farm Road and nearby Bath Road and frequent bus services to Bristol, Bath and other local centres. In this particular case, the higher density is considered acceptable given its relative size, urban location and the other supporting matters. It is therefore that the proposal would not be out of character with its immediate surroundings.

5.6 **Layout**

Issues of external appearance and scale of the dwellings remain to be determined under reserved matters, nevertheless siting is to be determined under the current application. The proposal comprises the erection of 2no. detached 70sq metre dwellings positioned in a row across the site. The accompanying Design and Access Statement states the new units would match the previously approved bungalows. Height can be conditioned to ensure appropriate scale, but the submitted plans clearly indicate the overall footprints would be smaller. The proposal would therefore increase the mix of housing types in an immediate area of a very limited mix of dwelling stock and thereby contributes to and complements the overall diversity of Court Farm Road. Further design details of the proposed dwellings have not been submitted under this outline application but would be considered separately in a future application. This would provide the opportunity for materials and overall appearance to be carefully considered in an attempt to integrate the new dwellings into the existing streetscene. The existing house would be demolished to accommodate this development and as such the whole of the site would be occupied by the built form of the 2no. dwellings rather than it being concentrated as one mass to the northeast as is currently the case. The existing bungalow was built in the 1900s and was originally two dwellings which at some point were then converted in one bungalow. It cannot be regarded as an example of fine architecture, nor do its materials have any merit of quality. It would therefore not be a great loss to the visual amenity of the area.

5.7 **Landscaping**

Landscaping remains to be determined as a reserved matter. No trees or hedges were observed on site. Submitted plans show garden/amenity space to the front and rear. It is intended that the boundaries of the site would be close boarded fencing. The applicant will still need to submit a full landscape proposal for approval at the reserved matters stage.

5.8 **Residential Amenity**

Officers consider that whilst it is perfectly normal for buildings to be in close proximity to each other in densely populated urban locations, careful consideration still needs to be given to the impact of the development on the residential amenities of neighbours and future occupiers alike.

- 5.9 For prospective occupiers policy compliant amenity areas are to be provide, which would provide ample opportunity for sitting out in a relatively private area. Bin and cycle storage can be dealt with by way of conditions.
- 5.10 Concern has been expressed with regard to overlooking and impact on privacy of neighbours at no. 66a Court Farm Road. The closest of the new units would be approximately 32m away from the rear elevation of no. 66a and to be separated by boundary fencing; this is considered an acceptable distance and screening method between properties to prevent adverse issues of inter-visibility or overlooking. However, a condition will be imposed to limit permitted development rights for further roof extensions which may result in unacceptable privacy loss.
- 5.11 The relationships that would be created between the new development and the previously approved properties seem to be acceptable in the context. In respect of both 'plot four' and also 'plot three', the closest distances between these dwellings and the facing elevations of the proposed units would be around 15.5m. It is therefore concluded that any overlooking of their frontages would be negligible and no greater than is commonplace in urban and suburban areas. 'Plot one' would be closer but with a separation distance of around 8.5m, the resulting relationship is considered to be acceptable.
- 5.12 The relationship with the bungalow approved in 2014 to the west to the proposed development is somewhat different. The closest new unit would set back from this property with its western elevation located hard up against their mutual boundary. The result would be a small loss of early morning sunlight to the back garden of the neighbouring bungalow, but this is would not be unacceptable.
- 5.13 Officers are satisfied that overall and on balance, subject to conditions, the impact of the proposed development upon residential amenity would be acceptable.
- 5.14 **Transportation**
This proposal seeks to demolish the existing bungalow and instead replace it with two new homes together with associated works and parking.
- 5.15 The application site lies to the rear of no. 66a which fronts the main road, Court Farm Road. The application site is bound on all sides by residential properties on Court Farm Road and Ellacombe Road, in particular by their rear gardens.
- 5.16 By way of planning history to this – as mentioned above there is already planning consent for new residential development on the site as part of PK15/0076/F for 4no. new houses and as part of application no. PK14/2391/F for further 2no. new dwellings. It is clear from this that the principle and concept of development on this site has therefore already been established.
- 5.17 The site will be access via a new road that will be constructed between properties nos. 66a and 64. The approved access will be largely 6m in width briefly narrowing to a pinch point of 5m adjacent to no. 66a. The Highway Officer considers this access road to be adequate for the level of vehicular

movement to be generated by this new development. As such, the imposition of a condition suggested by the Highway Officer, securing submission of further details in relation to the access and its construction would be appropriate in this instance.

5.18 Off-street parking will be provided for each house on site. Submitted plans show a total of 4no. parking spaces (i.e. 2 parking per each house) and this complies with the Council's parking standards. A condition will be imposed requiring the development be carried out in accordance with the approved plans.

5.19 In relation to queries about developer contributions, none are considered necessary to make the development acceptable. However, an informative will be attached advising that the highway works will require the applicant to enter into a highway works agreement with the Council.

5.20 Representations have stressed concern relating to the cumulative transport impact of the developments. However, previous planning decisions are material considerations and these have been taken into account above.

5.21 In view of all the above and subject to conditions, there are no objections in relation to transport.

5.22 **Drainage**

Flooding issues are highlighted in evidence from local residents but the Drainage Engineer considers such matters can be dealt with by way of a Suds condition.

5.23 **Equalities**

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

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

5.25 **Planning Balance**

It is acknowledged that the introduction of two new dwellings would have, albeit a small, but positive impact on the current housing shortfall. Weight is also attributed to the proposal given its urban location. Furthermore, the scheme has been found acceptable, subject to conditions, in terms of its design and impacts on residential amenity, highway safety, drainage and equality.

Overall the planning balance is in favour of the scheme and it is recommended for approval.

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. Approval of the details of the scale and appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

2. Plans and particulars of the reserved matters referred to in the condition above, relating to the scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

5. The hours of working on site during the period of construction shall be restricted to 7:30 to 18:30 Monday to Friday and 8:00 to 13:00 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 PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017, Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013, and the provisions of the National Planning Policy Framework 2012.

6. The development hereby approved shall not commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention, pollution control and environmental protection, have been submitted and approved by the Local Planning Authority. The details must include a detailed development layout showing surface water and SUDS proposals. The approved drainage system shall be implemented in accordance with the approved surface water drainage details prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013, and the provisions of the National Planning Policy Framework 2012.

7. Notwithstanding the submitted plans, no development shall take place until the access arrangement and its construction details have been submitted to and been approved in writing by the Local Planning Authority. The buildings hereby permitted shall not be occupied until the access is constructed in accordance with the approved details.

Reason

To ensure the access is planned and approved in good time and to a satisfactory standard for use by the public and is completed prior to occupation, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013, and the provisions of the National Planning Policy Framework 2012.

8. No building hereby permitted shall be occupied until the off-street parking facilities shown on the approved plans have been completed, and thereafter, the facilities shall be kept free of obstruction and available for the parking of vehicles associated with the development.

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) 2013, and the South Gloucestershire Residential Parking Standards SPD (Adopted) 2013.

9. The reserved matters application shall demonstrate that the height of the proposed dwellings shall be approximately 6.5 metres.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers, and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013, and the provisions of the National Planning Policy Framework 2012.

10. The reserved matters application shall include details of the proposed landscaping including planting, boundary treatments and surface areas.

Reason

To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory, and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013, and the provisions of the National Planning Policy Framework 2012.

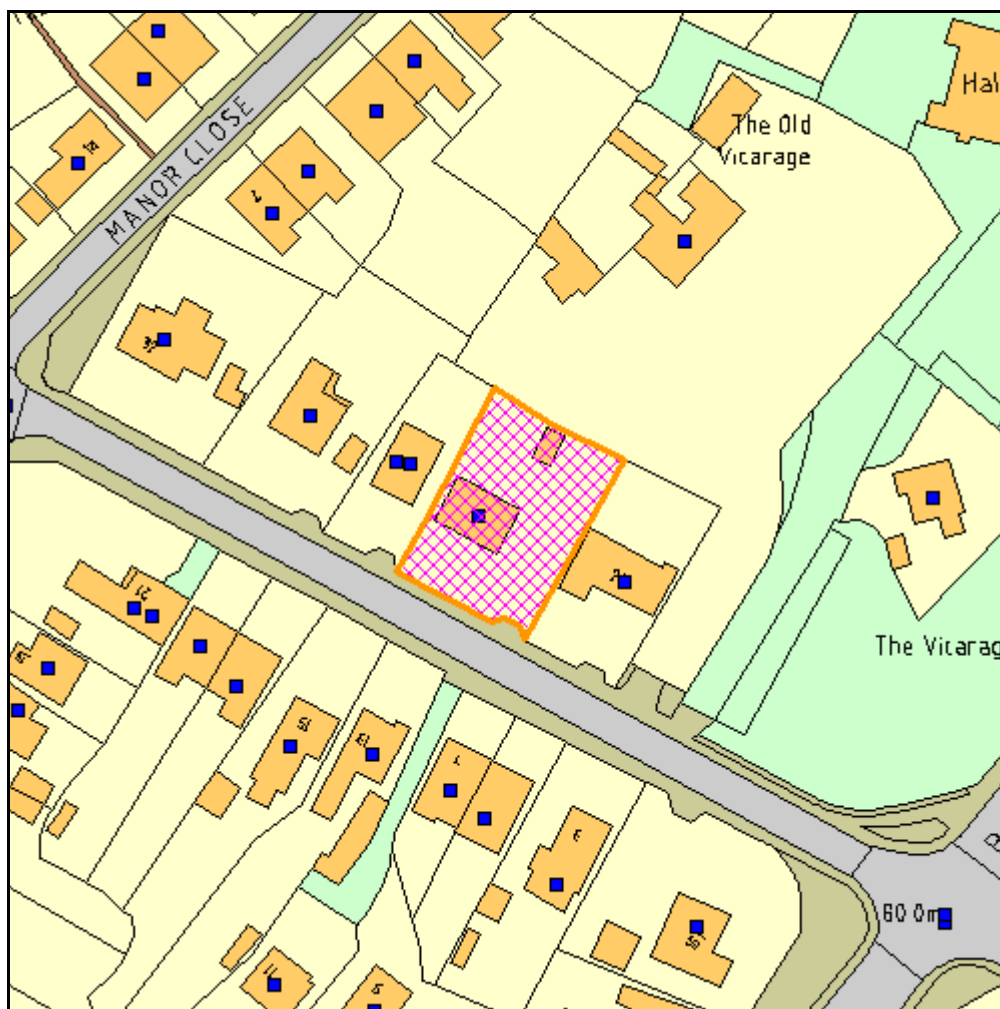
11. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes B and C) other than such development or operations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

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013, Policy PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017, and the provisions of the National Planning Policy Framework 2012.

CIRCULATED SCHEDULE NO. 45/17 – 10 NOVEMBER 2017

App No.:	PT17/3344/F	Applicant:	Mr And Mrs Clarke
Site:	Ambleside 26 Beesmoor Road Coalpit Heath Bristol South Gloucestershire BS36 2RP	Date Reg:	23rd August 2017
Proposal:	Alterations to roof to facilitate loft conversion and erection of a two storey side and rear extension to provide additional living accommodation and garage.	Parish:	Westerleigh Parish Council
Map Ref:	367250 180692	Ward:	Westerleigh
Application Category:	Householder	Target Date:	12th October 2017



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REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

This application has been submitted to the Council's circulated schedule procedure as comments received have been contrary to the Officer's recommendation.

1. PROPOSAL AND SITE DESCRIPTION

- 1.1 The applicant seeks full planning permission for alterations to the roof to facilitate loft conversion and erection of a two storey side and rear extension to provide additional living accommodation to 26 Beesmoor Road, Coalpit Heath. The plans also look to install 2no front dormer windows and 2no rooflights to front elevation and 4no roof lights to rear elevation to facilitate a loft conversion. The application site relates to a detached bungalow.
- 1.2 The property currently has a hipped roof with brown roman style roof tiles and is finished in pebbledashed render. The site sits within close proximity to St Saviour's Church and The Old Vicarage, a Grade II* Listed Building, and is considered to affect its setting. Updated plans were received on 20/10/2017 to reduce the overall size of the extensions and lower the ridge height, in response to the conservation officer's comments.

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 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 Development within Existing Residential Curtilages
T12 Transportation
L13 Listed Buildings

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
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (adopted) August 2006

3. **RELEVANT PLANNING HISTORY**

3.1 No relevant planning history

4. **CONSULTATION RESPONSES**

4.1 Westerleigh Parish Council

Westerleigh Parish Council feel this development application is of a huge scale relative to the existing property not "modest" as described by the applicant. WPC support and share the Conservation Officer concerns due to the close proximity and view of the listed Old Vicarage

Frampton Cotterell Parish Council

No comments received

4.2 Other Consultees

Sustainable Transport

The proposed development would increase the bedrooms within the dwelling from two to four. Part of the development also proposes an integral garage. It is difficult to scale off the plan submitted to ascertain the internal dimensions. The Council's minimum requires are 6m deep by 3m for a single garage and at least 5.5m for a double.

The plans indicated suggest that the existing access will be used to provide two additional parking spaces but these are not shown on the plan or indeed if any alterations are proposed to this access.

Before further comment can be made revised plans addressing the above need to be provided.

Conservation Officer

Original Plans

Objected due to the negative impact on the listed building, and suggested improvements for the scheme.

Updated Plans

No objection

Tree Officer

No objection

Historic England

No comment

Other Representations

4.3 Neighbouring Occupiers

No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.

Policy L13 of the South Gloucestershire Local Plan (Adopted) 2006 states that new development is acceptable, as long as the settings of Listed Buildings are protected. The proposal accords with the principle of development subject to the consideration below.

5.2 Visual Amenity and Conservation

The proposal consists of the erection of a two-storey side and rear extension, alterations to the roof including raising of the ridge height, the addition of 2no. front dormers and rooflights to the front and rear roof elevations. Materials would match the existing dwelling.

Alterations to roof

The ridge height of the dwelling would be increased slightly, to turn the existing roof space into a habitable bedroom. The hipped roof would become gable ended. This is considered acceptable in design terms.

Dormer windows and rooflights

The development also included two small dormer windows to the front, with two rooflights to the front of the dwelling and two rooflights to the rear of the dwelling. The dormer windows are very modest in scale, and would have pitched rooves. Numerous other houses within the street scene have similar dormer windows to the front. It is not considered that the proposed dormers or rooflights would detract from the streetscene, or have a negative impact on the visual amenity of the dwelling. However, a condition restricting permitted development rights in regards to the addition of new dormers or rooflights will be added to the decision notice, to protect the setting of St Saviour's Church and The Old Vicarage.

Two Storey Side and Rear Extension

The two storey side and rear extension would sit to the eastern end of the dwelling. It would abut the new heightened ridge line, spanning the side of the dwelling and extending from the rear, creating a new rear gable, which would span around half of the house's rear. The standard of design for the side and rear extension is considered acceptable, and would not have a negative effect on the dwelling, or the overall street scene.

Conservation

The scheme has undergone a large reduction in size, in response to comments from the conservation officer. These changes were welcomed, and the reduced

scale of the development has greatly reduced the impact that the development would have on the heritage asset. The conservation officer withdrew his objection as a result of the redesign.

Cumulative Impact

Overall, it is not considered that the additions would not have a materially significant effect on the character of the street, or the visual amenity of the host dwelling. The development is considered acceptable in design terms.

5.4 Residential Amenity

The dwelling is located within a large plot, with significant separation from neighbouring properties. The height of the proposed development would not be considered to have an overbearing or overshadowing impact on any neighbouring occupiers.

New rooflights would be inserted into the eastern and western elevation of the side and rear extension. However, due to the position of the windows in comparison to the neighbouring occupiers, it is not considered that there would be a loss of privacy.

Overall, it is considered that the proposal would not harm the living conditions currently enjoyed by neighbouring dwellings and as such, is considered acceptable.

5.5 Sustainable Transport

As a result of the redesign, the proposed garage was removed from the scheme. The proposed development will increase the bedrooms within the dwelling to four. The Council's residential parking standards state that a dwelling with four bedrooms provide a minimum of two parking spaces within the site boundary. The block plan shows two parking spaces available on-site. There are therefore no transport objections to the proposed development.

5.6 Equalities

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

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in

accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the 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 attached to the decision notice.

Contact Officer: Owen Hoare
Tel. No. 01454 864245

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).

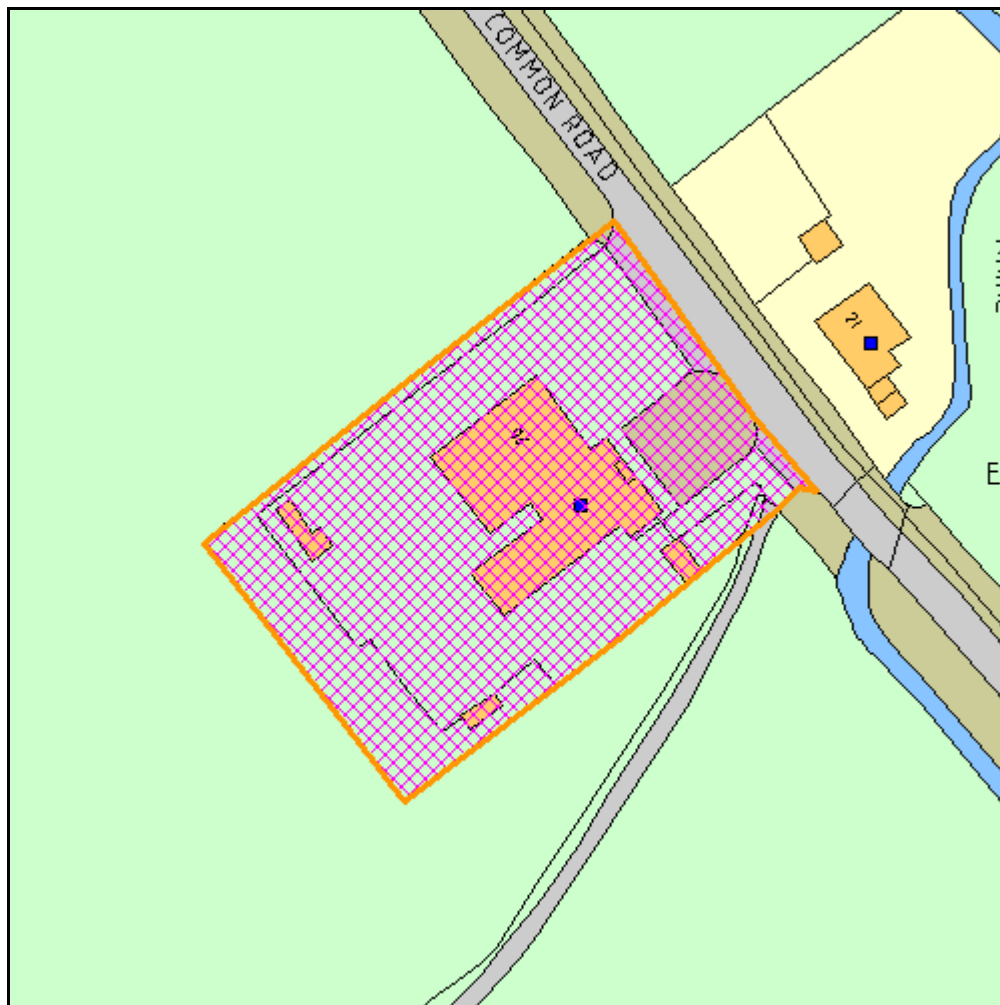
2. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes B and C) shall be carried out without the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

Reason

To maintain and enhance the character and setting of the listed building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

CIRCULATED SCHEDULE NO. 45/17 – 10 NOVEMBER 2017

App No.:	PT17/3392/F	Applicant:	Mr Lee Parker
Site:	Sevenside Calibration Centre 20 Marsh Common Road Pilning South Gloucestershire BS35 4JX	Date Reg:	4th August 2017
Proposal:	Demolition of existing (Class B1) office buildings and erection of 2no. buildings consisting of 4no. units comprising of (Class B8) storage and distribution and 7no units (Class B2) general industrial use with ancillary offices, parking and associated works	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	355891 184418	Ward:	Pilning And Severn Beach
Application Category:	Minor	Target Date:	14th September 2017



Reasons for Referring to the Circulated Schedule

This application has been referred to the Circulated Schedule following the receipt of an objection from a local resident, the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application site comprises 0.45ha of broadly flat land located at 20 Marsh Common Road (B4055) just to the south of the village of Pilning. The site is bounded to the north-east by Marsh Common Road with a single residential property (No.21 Marsh Common Road) opposite; otherwise the site is surrounded by open/rough agricultural land. Whilst the site itself is not in the Green Belt, Marsh Common Road does form the boundary with it. The Western Approach Distribution Park lies further to the south-west; the fencing surrounding the Tesco Avonmouth warehouse lies to the rear of the site.
- 1.2 There is currently an existing 2-storey disused building and two disused outbuildings on the site, surrounded by hard-standing, all enclosed by a 2.4m high palisade fence located on the site perimeter. The buildings have been vacant for 6 years. There is evidence to show that the site was formerly used as Pilning Fire Station although more recently the building was used by Trading Standards (a B1 use).
- 1.3 It is proposed to demolish the existing buildings on the site and erect 2no. buildings consisting of 4no. units comprising 1,000sq.m. of B8 storage and distribution use, 7no. units comprising 900sq.m of B2 general industrial use with ancillary office space, vehicular parking and turning areas and associated works. The existing southernmost vehicular access from Marsh Common Road would remain but the northernmost access would be closed.
- 1.4 The application is supported by the following documents:
 - Planning Design and Access Statement
 - Bat Survey & Report by Ethos Environmental Planning
 - Environmental Desk Study Report by Craddy's
 - Flood Risk Assessment and Drainage Strategy by Clive Onions
 - Land Contamination Assessment by Craddy's
 - Transport Statement by Cotswold Transport Planning
 - Riparian Mammals Statement by Ethos
 - Framework Travel Plan by Cotswold Transport Planning

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

Technical Guidance to the National Planning Policy Framework March 2012

National Planning Practice Guidance 2014

2.2 Development Plans

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

- L1 Landscape Protection and Enhancement
- L9 Species Protection
- L11 Archaeology
- EP2 Flood Risk and Development
- EP6 Contaminated Land
- T7 Cycle Parking
- T8 Parking Standards
- T12 Transportation Development Control Policy for New Development
- E6 Employment Development in the Countryside
- LC12 Recreational Routes

South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec. 2013

- CS1 High Quality Design
- CS4A Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS34 Rural Areas
- CS35 Severnside

South Gloucestershire Minerals and Waste Local Plan (Adopted) 2002 Policy 37

West of England Joint Waste Core Strategy (Adopted) March 2011 Policy 1

Emerging Plan

Proposed Submission: Policies Sites and Places Plan June 2016

- PSP2 Landscape
- PSP3 Trees and Woodland
- PSP8 Residential Amenity
- PSP11 Transport Impact Management
- PSP16 Parking Standards
- PSP17 Heritage Assets and the Historic Environment
- PSP19 Wider Biodiversity
- PSP20 Flood Risk, Surface Water and Watercourse Management
- PSP27 B8 Storage and Distribution Uses
- PSP28 Rural Economy

2.3 Supplementary Planning Guidance

- South Gloucestershire Landscape Character Assessment (adopted Nov 2014)
- LCA20 – The Pilning Levels

3. **RELEVANT PLANNING HISTORY**

- 3.1 N4164 - Removal of existing façade and reinstate with brick and aluminium window in timber frames.
Approved 1st March 1978
- 3.2 N4154/1 - Change of use to calibration and metrology centre (Use Class B1)
Approved 7th March 1980
- 3.3 PT02/1734/R3F - Erection of spread spectrum radio aerial.
Deemed Consent 15th July 2002
- 3.4 PT16/0538/F - Erection of two-storey extension to facilitate change of use from B1 to Mixed Use (sui generis) as defined in the Town and country Planning (Use Classes) Order 1985 (as amended).
Approved 8th April 2016.
Not implemented

4. **CONSULTATION RESPONSES**

- 4.1 Pilning and Severn Beach Parish Council
Pilning & Severn Beach Parish Council are concerned about the increase in traffic the development on this site would cause. To mitigate against this and to be sympathetic to the neighbouring residential properties, the Parish Council asks that conditions are put on the application which include the following -
1) operation working hours
2) no noisy industry
3) no outside storage
- 4.2 Other Consultees
- Wessex Water
No objections - Waste water connections will be required from Wessex Water to serve this proposed development. No surface water connections will be permitted to the foul sewer system.
- Lead Local Flood Authority
No objection in principle.
- Historic Environment (Archaeology)
No objection subject to a condition to secure a programme of archaeological work.
- Landscape Officer
In the event of permission being granted, a condition should be attached requiring the submission and approval of a detailed planting plan, including

planting specification and five year maintenance specification and details of the bund formation, including height and profile.

Ecology Officer

No objection subject to conditions to secure, new feeding roost, bat emergence survey and lighting plan.

Environment Agency

No response

Lower Severn Drainage Board

No response

Highway Structures

No response

Economic Development Officer

On review of the application presented it is the view of the Strategic Economic Development Team at South Gloucestershire Council that we support the proposed development in this application.

We recognise that despite the proposed demolition of 790sqm B1 floorspace, the proposal will result in the net gain of 1,110sqm B2 & B8 floorspace. The proposed mixed-use development will increase the flexibility and offer of this (currently vacant) site for prospective occupants, whilst speculatively creating new employment opportunities, within proximity of Avonmouth Severnside Enterprise Area, a site of significant strategic development for the region.

Health and Safety Executive

No objection

Environmental Protection

No objection subject to conditions to ascertain levels of contamination (if any) and measures in mitigation if found.

Transportation D.C.

No objection subject to a condition to secure a full Travel Plan in accordance with the submitted Framework Travel Plan.

Other Representations

4.3 Local Residents

2no. responses have been received, one objecting and one merely making observations.

The objection was received from an occupant of a property in Portview Rd. Avonmouth. The concerns raised are summarised as follows:

- The raising of land as proposed will displace waters onto the flood plain.
- The proposal does not pass the sequential test as there are B8 units available adjacent to the A38 at Filton.

- There will be an adverse impact on the otters that live adjacent to the site.

The second response was from the occupier of no. 21 Marsh Common Road, which is the property located directly opposite the site. Whilst not wishing to object, the respondent made the following observations and requests.

- There would be a visual improvement.
- Trading hours would be appropriately restricted.
- There is a weight restriction on the B4055; what will be the lorry sizes using the site during trading hours?
- The existing fence to the front of the site is ugly and should be screened by a hedge.
- Any overnight lighting should be low key.
- An access to the Tesco Car Park behind should not be from the B4055.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 The South Gloucestershire Local Plan: Core Strategy was adopted by the council on 11th December 2013. By virtue of Section 38(6) of the Planning and Compulsory Purchase Act, the starting point for determining any planning decision will now be the Core Strategy, as it forms part of the adopted Development Plan and is generally compliant with the National Planning Policy Framework 2012 (NPPF). The “saved” policies of the South Gloucestershire Local Plan (adopted 2006) also form part of the extant Development Plan.

5.3 The Policies, Sites & Places Plan is an emerging plan only. This plan is a material consideration and given its advanced stage towards adoption, increased weight can now be given to most of the policies therein.

5.4 In accordance with para.187 of the NPPF, Core Strategy Policy CS4A states that; when considering proposals for sustainable development, the Council will take a positive approach and will work pro-actively with applicants to find solutions, so that sustainable development can be approved wherever possible. NPPF Para.187 states that Local Planning Authorities should look for solutions rather than problems and decision-takers at every level should seek to approve applications for sustainable development where possible.

5.5 The National Planning Policy Framework (para.19) advises that planning authorities should adopt a positive and constructive approach towards planning applications for economic development; *‘The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system’.*

- 5.6 Core Strategy Policy CS35 supports the development of the Severnside Area for distribution and other extensive employment uses that are broadly in line with the extant planning permission dating from 1957 and 1958.
- 5.7 The site lies within the Severnside Area where outline planning permission was granted to ICI in 1957 for the area between Severn beach and the Chittingen Trading Estate for a mixture of uses (see SG.4244). The application site lies within the “perimeter area” of Area 1 which has consent for factories, offices, warehouses, stores etc. Given that the 1957 consent has been partially implemented elsewhere on the Severnside site, the permission remains extant. The acceptance in principle of the proposed development on this site is therefore already established.
- 5.8 The proposal falls to be determined under Policy E6 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006. Policy E6 does not permit proposals for new B1/B2/B8 employment uses outside the settlement boundaries with three exceptions, one of which is: Criterion B. *“(on sites not in the Green Belt), extension or intensification of existing employment generating uses.”* The proposal is considered to fall within this criterion.
- 5.9 Furthermore the NPPF at paragraph 8 supports a prosperous rural economy, stating at bullet point one that local plans should support the sustainable growth and expansion of **all types** (my emphasis) of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings. Subject therefore to the scheme being acceptable in design, highway and landscape terms, officers consider the proposal to be acceptable in principle.
- 5.10 Chapter 4 of the NPPF promotes sustainable transport and states that development should only be prevented on transport grounds where the residual cumulative impacts of development are severe.

Scale and Design

- 5.11 All of the existing buildings on the site would be demolished. The buildings are of no architectural interest and their loss is not opposed. It is proposed to erect 11 units in total, 4 for B8 use in a block to the rear of the site and 7 for B2 use to the front of the site. The units would be two-storey and constructed of a steel frame that has the capability of supporting solar panels; the pitched roofs would be asymmetric in profile and no more than 7.5m to ridge height. The walls would comprise light and dark grey cladding. As with the existing buildings, the proposed buildings would be set well back from the front of the site. Officers consider that the proposal represents a visual enhancement to the site.
- 5.12 Whilst the proposal would be larger in scale than the existing buildings, the scale of the proposal would be viewed in the context of the surrounding area and particularly in regard to the 1957 consent. The Western Approach Distribution site, which includes the large Tesco Distribution Centre, lies to the rear of the application site. In addition, all of the land surrounding the application site is covered by the 1957 consent and is likely to be built on with similar scaled buildings to those proposed. The unsightly palisade fence would

be removed from the front of the site and replaced with a landscaped bund. The scale and design is therefore considered to be acceptable.

Transportation Issues

- 5.13 The application has been supported by a Transport Statement which concludes that, the proposed use would generate less vehicle trips in the peak hours than the existing authorised use. It is proposed to close the existing vehicular access to the north of the site, with access to the site provided by the existing vehicular access to the south off Marsh Common Road; the visibility splays of 2.4m x 215m to the south and 2.4m x 82m to the north are acceptable. Car-parking for 52no. cars, would be provided to the front of the units and to the right of the access and this level of parking provision meets the Council's current standards. A total of 4 secure and covered cycle parking spaces would also be provided which also meets policy standards and a bin store is also appropriately shown on the submitted plans to the side of unit 11.
- 5.14 A turning area for lorries, would be provided to the front of unit 4. The access would provide full two-way working. Given the previous planning permissions at the site, the principle of development at the site using the existing site access has already been established for all vehicular traffic, including HGV's and emergency vehicles; nevertheless, tracking diagrams to demonstrate that HGV's and rigid vehicles can safely access and egress the site, without crossing over the centreline of the adjoining highway, have been submitted to officer satisfaction; given the size of the units proposed, the B8 units are unlikely to attract HGV type vehicles. A framework Travel Plan has also been submitted to officer satisfaction; the full Travel Plan would be secured by condition, should planning consent be granted. There are adequate public transport services in the area to prevent reliance on the motor-car and the site is within walking distance of Pilning; as such the site is considered to be in a sufficiently sustainable location.
- 5.15 Subject to conditions to secure the full Travel Plan, the parking and turning areas (prior to first occupation of any of the units), bin and cycle store, and to prevent any outside storage within the parking or turning area; officers raise no objection to the proposal, the residual cumulative impacts of which would not be severe.
- 5.16 Officers are mindful of weight restrictions on some of the roads within the area, these include Marsh Common Road and in particular Cross Hands Railway Bridge, Pilning. These restrictions are already in place and their presence has been drawn to the applicant's attention and would be reiterated by way of an informative on any planning consent issued. However, the weight restrictions on Marsh Common Road do not apply to vehicles plated up to 44 tonnes that are legitimately making deliveries/collections from the application site.

Landscape Issues

- 5.17 The actual site is virtually devoid of vegetation consisting of predominantly buildings and hard standings; there is however a row of trees growing outside but adjacent to, the north-western boundary of the site and a hedge to the south-east. The site sits within the flat expanse of The Pilning Levels where

there are a mix of open, yet to be developed areas and developments similar to that proposed.

- 5.18 It is proposed to raise the site levels to match those of the adjacent sites by importing 4000 cu.m. of material to be retained by gabion baskets; these would however be set back 1m-1.5m from the site boundaries. It is also proposed to remove the existing palisade fencing from the front of the site and create a small bund with planting between the highway and the front parking bays. Planting areas are also proposed to break up the parking areas. Officers are satisfied that on balance the overall appearance of the site would be enhanced by the proposal and subject to an appropriate landscape condition to include details of the proposed bund as well as a condition to prevent outside storage, there are no objections on landscape grounds.

Environmental and Drainage Issues

- 5.19 The proposed B8 and B2 uses have the potential to be detrimental to residential amenity by reason of noise and disturbance. There is a residential property directly opposite the site i.e. no 21 Marsh Common Road with other residential properties further afield.
- 5.20 There would inevitably be some disturbance during the construction phase but this would be on a temporary basis and the hours of working could be appropriately controlled by condition. Furthermore, the hours of use of the proposed units are intended to be Mon-Fri 07.30hrs to 18.00hrs and Sat. 07.30hrs -13.00hrs with no working on Sundays or Bank Holidays; these hours could also be conditioned in the interests of residential amenity.
- 5.21 Given the previous uses of the site, investigations will need to be carried out to ascertain the level of contamination (if any) and any measures of mitigation required; this can be adequately addressed by condition. The petrol tanks on the site have already been de-commissioned.
- 5.22 For drainage and flood prevention purposes, it is proposed to raise the site levels to match the surrounding sites. To achieve this, the estimated volume of imported fill would be 4000-4500 cu.m. comprising waste soils generated from excavations of neighbouring sites. The filling operation would likely last 8-10 weeks and would be conducted in line with CLAIRE or a mobile permit. A Flood Risk Assessment and Drainage Strategy has been submitted to officer satisfaction. Based on a predicted flood level of 6.7m at the end of the lifetime of the development (60 years for commercial), the building floor levels have been specified as 7.25m AOD and above, which is above the area at risk of flooding.
- 5.23 The NPPF para. 100 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. As regards the sequential test, the site lies in Flood Zone 3 which is at the highest risk of flooding. However, whilst the site is not allocated in the Local Plan for employment use it is identified as a consented area for employment.

- 5.24 The site is already developed and the existing building has an extant consent for a large extension. Whilst the proposed buildings would have a slightly larger foot print, they would be in B8/B2 use which is less vulnerable than the existing authorised B1 use. Furthermore it is proposed to restrict the hours of use of the proposed development. The proposal is therefore compatible with the location and as such is considered to pass the sequential test. The site lies within defended flood zone 3a where B2/B8 development is classed as 'less vulnerable' (see NPPG) and as such there is no need to apply the exception test if the sequential test is passed.
- 5.25 The proposal would remove all surface water runoff entering the foul sewer system. The surface water runoff from the site would be discharged into the rhyne to the north-east of the site. Surface water gathered from the estate road would be passed through a Full Retention Oil Separator before discharging into the rhyne unattenuated, as requested of the applicant by the LSIDB.
- 5.26 The Council's Drainage Engineer raises no objection to the proposal which is considered to result in a very significant improvement in sustainability. In the event of approval being granted a condition would secure a Flood Emergency Plan.
- 5.27 The proposed units are relatively small and as a result it is envisaged that the activities therein would not be excessively noisy. Officers noted during their site visit that back-ground noise from the adjacent Tesco Warehouse chillers, is already quite intrusive. The proposed buildings should help to screen this noise from the nearest residential property i.e. 21 Marsh Common Rd.
- 5.28 Concerns have been raised about possible light contamination from the site, during the night. It is proposed to keep lighting to a minimum, with each unit having its own external light but no floodlighting is proposed. A condition can be imposed to control this matter in the interests of residential amenity (see also Ecology).

Impact on Residential Amenity

- 5.29 The proposed use is considered compatible with other similar developments in the area. Given the permissions granted to ICI in the 1950's it has always been envisaged that the area would be developed for such purposes as proposed. A number of conditions have already been outlined above which would help mitigate any adverse impacts on residential amenity and allay the concerns raised by the nearest local resident and the Parish Council. Given the small size of the units proposed, there would be less transport movements and therefore less disturbance for local residents. The appearance of the site would also be greatly improved.

Ecology

- 5.30 A Bat Survey Report has been submitted which concluded that there are no day roosts present in the existing buildings but they are used by small numbers of bats as feeding/night roosts. There are no objections on ecological grounds subject to conditions to secure new feeding roosts on the proposed northern elevation; a pre-construction bat emergence survey and a bat friendly lighting plan.

- 5.31 A local resident raised concerns about otters living locally. In response, a Riparian Mammals Statement was submitted by Ethos Environmental Planning which concluded that, there is negligible potential for riparian mammals such as otters to use the terrestrial habitats on the site and the proposed development would not have a negative impact on otters.

Archaeology

- 5.32 The site lies in an area of considerable archaeological potential. A condition is therefore required to secure a programme of archaeological works.

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 proposal represents the re-use of a brown field site within the Severnside Area which the Core Strategy identifies as a strategically important location for employment uses. The proposed development would intensify the use of the site thus maximising the overall economic and social benefits whilst at the same time having no significant adverse effect on residential amenity, the ecology, the environment or landscape of the area. The location is considered to be a sustainable one and it is envisaged that trip generation at peak hours would in fact reduce from that of the authorised use of the site.
- 6.3 The recommendation to grant planning 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 be GRANTED subject to the conditions listed below.

Contact Officer: Roger Hemming
Tel. No. 01454 863537

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, demolition and land raising shall be restricted to 07.30hrs to 18.00hrs Mon to Fri; and 08.00hrs to 13.00hrs

Sat, 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 residential amenity of the neighbouring occupiers and to accord with the requirements of the NPPF.

3. Prior to the commencement of development (including demolition works) a Waste Management Audit shall be submitted to and approved by the Local Planning Authority in writing. The Waste Management Audit shall include details of:
 - (a) The volume and nature of the waste which will be generated through the demolition and/or excavation process.
 - (b) The volume of that waste which will be utilised within the site in establishing pre-construction levels, landscaping features, noise attenuation mounds etc.
 - (c) Proposals for recycling/recovering materials of value from the waste not used in schemes identified in (b), including as appropriate proposals for the production of secondary aggregates on the site using mobile screen plant.
 - (d) The volume of additional fill material which may be required to achieve, for example, permitted ground contours or the surcharging of land prior to construction.
 - (e) The probable destination of that waste which needs to be removed from the site and the steps that have been taken to identify a productive use for it as an alternative to landfill.

Development shall be carried out in accordance with the agreed details.

Reason

In accordance with Policy 37 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) 2002, and Policy 1 of the West of England Joint Waste Core Strategy (Adopted) March 2011. This is a pre-commencement condition because the audit is necessary to establish prior to the demolition of the existing buildings.

4. Notwithstanding the landscape details already submitted and prior to the commencement of the development hereby approved, a scheme of landscaping, which shall include details of all existing trees and hedgerows on or immediately adjacent to the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); five year maintenance specification, boundary treatments including bund formation heights and profile, and areas of hardsurfacing; shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed details.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy L1 of The South Gloucestershire Local Plan (Adopted) 6th Jan. 2006 and the National Planning Policy Framework. These details are required pre-commencement to ensure that the details are secured at the earliest opportunity as part of the proposal.

5. The Development shall not be brought into use until the access, car parking and turning area has been completed in accordance with the approved plans and retained thereafter for that purpose.

Reason

To ensure the satisfactory provision of access, turning and parking facilities and in the interest of highway safety and the amenity of the area, and to accord with saved Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec.2013.

6. Prior to the commencement of work on the site, including demolition and site raising, a site specific Construction Environmental Management Plan (CEMP), shall be agreed in writing with the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved plan.

The CEMP shall address the following matters:

- (i) Measures to control the tracking of mud off-site from vehicles.
- (ii) Measures to control dust from the demolition and construction works approved.
- (iii) Adequate provision of fuel oil storage, landing, delivery and use, and how any spillage can be dealt with and contained.

- (IV) Adequate provision for the delivery and storage of materials.
- (V) Adequate provision for contractor parking.
- (vi) Temporary access and routing arrangements for construction traffic having regard to weight restrictions on the local highway infrastructure.
- (vii) Details of the Main Contractor including membership of Considerate Constructors scheme.
- (viii) Site Manager contact details.
- (ix) Processes for keeping local residents and businesses informed of works being carried out and dealing with complaints.

Reason

In the interests of residential amenity and highway safety and to accord with saved Policy T12 of the adopted South Gloucestershire Local Plan and Policy CS1 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec.2013 and the provisions of the NPPF. This is a prior to commencement condition to ensure that all works including demolition and land raising are carried out appropriately.

7. The development shall not be brought into use until the bin store and cycle parking facilities have been provided in accordance with the details shown on the approved Unit A Floor Plan Drawing No. A102.

Reason

To ensure adequate bin storage and to promote sustainable transport choices and to accord with South Gloucestershire Council Local Plan policy T7 and the South Glos. Council Waste Collection : guidance for new developments SPD Adopted Jan. 2015.

8. Prior to the first use of the site for the purposes hereby approved, a full Travel Plan to accord with the agreed Framework Travel Plan by Cotswold Transport Planning Oct. 2017, shall be submitted to and agreed in writing by the Local Planning Authority and thereafter adhered to.

Reason

In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling and to accord with Policy CS8 of the South Gloucestershire Local Plan Core Strategy (Approved) 11th Dec. 2013.

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

Reason

In the interest of archaeological investigation or recording, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, saved Policy L11 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the National Planning Policy Framework. This is a prior to commencement condition to ensure that archaeological remains are not sterilised or lost without having first been recorded.

10. Prior to the first occupation of the development for the purposes hereby approved and notwithstanding the details already submitted, an external lighting plan shall be submitted to and approved in writing by, the local Planning Authority. The lighting plan must show the locations, heights, directions and wattage of any artificial external light. Specifically, light spill must be avoided in the interests of residential amenity and around the proposed bat feeding roost.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason

In the interests of protected species (Bats) and to accord with saved Policy L9 of The South Gloucestershire Local Plan (Adopted) 6th Jan. 2006 and Policy CS9 of the

South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with the requirements of the NPPF.

11. The development hereby approved shall proceed in strict accordance with the Unit B Floor Plans (Dexter Building Design) Drawing No. A103; specifically the inclusion of the new bat feeding roost attached to the northern elevation. Any deviation from this plan shall be submitted to the local planning authority for approval in writing.

Reason

In the interests of protected species (Bats) and to accord with saved Policy L9 of The South Gloucestershire Local Plan (Adopted) 6th Jan. 2006 and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

12. Prior to the commencement of development (demolition), a pre-construction bat emergence survey shall be completed, the results of which shall be submitted to the Local Planning Authority for approval. Should bats be found, all works must stop and Natural England must be contacted to decide how to proceed.

Reason

In the interests of protected species (Bats) and to accord with saved Policy L9 of The South Gloucestershire Local Plan (Adopted) 6th Jan. 2006 and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

13. The use of the units for the purposes hereby permitted shall be restricted to 07.30hrs - 18.00hrs Mon-Fri incl. 07.30hrs-13.00hrs Sat. with no use on Bank holidays and Sundays.

Reason

To protect the amenity enjoyed by those living in the locality to accord with Policy CS1 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec. 2013 and Policy E3 of the South Gloucestershire Local Plan (Adopted) January 2006, and the provisions of the National Planning Policy Framework.

14. Prior to the first use of the development for the purposes hereby approved, a Flood Emergency Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the occupation of the development shall be in accordance with the approved Flood Emergency Plan.

Reason

In the interests of the safety of the future occupiers of the units and to accord with Policies CS1 and CS5 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th December 2013; Policy EP2 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the requirements of the NPPF.

15. The resultant site levels, following the land raising proposed, shall not exceed those of the adjoining sites.

Reason

In the interests of the visual amenity of the site and flood risk to accord with Policies CS1 and CS5 of The South Gloucestershire Local Plan Core Strategy (Adopted), Policies L1 and EP2 of The South Gloucestershire Local Plan (Adopted) 6th Jan. 2006 and the requirements of the NPPF.

16. A) Desk Study - The desk study submitted is considered inadequate. Prior to commencement, an updated desk study shall be carried out by a suitably competent person which shall include the previous reports referred to in the current desk study and justification for reliance on the conclusions of these reports. A report shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development.
- B) Intrusive Investigation - Where potential contaminants are identified under (A), prior to the commencement of development (excepting necessary demolition works), an investigation shall be carried out by a suitably competent person to ascertain the extent, nature and risks the contamination may pose to the development in terms of human health, ground water and plant growth. A report shall be submitted prior to commencement of the development for the written approval of the Local Planning Authority setting out the findings (presented in terms of a conceptual model) and identify what mitigation measures are proposed to address unacceptable risks (Remediation Strategy). The resulting Remediation Strategy shall include a schedule of how the works will be verified (Verification Strategy). Thereafter the development shall proceed in accordance with any agreed mitigation measures.
- C) Verification Strategy - Prior to occupation, where works have been required to mitigate contaminants (under section B) a report verifying that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.
- D) Any soils imported to site should be assessed as suitable for use prior to importation, and validated under the verification strategy post placement.
- E) If unexpected contamination is found after the development is begun, development shall immediately cease upon the part of the site affected. The Local Planning Authority must be informed immediately in writing. A further investigation and risk assessment should be undertaken and where necessary an additional remediation scheme prepared. The findings and report should be submitted to and agreed in writing with the Local Planning Authority prior to works recommencing. Thereafter the works shall be implemented in accordance with any further mitigation measures so agreed.

Reason

To ensure that adequate measures have been taken to mitigate against contaminated land and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013. This is required prior to commencement in the interest of public health.

17. The development hereby approved shall be carried out in full accordance with the approved Drainage Strategy by Clive Onions dated 3rd July 2017.

Reason

In the interests of flood risk to accord with Policies CS1 and CS5 of The South Gloucestershire Local Plan Core Strategy (Adopted), Policy EP2 of The South Gloucestershire Local Plan (Adopted) 6th Jan. 2006 and the requirements of the NPPF.

18. There shall be no external storage of materials or goods within the parking areas or turning area and also no parking within the turning area, which shall be made available at all times for their intended purpose.

Reason

To ensure the satisfactory provision of turning and parking facilities and in the interest of highway safety and the amenity of the area, and to accord with saved Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec.2013.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy L1 of The South Gloucestershire Local Plan (Adopted) 6th Jan. 2006 and the National Planning Policy Framework. These details are required pre-commencement to ensure that the details are secured at the earliest opportunity as part of the proposal.

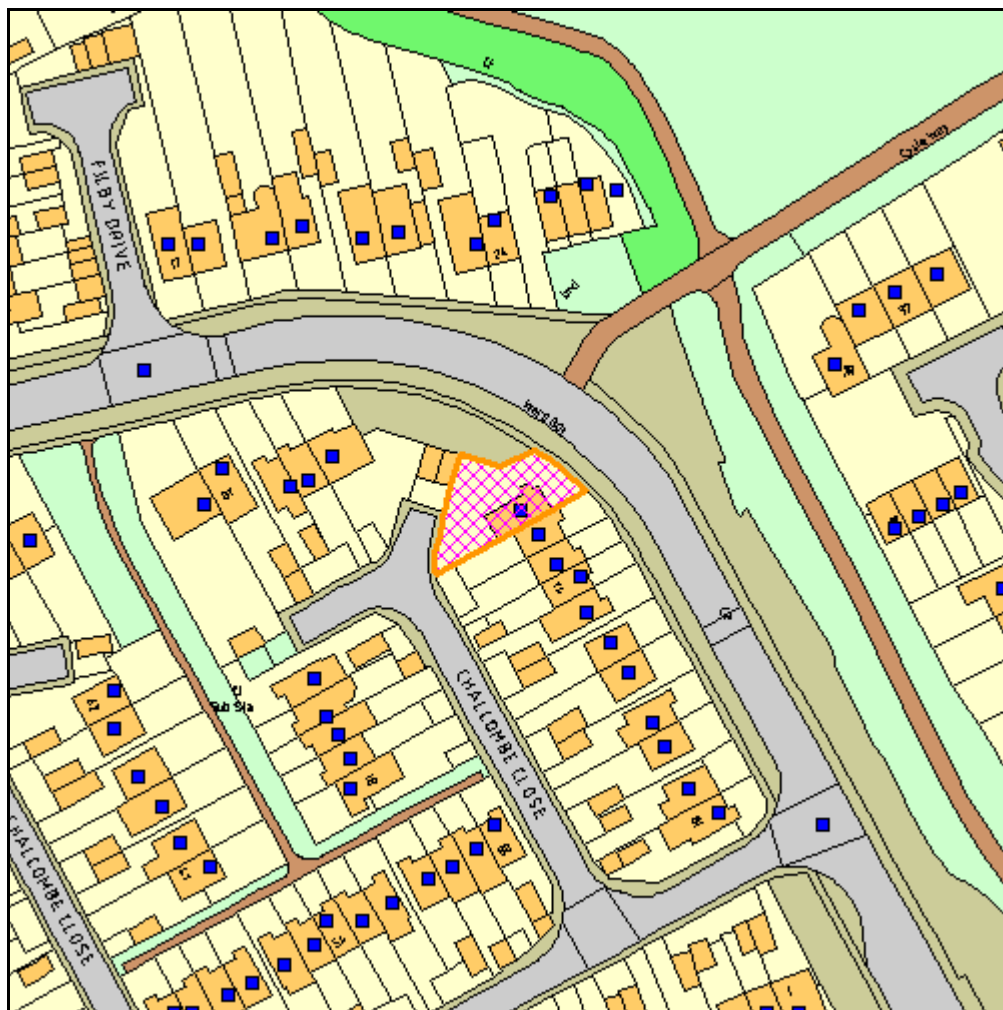
CIRCULATED SCHEDULE NO. 45/17 – 10 NOVEMBER 2017

App No.: PT17/3846/F **Applicant:** Mr Matt Roberts

Site: 71 Chalcombe Close Little Stoke
South Gloucestershire BS34 6ER **Date Reg:** 4th September 2017

Proposal: Erection of two storey side extension to form additional living accommodation.
Creation of access with parking and associated works. **Parish:** Stoke Gifford Parish Council

Map Ref: 361441 181641 **Ward:** Stoke Gifford
Application Category: Householder **Target Date:** 26th October 2017



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REASON FOR REFERRING TO CIRCULATED SCHEDULE

This application appears on the circulated schedule due to a support comment received, contrary to the Officer recommendation as set out in this report.

1. PROPOSAL AND SITE DESCRIPTION

- 1.1 The application seeks full planning permission for the erection of a two storey side extension to form additional living accommodation as well as the creation of an access with parking and associated works at 71 Chalcombe Close, Little Stoke.
- 1.2 The application site relates to a two storey end of terrace property which is located within a Radburn style estate and comprises part of the street scene of Braydon Avenue. The site is located within the built up residential area of Little Stoke which makes up part of the North Fringe of Bristol Urban Area. Neighbouring dwellings are of a similar design, however, it is noted that there is a mixed character more widely.
- 1.3 Throughout the course of the application the Case Officer was made aware through a site visit and from StreetCare colleagues that a zebra crossing had recently been installed along Braydon Avenue. The access proposed as part of this development would directly conflict with this. Officers made the agent aware and requested that this aspect was removed from the proposal. It is noted that no revised plans have been received to reflect this.

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 Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS25 Communities of the North Fringe of Bristol Urban Area

South Gloucestershire Local Plan (Adopted) January 2006 – Saved Policies

H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12 Transportation Development Control

South Gloucestershire Proposed Submission Policies, Sites and Places Plan (June 2016)

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP16 Parking Standards

PSP38 Development within Existing Residential Curtilages

PSP43 Private Amenity Space Standards

- 2.4 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)
Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT07/1366/F Approve with Conditions 08.06.2007
Erection of rear conservatory
- 3.2 PRE16/0867
Single dwelling construction of a similarly styled 3 bed house adjacent to the existing garage. Gardens will be split and separated off at the start of project. Garage will then belong to new dwelling. Off street parking already exists. Vehicle access from Chalcombe Close, foot access from Braydon Ave as per existing houses.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
Objections raised with serious concerns at the proposal to have access from the highway at the front of the property. The mandatory weight restriction on this road to be considered as part of any proposed works taking place on site.
- 4.2 Archaeology Officer
No comment
- 4.3 Sustainable Transport

Other Representations

- 4.4 Local Residents
1no. comment was received in support of the development.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.

5.2 Design and Visual amenity

Two storey extension

The proposal would involve the erection of a two storey side extension to the properties northern elevation. This would facilitate additional living accommodation including 1no. bedroom. It is proposed that this would match the height and depth of the existing property. It would have a pitched roof with a maximum height of 6.6 metres to the ridge and 4.3 metres to the eaves. It would have a depth of 7.2 metres and a width of 3.2 metres. Plans show it would introduce 2no. windows and a door to the front elevation, 2no. windows to the rear elevation, and 3no. windows and a door to the side elevation.

- 5.3 Throughout the course of the application Officers requested that the roof was reduced in height and that it was set back from the main front building line of the existing property to ensure it appeared subservient. It is noted that plans have not been received reflecting this. Nevertheless, in this instance, the host is located within a terrace of properties which are all of the same height and it is proposed that materials would match the existing. Accordingly, it is thought that it would have an acceptable appearance and would not be detrimental to the visual amenity of the surrounding area. Having said this, in the event the application is approved a condition is recommended to ensure materials match the existing.

5.4 *Creation of Access*

The second element of the proposal is the creation of an access which would cross over an existing verge to the front of the property as well as a pavement. It would also conflict with a zebra crossing (and associated infrastructure) as well as a cycle lane.

- 5.5 The property is located within a 'Radburn' style estate and front faces Braydon Avenue. The street is characterised to the west by houses of a similar design set back from the road with front gardens and a wide verge, which are separated by a pathway. This provides an attractive open character. To the east there is also a wide verge with associated vegetation and trees.

- 5.6 The proposed access would cut through the wide verge onto Braydon Avenue. This would fail to respect the character of the surrounding area and would be detrimental to the distinctive, open nature of the streetscene. Furthermore, it would conflict with an existing zebra crossing and cycle lane along Braydon Avenue. This would have a negative impact on the public realm and would restrict safety and convenience for pedestrian and cyclists. For these reasons, it would be contrary to CS1 of the Core Strategy and the emerging PSP1 of the PSP Plan.

5.7 Residential Amenity

The proposed extension would be located adjacent to a row of single storey garages. Beyond this is No. 70 Chalcombe Close which would be located approximately 23 metres from the extension.

The development would likely be visible to these neighbours, however, it is considered unlikely to have harmful impacts upon their residential amenity.

- 5.8 The host is attached to No. 72 to the south which both form part of a small terrace. Given the extension would be located the opposite side of the host to this property, it is thought that there would be no noticeable change to the residential amenity currently afforded to these occupiers.
- 5.9 Following the development, the property would have a suitable amount of private amenity space in accordance with the emerging PSP43 of the PSP Plan. Given all of the above, overall, the proposal is deemed acceptable in terms of Policy H4 of the Local Plan (Adopted) January 2006.
- 5.10 Highway Safety
Throughout the course of the application Officers were made aware that a zebra crossing (and associated infrastructure) has been installed along Braydon Avenue. The access proposed as part of this development would directly conflict and 'overlap' with the zebra crossing, associated infrastructure and a cycle lane. This represents poor integration which would have a harmful impact on highway safety, and would compromise safe walking and cycling within the locality. This would be contrary to para 35 of the NPPF which encourages safe and secure layouts which minimise conflicts with traffic and cyclists or pedestrians, as well as CS8 of the Core Strategy and saved policy T12 of the Local Plan. As such an objection is raised.
- 5.11 This application cannot be recommended as a split decision, given the proposed access would allow for an additional off-road parking space for the extended dwelling. Without this, the property would have 1no. garage and 1no. parking space. The garage would not comply with the internal space standards as set out in the Councils Residential Parking SPD. As such, the property would only have 1no. parking space. The total number of bedrooms at the property would increase to 4 following the development. The Parking SPD sets out that for this number of bedrooms 2no. off-street parking spaces should be provided. As such, without the proposed access the parking provision at the site would fail to comply with these standards. Therefore an objection is raised to the entire development, and it is recommended for refusal.

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 That the application is **REFUSED**.

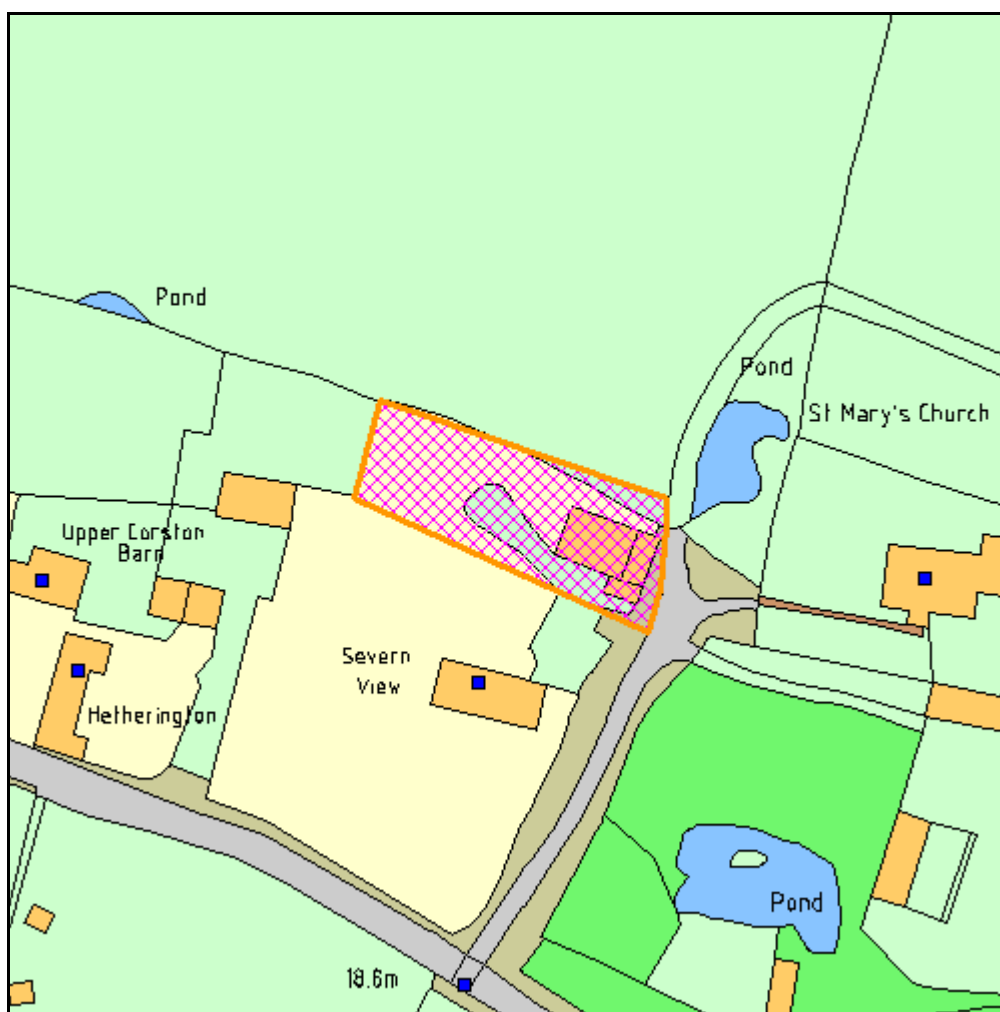
Contact Officer: Lucy Paffett
Tel. No. 01454 863436

REASONS FOR REFUSAL

1. Braydon Avenue is characterised by wide verges which provide an attractive open character. The proposed access would cut through a wide verge, this would fail to respect the character of the surrounding area and would be detrimental to the distinctive, open nature of the streetscene. Furthermore, it would conflict with an existing zebra crossing and cycle lane along Braydon Avenue. This would have a negative impact on the public realm and represents poor integration with the surrounding area which would have a harmful impact on highway safety and would compromise safe walking and cycling in the locality. The proposal would therefore be contrary to Policies CS1 and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan – incorporating Inspector’s Main Modifications (To Be Adopted, and the provisions of the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 45/17 – 10 NOVEMBER 2017

App No.:	PT17/4049/F	Applicant:	Mr Bill Prattc/o North & Letherby
Site:	Severn View The Green Littleton Upon Severn South Gloucestershire BS35 1NN	Date Reg:	27th September 2017
Proposal:	Demolition of existing agricultural building and erection of 1no. dwelling with associated works	Parish:	Aust Parish Council
Map Ref:	359991 190209	Ward:	Severn
Application Category:	Minor	Target Date:	21st November 2017



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been referred to the circulated schedule as comments of support have been received which are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a detached dwelling on land to the rear of Severn View, The Green, Littleton-upon-Severn. In order to erect the dwelling the existing Dutch barn on the site would need to be removed. In its place a 3-bedroom, single storey dwelling is proposed. The building has a modern appearance with an asymmetrical roof line and significant amounts of glazing on the western end of the building. While the site itself is generally flat, it is situated in an elevated position with the land to the west falling away to the River Severn and top the east rising to the church. The existing barn on the site is in a poor state of repair but has the appearance of a rural, tin clad, steel framed, agricultural building. Severn View is an early 1980s bungalow; it is plain in appearance.
- 1.2 Looking at the immediate local area, the site is characterised by its rural nature. A mix of modern farm buildings and historic farm houses and other buildings are close to the site. The site is situated to northeast of the village but feels separate from it in a collection of buildings of their own. There are a number of listed buildings including St Mary's Church (grade II*) and Lodge Farm (grade II) to the east, and Corston Farm (grade II*) to the west. Due to the age of these buildings they are also sites of potential archaeological interest. Wider afield, there are views from the site to the Severn Bridge and Aust Viaduct (the first Severn crossing) – a grade I listed structure – and the open landscape of the Severn Estuary and Welsh hills.
- 1.3 Turning to more general planning constraints, the site is located outside of any defined settlement and therefore falls into both the open countryside and the rural area of the district. This part of the district is also within the Bristol/Bath Green Belt. Despite its proximity to the river, the site falls within Flood Zone 1 and flooding is not a constraint to development.

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
CS15	Distribution of Housing

CS16	Housing Density
CS17	Housing Diversity
CS34	Rural Areas

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

L1	Landscape
L9	Species Protection
L13	Listed Buildings
L16	Agricultural Land
T7	Cycle Parking
T12	Transportation
H3	Residential Development in the Countryside
H4	Development within Existing Residential Curtilages
LC12	Recreational Routes

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP18	Statutory Wildlife Protection
PSP19	Wider Biodiversity
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Development in the Green Belt SPD (Adopted) June 2007
 Design Checklist SPD (Adopted) August 2007
 Residential Parking Standard SPD (Adopted) December 2013
 Landscape Character Assessment SPD (Adopted) November 2014
 CIL Charging Schedule SPD (Adopted) March 2015

3. RELEVANT PLANNING HISTORY

- | | | | |
|-----|--|------------------|------------|
| 3.1 | PRE17/0034 | Enquiry Complete | 05/05/2017 |
| | Demolish and existing Dutch barn and erection of 1no. dwelling | | |
| 3.2 | PT15/1795/F | Refused | 30/07/2015 |
| | Demolition of existing barn to facilitate erection of 1no dwelling with associated works | | |

Refusal Reasons

1. The site is located within the Bristol/Bath Green Belt and the proposal does not fall within the limited categories of development considered appropriate within the Green Belt. The applicant has not demonstrated that very special circumstances

apply such that the normal presumption against development within the Green Belt should be overridden. The proposed development is therefore contrary Policy CS5 and CS34 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, the Development in the Green Belt SPD (Adopted) June 2007 and the provisions of the National Planning Policy Framework.

2. The proposed development would have a harmful impact on the setting of the grade II* listed buildings of St Mary's Church and Corston Farmhouse, and the grade II listed building Lodge Farmhouse by virtue of the increased massing and resulting urbanized residential character of the site. The proposal is contrary to Policy CS1, CS9 and CS34 of the South Gloucestershire Local Plan (Adopted) December 2013, Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) and the provisions of the National Planning Policy Framework.
3. The proposed development fails to reach the highest possible standards of site planning and design as it fails to respect or enhance the character, distinctiveness and amenity of the area by virtue of the urbanizing impact on the landscape of the scale, mass, form, detailing, materials and overall external appearance. If permitted the development would be harmful to the visual amenity of the locality. The proposed development is therefore contrary to Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) the South Gloucestershire Design Checklist SPD (Adopted) August 2007 and the provisions of the National Planning Policy Framework.

3.3	PT14/0422/RVC	Approve with Conditions	25/04/2014
	Removal of condition 1 attached to planning permission P94/2476 relating to agricultural occupancy of the dwelling		
3.4	PT08/1953/F	Refusal	18/08/2008
	Erection of single storey rear extension and loft conversion to form additional living accommodation		
3.5	PT02/0800/PNA	No objection	30/04/2002
	Erection of agricultural building		
3.6	P94/2476	Approval	09/11/1994
	Amendment to condition (c) attached to N4772/1 to include agricultural contractors, within the agricultural occupancy condition		
3.7	P86/1483	Approval of Full Planning	21/05/1986
	Erection of single storey side extension to form single garage		
3.8	N4772/1	Approve with Conditions	25/01/1979
	Erection of an agricultural workers bungalow and formation of a vehicular access		
3.9	N4772	Approve with Conditions	17/08/1978
	Erection of agricultural workers bungalow with integral garage; construction of new vehicular and pedestrian access. Installation of septic tank		

4. **CONSULTATION RESPONSES**

4.1 Aust Parish Council

Dutch barn is in poor state of repair and its removal could be an improvement; previous refusal reasons have not been overcome; formation of a separate dwelling, not an annex; new house could be sold off separately; barn not in agricultural use in 2013, permitted development rights do not apply; restriction on resale and permitted development should be considered.

Internal Consultees

4.2 Conservation Officer

Objection: removal of Dutch barn would be beneficial but the resulting development would be harmful to the setting of the grade II* listed church and rural character of area.

4.3 Highway Structures

Technical informative suggested

4.4 Landscape Officer

Objection: removal of Dutch barn would be beneficial but new development would have an urbanising effect on an area of sensitive landscape character.

4.5 Lead Local Flood Authority

No objection

4.6 Public Rights of Way

No objection; informative should be applied to alert developer to limitations of the public right of way.

4.7 Sustainable Transport

No objection; rural location with limited access to goods and services and reliance on private motor car would not result in a severe impact on the operation of the local highway network.

Statutory / External Consultees

4.8 Historic England

No comment; application should be determined against local specialist advice

Other Representations

4.9 Local Residents

8 comments of support have been received which raise the following points:

- alternative to large scale residential development
- area needs more single storey dwellings
- barn would be removed to the benefit of the landscape
- free up family housing
- improve views of landscape

- improvement to green belt
- new building is of good design
- planners too quick to dismiss one-off dwellings
- prevent community from stagnating
- proposal is sympathetic to its historic location
- proposal will improve views from the church
- reuse of previously developed land
- will assist with housing shortage

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for the erection of a new dwelling in Littleton-upon-Severn. The site is outside of any defined settlement and within the green belt.
- 5.2 Principle of Development
The locational strategy for the district is set out in policies CS5 and CS34. Both of these policies seek to direct new residential development in the first instance to the existing urban areas and defined rural settlements. As the site is outside of a defined settlement, the proposal would conflict with the locational strategy. Certain forms of residential development that conflict with the general locational strategy may be considered. PSP40 identifies residential development that may be acceptable but limits this to: rural exception sites; rural workers dwellings; replacement dwellings; and, the conversion or reuse of existing rural buildings as dwellings. None of the above are proposed.
- 5.3 In terms of the appropriateness of the site for residential development, the application conflicts with the Development Plan and would normally be resisted (and be subject to other consideration, such as green belt). However, at present the authority cannot demonstrate a 5-year supply of deliverable housing land. As a result, settlement boundaries represent a restriction on development and in accordance with paragraph 49 of the NPPF cannot be afforded full weight. Instead, the application should be assessed against the presumption in favour of sustainable development.
- 5.4 The presumption in favour of sustainable development is set out in paragraph 14 of the NPPF. In relation to decision-taking, the presumption has two sections to it. The first refers to timely decision taking where proposals accord with the development plan; this element does not apply here. The second element is used where the development plan is out-of-date. It is split into two limbs stating that planning permission should be granted unless – (1) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the proposal, or (2) that specific guidance in the NPPF indicate permission should be refused.
- 5.5 The first limb is referred to as the ‘tilted’ balance. When this is applied, the planning balance is tilted heavily in favour of planning permission being granted as the ‘test’ is whether the harm of development would *significantly and demonstrably* outweigh the benefit. The second limb is the more traditional approach to decision-taking where the impacts of development are balanced

against the provisions of planning policy. Proposals would have to demonstrate that specific guidance in the NPPF, or indeed extant policies in the Development Plan, did not imply that planning permission should be refused before they could benefit from the tilted balance

- 5.6 Therefore, the proposal must be assessed against the specific policy in relation to the site constraints.

Green Belt

- 5.7 The government attaches great importance to green belts with the fundamental aim of keeping the land permanently open in nature. In order to achieve this, development in the green belt is strictly controlled. Inappropriate development in the green belt is by definition harmful and should not be approved except in very special circumstances.

- 5.8 The erection of new buildings within the green belt is inappropriate development unless the building fell into a predefined exception category. Exception categories relevant to this application include:

- replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling and limited affordable housing for local community needs within villages; and,
- the partial or complete redevelopment of previously developed land which would not have a greater impact on the openness of the green belt and the purposes of including land within it than the existing development.

- 5.9 Other forms of development that are not inappropriate include the re-use of buildings provided that the buildings are of permanent and substantial construction.

- 5.10 The existing use of the barn is ambiguous. On the planning application form it is described as 'storage of crates and small machinery'. The officer's report for PT14/0422/RVC stated that Severn View was occupied by an agricultural contractor between 1994 – when it was separated from Corston Farm – and 2009 when the occupying agricultural contractor left the property. This report also refers to Severn View as benefiting from a 'storage building' although whether this is a reference to the Dutch barn is not clear. Equally, the applicant is claiming that permitted development rights for the conversion of agricultural buildings to residential dwellings are a fall-back position as the formation of a dwelling could be undertaken as permitted development. Clearly the existing barn would need to be in an ongoing agricultural use for permitted development rights to be relevant.

- 5.11 In light of the above, the proposal cannot be considered a replacement building as it has not been demonstrated that the buildings would be in the same use.

- 5.12 A definition of infill development is given in the glossary to the Core Strategy as 'the development of a relatively small gap between existing buildings, normally within a built up area.' A similar definition is contained in the Development in

the Green Belt SPD which defines infill development as 'development that is small in scale and which fits into an existing built up area.' The authority would normally use the settlement boundaries as indicators for 'built-up' areas although these currently hold limited weight. Therefore an assessment is required as to whether the proposal is infill development.

- 5.13 Surrounding the site is some areas of development. Severn View is located to the south and the church and Lodge Farm to the east. Corston Farm is to the west although this is set some distance downhill. Land to the north is open. The site is not a gap between existing buildings as to the north and west the site is open. The proposal cannot therefore be considered as infill development.
- 5.14 The final relevant exception category is the redevelopment of previously developed land. Previously developed land is defined in the glossary to the NPPF and is stated to mean 'land which is or was occupied by a permanent structure, including the curtilage of developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.' The definition goes on to exclude land that is or has been occupied by agricultural or forestry buildings and land in built up areas such as residential gardens.
- 5.15 Given the discussions above, the existing and previous uses of the site are not clear. As a result, it cannot be concluded that the site is previously developed land. If the use and land is agricultural then it has been expressly excluded from the definition. If the building was in a residential use then it would only benefit from this exception category when development did not have a greater impact on openness than the existing development and would not conflict with the purposes of the green belt.
- 5.16 The Dutch barn is agricultural in nature and therefore would, if used for agricultural purposes, be appropriate development in the green belt. The proposed re-use would see this replaced with a domestic building with associated paraphernalia and car parking. It would also lead to the subdivision of the site. This would have a materially greater impact on the openness of the green belt in this location and would not safeguard the countryside from encroachment.
- 5.17 It must therefore be concluded that the proposed development is inappropriate development in the green belt. As stated, inappropriate development should not be approved unless very special circumstances can be demonstrated.

Very Special Circumstances

- 5.18 Guidance in the NPPF is very clear as to how local planning authorities should consider very special circumstances. It states that 'substantial' weight should be given to any harm to the green belt and that very special circumstances will not exist unless the potential harm to the green belt by virtue of inappropriateness *and any other harm* is clearly outweighed.

- 5.19 The applicant has submitted a case for very special circumstances which is summarised as follows:
- applicant has dependent relatives, who currently live in the wider area, in need of care and single level accommodation
 - proposal would provide appropriate accommodation and release a family home back to the market
 - proposal would enable the care to be provided in a family setting
 - proposal would result in a net reduction in built form in the green belt
 - proposal would lead to the removal of the Dutch barn and improvements to both visual amenity and the setting of heritage assets
- 5.20 Care requirements are personal in nature and reflect an individual's circumstance. While there is an overall public benefit to the provision of 'care ready' accommodation, the provision of care does not in itself require a green belt location. There is no evidence provided that the level of care required for the applicant's dependents cannot be provided within or through an extension to the existing building. There is no evidence that non-green belt alternatives have been considered and ruled out as unsuitable. There is no evidence that a temporary solution, which would have a lesser impact on the green belt, has been considered.
- 5.21 It is unlikely that personal care needs would ever outweigh the public interest of protecting the green belt from inappropriate development. Even where it could be demonstrated that a green belt location is required, care needs are temporary in nature (as they are directly connected to the person(s) in need of care) and would be unlikely to outweigh the permanent harm to the green belt.
- 5.22 The provision of a new dwelling in the green belt would no greater benefit than the provision of a new dwelling outside of the green belt in relation to the availability of family housing on the open market. This is therefore not very special and provides no weight whatsoever in favour of granting planning permission. The provision of additional housing in general would be a public benefit but the release of green belt land for strategic housing allocation should be considered through due process, such as through plan making, so that appropriate weight can be given to the public benefit and harm to green belt.
- 5.23 It is noted that the applicant consider a benefit of the proposal to be the reduction overall in the built form in the green belt. This is of some benefit and would be given some weight. However, as discussed in relation to previously developed land, it was concluded that the proposal would have a harmful impact on openness through the intensification of the domestic use. Therefore while the built form may in itself be reduced, the nature of the proposal would not result an overall benefit to openness or the purposes of the green belt.
- 5.24 The final part of the applicant's case for very special circumstances is that it would lead to visual improvements. For these to be considered, the discussion should be opened out to consider these factors in their entirety. Very special circumstances can only be found where the harm through inappropriateness and any other harm is clearly outweighed.

Heritage

- 5.25 The application sites within the direct setting of the grade II* listed St Mary of Malmesbury Church; the churchyard also includes a chest tomb that is separately listed grade II. Elsewhere in the vicinity are Lodge Farm and Corston Farm, grades II and II* respectively.
- 5.26 At present, an extended Dutch barn occupies the site. The building has a very utilitarian and agricultural appearance. Although this may not be an attractive building, it is the type and form of building to be expected in the setting of a working farm and rural landscape. Its proximity to the church is a result of the historic relationship of the surrounding farms with the church. It is clearly a relationship which has stood the test of time as farms directly to the east and west of the church are shown the first Ordnance Survey maps and are likely to feature on the tithe maps.
- 5.27 There is weight to the argument, in heritage terms, that the removal of the barn would have some benefit in terms of the setting of the church and views out of the churchyard. However, it must be made clear that a building of agricultural appearance in a rural setting is not alien or out of context. The benefits of the removal of the barn should not therefore be overstated, especially as the potential gains achieved through its removal will need to be balanced against the impact of the proposed replacement building on the character and appearance of the locality.
- 5.28 In the approach to the church from the access lane to the south, there are tandem views of both the Dutch barn, the church, and the churchyard. From the churchyard there are panoramic views of the estuary into which the barn injects. While a thorough visual assessment would appear to have been undertaken, it seems to focus of comparable views from a mid-distance rather than comparable views between the barn and the proposed building in its immediate setting. This includes the setting of the grade II* listed church.
- 5.29 It is noted that the proposed building would be lower in height than the barn but the development would still result in a building of very different character to the existing agricultural appearance of the barn. Despite the reduction in the size of the proposed building when compared to the existing building, it would still be prominent in views on the approach to and views from the church and churchyard. While the design of the building will be discussed in greater detail in a following section, it is considered that the form and appearance of the building in this particular context is likely to draw attention to the building and its attempts to represent itself as a pseudo-agricultural highly stylised bungalow. The gable end would be prominent and the proposed planting would provide little relief. As a result, the proposed building will have difficulty assimilating into the landscape, instead appearing as modern back-land development in what is a very sensitive setting. There is significant inter-visibility between the site and the church and churchyard and the careful consideration that this requires is not apparent in the design. The treatment of the new building is insufficient to prevent it from having a harmful impact on the setting of the church as it is at risk of looking contrived and jarring within its context.

- 5.30 While the proposal has been identified to be harmful, the level of harm is less than substantial. In such circumstances the NPPF requires the decision maker to weigh the harm to the heritage asset against the public benefits of development. The weighing exercise will be completed below.

Landscape Impacts

- 5.31 It has been alluded to in preceding sections, but the application site is sensitive in nature. The site is outside the main part of the village of Littleton-upon-Severn, located by the church and farms (with both old and modern buildings). The surrounding countryside has a strong rural character and spectacular views of the River Severn and its estuary. A number of public rights of way run past the site with links into the wider countryside. The site falls into the Severn Ridges (LCA18) landscape character area as identified in the SPD where both views from the area to the estuary, Forest of Dean, and Welsh hills are identified as well as the reverse views back to the Severn Ridges.
- 5.32 The proposed building would be visible in views from the public rights of way and the church. The existing Dutch barn is a relatively tall structure within the landscape context and in a dilapidated state. Again, as with heritage considerations, the relationship between the Dutch barn and the landscape is consistent with the rural, agricultural setting. The barn is not incongruous within the landscape despite its size and prominent position directly opposite the churchyard gates as the Dutch barn is an appropriate rural building.
- 5.33 The existing bungalow, Severn View, has a slight suburbanising impact which is at odds with an otherwise rural environment and inconsistent with the overall character of the village. This said, Severn View is set within its plot and well screened with vegetation and therefore is not as prominent in the landscape as may initially appear.
- 5.34 The proposed building would not share the same mitigating features. While the removal of the Dutch barn would have some benefits, it is not an inappropriate building in its own right. The replacement bungalow, however, would sit much closer to the church and therefore be more prominent. Indicative landscaping has been shown but there is concern that this would not be appropriate and fail to mitigate the impact of the development on the landscape.
- 5.35 In terms of harm, the development would – as proposed – have an unacceptable impact on the visual amenity of the landscape. This impact could be reduced through the use of appropriate planning conditions controlling landscape. But it would not be possible through condition to revise the positioning or layout of the proposed building. The weighing of this harm shall be undertaken below.

Design and Appearance

- 5.36 An interesting approach has been taken in designing this proposal with evidence in the Design and Access Statement pointing towards a stoutly Modern appearance. The proposed dwelling would be rectangular and single storey with an asymmetrical pitched roof. The materials are not stated with 'to

be confirmed' listed on the application form and no specific details given in the Design and Access Statement. From the plans it is assumed that the building will be clad externally with a tiled roof. The proposal includes significant amounts of glazing at the north-western corner of the building to take advantage of the views of the river but limited glazing on the southern and eastern elevations.

- 5.37 The NPPF is robust on two aspects of design: firstly that good design is a key aspect of sustainable development and indivisible from good planning. Secondly, that local planning authorities should not attempt to impose certain architectural styles and tastes or stifle innovation and originality whilst reinforcing local distinctiveness.
- 5.38 In general, the concept of a Modern dwelling would be acceptable. However, the site is one that is sensitive to new development and it would need to be demonstrated that a Modern dwelling has been informed by and respects the distinctiveness of the locality. Although a Design and Access Statement has been provided, it does not discuss how the proposed appearance has evolved through the design process. There is no analysis of local building styles, forms, vernaculars, or an assessment of local predominant building materials. It is this detail which is required to support a proposal of this nature as a successful Modern design which integrates into its surroundings should reflect its context.
- 5.39 While there is no objection to the principle of the design, there is a significant concern that without evidence to support the design evolution – including an appraisal of distinctive architectural features in the locality – that the proposal would be harmful to the visual amenity of the locality and fail to meet the highest possible standards of site planning and design. This harm will be considered against other factors in the following section.

Acceptability of Development

- 5.40 In order that the tilted balance within the presumption in favour of sustainable development can be applied, it must be demonstrated that the proposal generally accords with the provisions of the NPPF. It was concluded that the proposal is inappropriate development in the green belt although very special circumstances have been advanced to support the applicant's case. For very special circumstances to be found, the harm by inappropriateness and any other harm must be clearly outweighed by other considerations.
- 5.41 The case put forward has not been found to be very special. Furthermore it has been concluded that the development would result in less than substantial harm to a designated heritage asset, that the proposal would have an adverse impact on the landscape and that the design of the development does not prevent further harm to visual amenity.
- 5.42 If development was permitted it would result in the formation of a single additional dwelling towards overall housing supply in the district in a location where residents would be highly reliant on the private motor car as the principal means of travel. While there is some public benefit in the provision of additional housing, the more sustainable the location of the housing the greater

the benefit. Equally, there is public benefit to 'care ready' accommodation, including the provision of single level living. In this application, it is confirmed that the proposal would comply with the Lifetime Homes Standard taken from the Metric Handbook (3rd edition). The weight that can be attached to the benefits of the proposal are at best moderately in favour of the development.

- 5.43 However, green belt policy is unambiguous in stating that substantial weight should be given to harm to the green belt. This proposal is harmful to the green belt and very special circumstances have not been found (as the proposal is not very special in its own right and there are other harms that would result from the development).
- 5.44 Although in heritage terms the harm should be weighed against the public benefit, there is little public benefit. In this case the benefit does not justify the level of harm to the setting of the listed building and development should be resisted.
- 5.45 The level of harm to the landscape should be clarified through the submission of greater detail and analysis to support the application. The same can be said in relation to the design. These factors as they stand are harmful and therefore should be weighed against the public interest. Without sufficient information to ensure that the impact on the landscape can be mitigated and that the design would reflect (there is no requirement for it to mimic) the styles in the locality, the benefit does not outweigh the harm and development should be resisted.
- 5.46 Further Planning Considerations
It has been concluded in the preceding analysis that the proposal conflicts with planning policy and guidance and therefore is not sustainable development and does not benefit from the tilted balance in favour of.
- 5.47 However, there are outstanding material considerations which should be discussed briefly.

Access and Transport

- 5.48 Littleton-upon-Severn has few facilities and as a result residents rely on the motor car as the principal means of transport. Further development in Littleton is therefore generally unsustainable as there are few reasonable opportunities for using alternative means.
- 5.49 The Highways Officer has reviewed the application and notes the general sustainability credentials of the village. In this instance it is considered that the highway impact resulting from this development would not be severe and no objection is raised. In the event planning permission was recommended a condition would be included to secure parking provision.

Residential Amenity

- 5.50 Development should not be permitted that has a prejudicial impact on residential amenity. Both the proposed dwelling and Severn View would retain adequate private amenity space although they would face each other across

the shared driveway/parking area would not be subject to undue overlooking or loss of privacy. No objection is raised in this regard.

Biodiversity

- 5.51 Having regard to the form of the barn and the previous planning history where no objection on ecological grounds was raised, it is not considered that the proposal would result in an adverse impact on biodiversity. The provision of an orchard is noted which would be a benefit as orchards feature in the district's biodiversity action plan. In the event that permission was recommended, a condition would have been applied to secure the proposed landscaping – including any biodiversity gain.

Archaeology

- 5.52 This application, and the previous applications on this site, is in an area of archaeological potential, defined by the medieval settlement (which has its origins as far back as 986) and the proximity to the church, and ordinarily some form of pre-determination assessment would be required. However, as the application is largely occupying the same footprint as the existing barn, pre-determination assessment is not needed.
- 5.53 However, it is likely that the steel barn would have been placed on a concrete raft foundation at a fairly shallow depth. Even if it has not, the foundation trenches for a new dwelling will have a considerably greater impact than the barn frame and this will impact on any archaeology that is present. Therefore, had planning permission have been recommended a condition for a programme of archaeological work to monitor ground disturbance associated with the demolition of the barn and ground disturbance associated with the development would have been applied.

Public Rights of Way

- 5.54 The development would not affect the nearest right of way. However, in carrying out the development, the developer should be aware of the limitations regarding public rights of way. An informative note should be attached to any permission granted.

5.55 Impact on Equalities

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

- 5.56 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers. The local planning authority is statutorily required to apply the Equality Duty to its decision taking.

5.57 The circumstances of the applicant, contained within their case for very special circumstances are noted, particularly the care needs of dependents both through advancing age and disability. With regards to the Duty, the development contained within this planning application is considered to have a neutral effect equality overall. Although the development would provide specialised accommodation, planning policy has been applied and the weight attached to advancing equality does not outweigh the harm to the overall public interest.

5.58 Other Matters

A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below.

5.59 While the authority has strategic housing proposals, these do not preclude other residential developments coming forward – particularly given the current under supply. However, each should be assessed on its own merits and only those which meet policy should progress.

5.60 In determining this planning application, officers have applied the test of the public interest; the application has not been resisted out of hand.

5.61 It is not considered that the provision of a single dwelling in this location would have a significant positive impact on the local community or culture.

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 below.

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REASONS FOR REFUSAL

1. The site is located within the Bristol/Bath Green Belt and the proposal does not fall within the limited categories of development considered appropriate within the Green Belt. The very special circumstances advanced by the applicant have not demonstrated that the normal presumption against development within the Green Belt should be overridden or that the proposal would not result in any other harm. The proposed development cannot therefore be considered sustainable development and if permitted would be contrary to Policy CS5 and CS34 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, the Development in the Green Belt SPD (Adopted) June 2007 and the provisions of the National Planning Policy Framework.
2. **The proposed development would have a harmful impact on the setting of the grade II* listed buildings of St Mary's Church due to inter-visibility between the church and churchyard and the application site and the juxtaposition with the proposed dwelling would be contrived and jarring. While the level of harm is less than substantial the public benefit does not outweigh the harm. As a result the proposal is not considered to be sustainable development and if permitted would be contrary to Policy CS1, CS9 and CS34 of the South Gloucestershire Local Plan (Adopted) December 2013, Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Resolution to Adopt) November 2017, and the provisions of the National Planning Policy Framework.**
3. Insufficient information has been provided to satisfy the local planning authority that the proposed development would conserve the distinctiveness and character of the landscape and meet the highest possible standards of site planning and design. No analysis has been provided to demonstrate that the siting of the dwelling is the least intrusive into the landscape or that the appearance of the building has been informed by and respects the distinctiveness of the locality. In the absence of this information, the local planning authority can only conclude that the development would be harmful and that the harm would outweigh the moderate benefit of the proposal. Therefore the proposed development cannot be considered sustainable development and if permitted would be contrary to Policy CS1, CS9 and CS34 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy PSP1 and PSP2 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, and the provisions of the National Planning Policy Framework.