



**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. 03/17

Date to Members: 20/01/2017

Member's Deadline: 26/01/2017 (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:

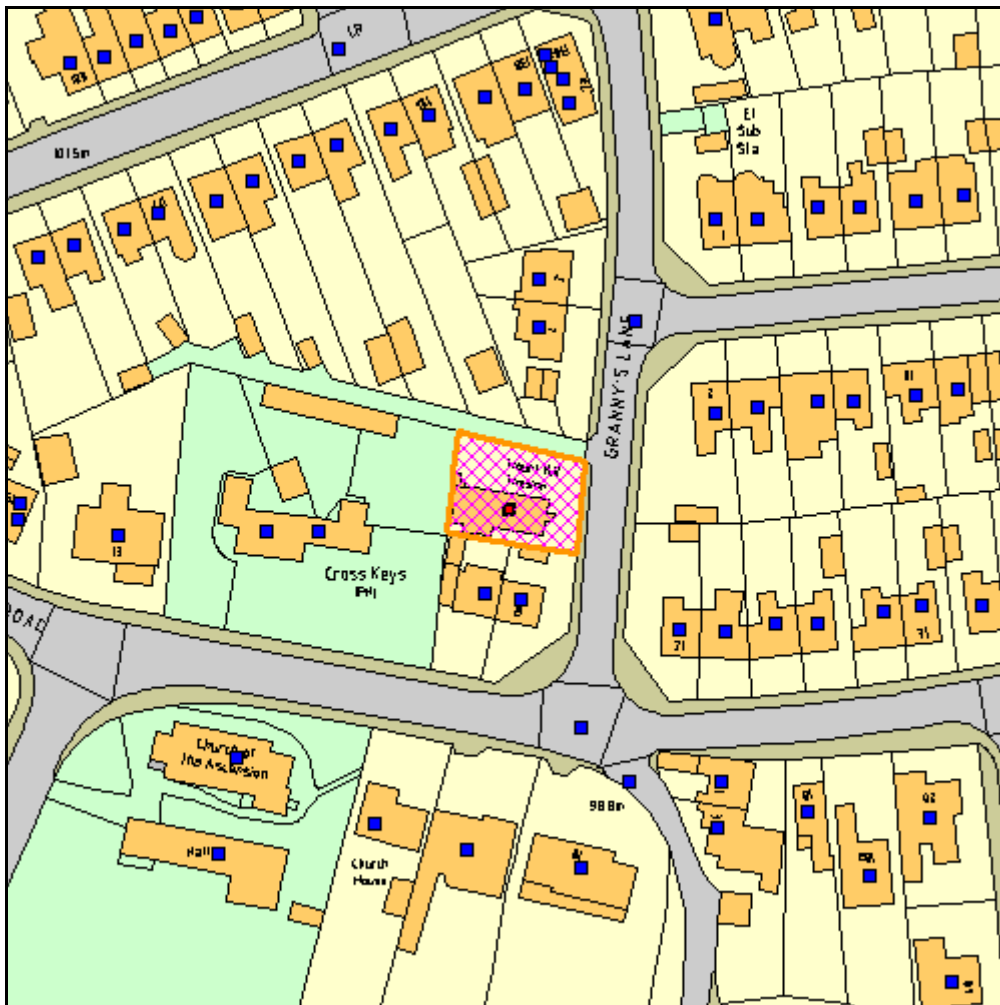
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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 - 20 January 2017

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK16/3921/F	Approve with Conditions	Mount Hill Mission Grannys Lane Hanham South Gloucestershire BS15 9NH	Hanham	Hanham Parish Council
2	PK16/4093/F	Approve with Conditions	81 Cloverlea Road Oldland Common South Gloucestershire BS30 8TX	Oldland	Bitton Parish Council
3	PK16/5315/F	Approve with Conditions	Land Adjacent To Windyridge Abson Road Wick South Gloucestershire BS30 5TS	Boyd Valley	Wick And Abson Parish Council
4	PK16/5738/F	Approve with Conditions	45 Wesley Avenue Hanham South Gloucestershire	Hanham	Hanham Parish Council
5	PK16/6543/F	Approve with Conditions	Badgers Holt Yate Rocks Yate South Gloucestershire BS37 7BU	Yate North	Yate Town
6	PK16/6668/CLP	Approve with Conditions	13 Springfield Avenue Mangotsfield South Gloucestershire BS16 9BJ	Rodway	None
7	PT16/5989/F	Approve with Conditions	10 Church Road Thornbury South Gloucestershire	Thornbury North	Thornbury Town Council
8	PT16/6150/F	Approve with Conditions	1 Down Road Alveston South Gloucestershire BS35 3JF	Thornbury South And	Alveston Parish Council
9	PT16/6402/CLP	Approve with Conditions	10 Raglan Place Thornbury South Gloucestershire	Thornbury South And	Thornbury Town Council
10	PT16/6470/F	Approve with Conditions	3 Colin Close Thornbury South Gloucestershire BS35 2JD	Thornbury North	Thornbury Town Council
11	PT16/6563/F	Approve with Conditions	47 Crows Grove Bradley Stoke South Gloucestershire BS32 0DA	Bradley Stoke North	Bradley Stoke Town Council

CIRCULATED SCHEDULE NO. 03/17 – 20 JANUARY 2017

App No.:	PK16/3921/F	Applicant:	Ludwell Properties
Site:	Mount Hill Mission Grannys Lane Hanham Bristol South Gloucestershire BS15 9NH	Date Reg:	6th July 2016
Proposal:	Demolition of existing building and erection of 2no. dwellings with parking and associated works.	Parish:	Hanham Parish Council
Map Ref:	365006 172576	Ward:	Hanham
Application Category:	Minor	Target Date:	29th August 2016



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PK16/3921/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following objections from local residents which are contrary to the officer recommendation detailed within this report.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the demolition of the existing church hall and the erection of 2 no. dwellings with parking and associated works at Mount Hill Mission, Grannys Lane, Hanham.
- 1.2 The application site is situated within the East Bristol urban fringe, and an area of archaeological potential. The site may have been used for coal mining in the past.
- 1.3 During the course of the application, a Coal Mining Risk Assessment, an acoustic report, an ecological survey and a statement regarding the existing use of the site have been received, at the request of officers. A period of re-consultation has been undertaken with internal specialist officers and the Coal Authority.
- 1.4 Amendments were also received to change the gable roofline proposed for a hipped roof, and to remove the front dormer windows proposed. A period of re-consultation was not deemed necessary as the size of the proposal had reduced in scale.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Practice Guidance

- 2.2 Development Plans

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

- EP4 Noise Sensitive Development
- T7 Cycle Parking
- T12 Transportation
- L9 Protected Species
- L11 Archaeology

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

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 There is no relevant planning history at the site.

4. **CONSULTATION RESPONSES**

- 4.1 Hanham Parish Council
No objection.

4.2 Other Consultees

Archaeology
No objection.

The Coal Authority
No objection following submission of amended CMRA, subject to conditions.

Sustainable Transport
No objection subject to parking being conditioned.

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

Lead Local Flood Authority
No objection.

Environmental Protection
Recommendations in acoustic report should be implemented.

Ecology Officer
No objection subject to informative on decision notice.

Other Representations

- 4.3 Local Residents
One letter of objection has been received stating the following:
- Dangerous and busy part of the road with blind spots
 - Problems with parking in area will be exacerbated
 - Two small driveways proposed will not be enough, 2 or 3 spaces are required
 - Will appear visually cramped

- Painted render finish will be out of keeping and will attract mould and water runs

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. The paragraph goes on to suggest that if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites then their relevant policies for the supply of housing should not be considered up-to-date. Currently, the Council cannot demonstrate a five year housing land supply, meaning paragraph 49 of the NPPF is engaged. The decision-taker is now also required to consider the guidance set out within paragraph 14 of the NPPF. Paragraph 14 states a presumption in favour of sustainable development, and states that proposal that accord with the development plan should be approved without delay, and where relevant policies are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF.

5.2 Development within the existing settlement boundaries is generally supported by the Local Planning Authority as it is a sustainable form of development which makes the most efficient use of land. Policy CS5 allows for development within the existing urban area subject to meeting other criteria such as design considerations, amenity and transport. Policy CS23 of the Core Strategy is also relevant, which seeks to retain community uses such as a church meeting hall unless the following can be demonstrated:

- The use has ceased and there is no longer a demand; OR
- The facility is no longer fit for purpose; AND
- Suitable alternative provision is available within easy walking distance to the required standard

5.3 A statement has been submitted by the applicant demonstrating that the hall has been empty for over 1 year, and that the hall is in a state of disrepair and would need to be refurbished before being brought back into use. There are other community venues within the area which can offer the same services, include the Kingswood Church of the Ascension which is a short walk from the site. The development is therefore considered to meet all three criteria within policy CS23 and is acceptable in principle.

5.4 Design and Visual Amenity

The area is predominantly residential in character. To the south of the site is a pair of dormer bungalows, and the most common style of dwelling is semi-detached, hipped, post war properties. To the north of the church hall is a semi-detached pair of dwellings with a gable roof line. Render is the dominating external finish across the whole area, although the public house immediately to the west is finished in stone and brick. Comments stating that painted render is unsuitable due to the prevalence of pebble dash render in the area are noted, however officers consider that painted render is an acceptable finish and would

not appear incongruous. The proposed dwellings are to be semi-detached, and amendments were received to remove a prominent front dormer window and to incorporate a hipped roof design in order to better reflect the character of the area. In the event that the application is approved, it is considered appropriate to condition details of the roof tiles to be used as this is not specified on the plans. Subject to this, the development is considered acceptable in terms of policy CS1 of the Core Strategy.

5.5 Residential Amenity

The pair of three-bedroom semi-detached dwellings proposed would have rear principal windows facing towards the public house to the rear. Only indirect views into the gardens of 17 and 19 Hollyguest Road to the south would be possible. Furthermore, whilst the dwellings to the south will be close to the side elevation of the southernmost house proposed, the amendments showing a hipped roof instead of a gable roofline reduce the impact and the proposal is not considered to be overbearing. There are no principal windows proposed facing into the adjacent gardens. There are principal windows facing the site from Hollyguest Road, so the garden of the southernmost proposed house will experience some overlooking, however the dwelling is angled as such that inter-visibility between windows is not possible. This will weigh against the scheme when coming to the planning balance.

5.6 Adequate private amenity space is proposed for the future occupiers of the dwellings, although the Environmental Health team did initially raise concerns regarding the proximity to the garden of the public house to the west. An acoustic report has been submitted, and its recommendations that acoustic trickle vents in the windows and acoustic fencing at the boundary should be implemented will be conditioned on the decision notice in the event the application is approved. There is no objection from a residential amenity perspective.

5.7 Transport

The existing use as a church hall is clearly material when considering the likely impact from two dwellings. Granny's Lane is an unclassified road, and so there is no need for a turning head within the site. Two parking spaces are proposed for each three bedroom dwelling, which meets the residential parking standards within the SPD. Subject to a condition requiring the implementation of the parking spaces, there is no transportation objection.

5.8 Coal Mining

A revised Coal Mining Risk Assessment has been submitted to support the application, and The Coal Authority have recommended that a pre-commencement condition is attached to any planning permission to ensure that the applicant carries out intrusive site investigations so that any risk identified can be mitigated against.

5.9 Flood Risk and Drainage

The site is not located in an area at high risk from flooding. It is considered that the Building Regulations will adequately cover detailed drainage matters.

Ecology

A Bat Search Survey Report has been submitted in support of the proposed application by Simecology Ltd (October, 2016), and it did not find any evidence of bats using the site. An informative on the decision notice will be included in the event of an approval to remind the applicant of their responsibilities regarding bats as a protected species.

5.10 Planning Balance

South Gloucestershire Council cannot identify a five year housing land supply at present, and this proposal would make a small contribution of 2 no. units to the supply of housing. As identified above, there would be a degree of overlooking from dwellings on Hollyguest Road into the garden of the proposed southernmost house, however there would not be any inter-visibility between windows and so the harm is not considered to represent significant and demonstrable harm that would outweigh the benefits of the scheme providing 2 no. units of housing. It is therefore recommended that the planning application is approved.

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 on the decision notice.

Contact Officer: Trudy Gallagher
Tel. No. 01454 862217

CONDITIONS

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

Reason

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

2. Prior to the commencement of the relevant part of the development details of the roofing proposed to be used shall be submitted to and approved in writing by the Local

Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

3. Prior to the commencement of development, the following shall be submitted to the Local Planning Authority for written approval and implemented in accordance with the agreed details:
 - The submission of a scheme of intrusive site investigations for approval;
 - The undertaking of that scheme of intrusive site investigations;
 - The submission of a report of findings arising from the intrusive site investigations;
 - The submission of a scheme of remedial works for approval; and
 - Implementation of those remedial works.

Reason

To adequately mitigate against the risks associated with unstable land and to accord with policy CS9 of the Core Strategy (adopted) December 2013 and the National Planning Policy Framework. This information is required prior to commencement to prevent risks during the construction period and to prevent remedial works later on.

4. Prior to first occupation of the dwellings hereby approved, the acoustic fencing along the boundary and the acoustic trickle vents within the windows shall be implemented in accordance with the recommendations specified in Parts 6 and 7 of the Noise Impact Assessment ref 6512/DO/pw October 2016 by Acoustic Consultants Ltd.

Reason

To protect the residential amenity of the future occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

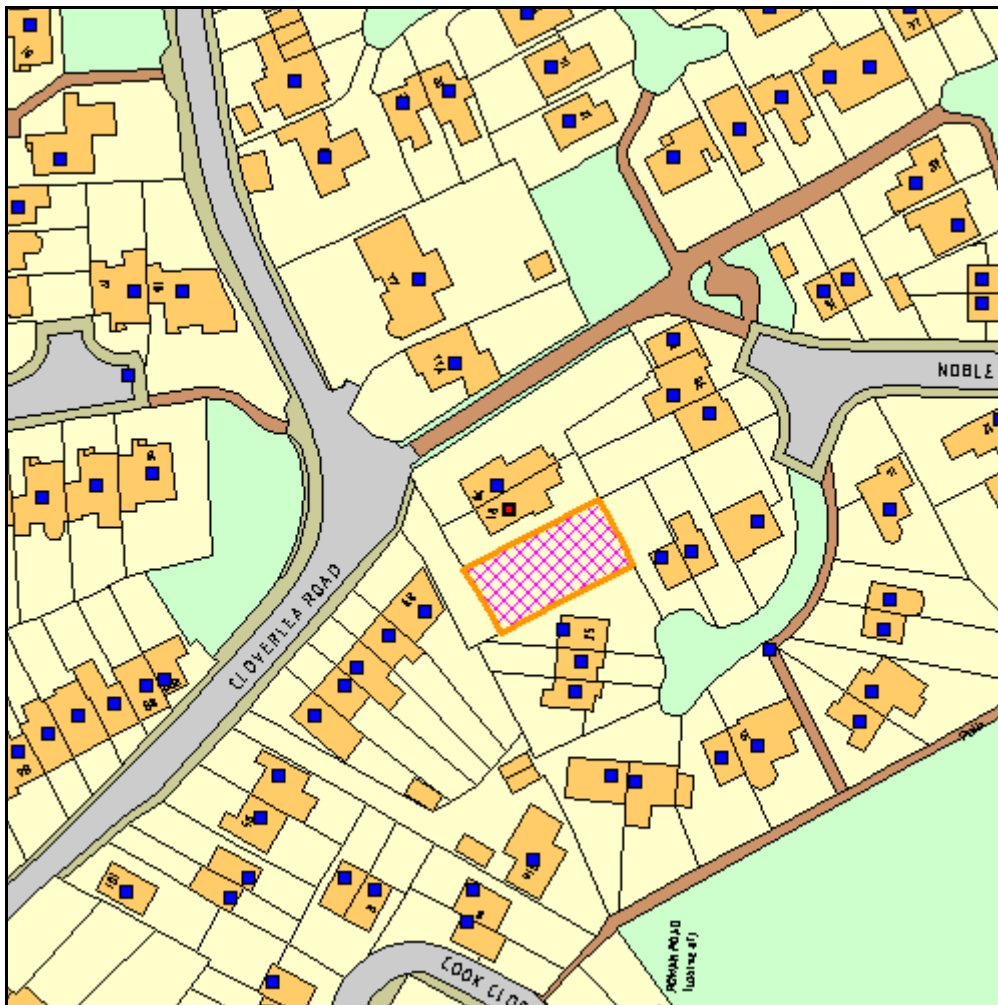
5. The off-street parking facilities shown on the plan hereby approved (ref PLN-1 received on 17th August 2016) shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

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

CIRCULATED SCHEDULE NO. 03/17 – 20 JANUARY 2017

App No.:	PK16/4093/F	Applicant:	Mr B Burgess
Site:	81 Cloverlea Road Oldland Common Bristol South Gloucestershire BS30 8TX	Date Reg:	22nd September 2016
Proposal:	Erection of 1no dwelling and associated works.	Parish:	Bitton Parish Council
Map Ref:	367364 171896	Ward:	Oldland Common
Application Category:	Minor	Target Date:	15th November 2016



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PK16/4093/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following comments from a local resident and the Parish Council.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of 1no. detached dwelling and associated works.
- 1.2 The application site relates to the side garden of No. 81 Cloverlea Road, Oldland Common.
- 1.3 During the course of the application revised plans were requested to alter the roof line to better reflect the general characteristics of properties in the immediate area. A Coal Risk Assessment was also requested.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

- H4 Residential Development within Existing Residential Curtilages
- T7 Cycle Parking
- T12 Transportation Development Control Policy for New Development

- 2.3 Emerging policy: South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

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

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 No planning history for the site

4. **CONSULTATION RESPONSES**

- 4.1 Bitton Parish Council
No objections but commented on the lack of facilities for pedestrians

4.2 Other Consultees

Archaeologist

No objection subject to a watching brief.

Sustainable Transport

No objection subject to conditions regarding parking and cycle provision

Highway Structures

No comment

Drainage and Flood Risk Management Team

No objection

Coal Authority

Objection:

The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically likely historic unrecorded underground coal mine workings at shallow depth.

The applicant has submitted some coal mining information to accompany the planning application; however, the Coal Authority does not consider this adequately addresses the impact of coal mining legacy on the proposed development.

The Coal Authority therefore **objects** to this planning application, and we consider that the applicant needs to submit the required Coal Mining Risk Assessment Report, or equivalent, to the LPA.

Updated comments:

No objections subject to conditions regarding site investigations.

Other Representations

4.3 Local Residents

One letter of objection has been received from a local resident. The points raised are summarised as:

- Overlook garden
- Potentially block sunlight
- Area already tightly packed – do not want to look out onto back of another house
- Conifer tree recently removed so we now have sun throughout the day

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. Of particular relevance here is the resulting design and impact on the character of the existing property and the area in general. Impact on the residential amenity of neighbours and of the existing and future occupants must also be considered, as would the impact of the development on parking and highway safety.

5.2 It is acknowledged that South Gloucestershire Council does not have a five year land supply. As such paragraph 49 of the NPPF is engaged and Policy CS5 is considered out of date. 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 state 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 and furthermore the application must be assessed in light of the presumption in favour of sustainable development as set out in the following report.

5.3 The NPPF (2012) promotes sustainable development and great importance is attached to the design of the built environment. It emphasises this by stating *Good design is a key aspect of sustainable development and expects high quality and inclusive design for all development, including individual buildings.* Among others, the NPPF expects development should *add to the overall quality of the area...respond to local character and history, and reflect the identify of surroundings [and be] visually attractive as a result of good architecture.* It goes on to state that *Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*

5.4 The proposal being the creation of a new dwelling within the established settlement boundary and the garden of No. 81 Cloverlea Road is considered to accord with the principle of development. This counts in its favour and whilst the provision is limited to only one dwelling it would still make a contribution and weight is accordingly awarded. Policy H4 is supportive in principle of

proposals for the erection of infill dwellings within existing curtilages, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity. It is recognised that the proposal could be regarded as being backland development which owing to its very nature can have its own limitations which can be a barrier to a successful scheme. On this occasion, although the site is in the side garden access would be out onto a shared lane and in this instance is not a constraint. The proposal and its impact is discussed in more detail below:

5.5 Design and Visual Amenity

Policy CS1 of the Core Strategy demands the 'highest possible standards of design and site planning', a number criteria which compose high quality design are form, scale, massing, density and overall layout. The surrounding area comprises a variety of two-storey dwellinghouses that differ in design, style, age and scale. The approach taken by the applicant is to produce 1 no. three-bedroom unit to sit at the end of the access lane currently outside the pair of semi-detached properties Nos. 81 and 79 Cloverlea Road. These properties are attractive stone fronted Victorian- type semis with yellow brick quoin detailing. These sit at the head and to one side of the cul-de-sac with properties of a more modern and varied style surrounding them. No. 79 benefits from a vehicular access off the main road with only its pedestrian access off the unmade up lane, whereas access for No. 81 and the proposed new dwelling would be entirely off this currently unmade up lane.

5.6 With respect to appearance, as the dwellinghouse would be immediately adjacent to and read as being a continuation of this small row, it was felt that it should reflect and be in-keeping with these houses as much as possible. Therefore, the use of stone was welcomed and revised plans requested to show that the roof shape would match the existing semis. It is acknowledged that the proportions of the house in terms of its width would be larger but as the ridge height was no higher than No. 81 and being located at the end of this small lane, the difference in size would not have an adverse impact on the street scene.

5.7 The property would have a east-west orientation and openings would be located in the front and rear elevations at ground and first floor with additional ground floor windows in the north elevation of the main house and the single storey rear addition. Two parking spaces would be created for the new dwelling, and off-street parking spaces would be created for No. 81. In terms of its appearance, scale and style and it is considered that the proposed dwellinghouse is appropriate to the plot size and in-keeping with the character of the area in general. The overall design is therefore acceptable and this carries weight in its favour.

5.8 Residential Amenity

The proposed dwellinghouse would sit within the side garden of No. 81. Properties to the west and east are side-on to proposed dwelling with their respective rear gardens being opposite the proposed new dwelling. With regards to the property to the south at No. 25 Nobel Avenue. This property is set at an angle to the proposed new dwelling, at about 6 metres distant and separated by fencing of about 1.8 metres in height. No first floor windows are

in the opposing elevation of either this neighbour or the proposed new dwelling. Although there would be some changes for neighbours, the built-up nature of the area and the proximity of other two-storey dwellings is noted. On balance it is therefore considered that there would be no adverse impact regarding overlooking or loss of privacy for these neighbours and in these terms the proposal is considered acceptable.

- 5.9 Comments have been received from neighbours with regards to blocking sunlight. The proposed new dwelling would be to the northwest of this neighbour and as such it is likely there would be some changes to some parts of the rear garden. These would be during the latter part of the day with there being no change for the rest of the daylight hours. Impact on neighbouring dwellings is an important consideration in any assessment and a judgement must be made as to whether the impact would be sufficient reason to refuse a scheme. In this case a balanced view is taken as the proposed dwelling would alter the amount of sunlight entering part of the rear garden of No. 29 but only for the latter part of the day. In built up areas this situation is not unusual and it is noted that until recently the neighbour has experienced some interruption in the amount of sunlight entering the rear garden due to a very large conifer which has now been removed. It is considered that given the neighbour would still have sunlight entering the rear garden, albeit to a reduced degree later on, a refusal of the application for this reason would not be justified.
- 5.10 It is acknowledged that the garden for No. 81 would be divided and about 66 sq metres of amenity space would remain to serve this house. The rear garden space for the proposed new dwelling at about 88 sq metres would also be appropriate for this family size home. It would be enclosed by fencing of approximately 1.8 metres in height and to the front, the stone wall would be repaired or retained as appropriate, thereby separating it from the path running along the southern boundary.
- 5.11 The matter of overlooking, inter-visibility and loss of privacy has been taken into account and given the distance between the properties in a built up area, and the proposed boundary treatments the amenity of both existing and future occupants is protected. In these terms the proposal is acceptable and weight is given in its favour. The issue of loss of sunlight has been assessed and in the balanced discussion some impact for part of the day acknowledged. Weight attributed to the proposal is neutral in these terms.
- 5.12 Sustainable Transport
Parking issues:
The proposed development would be for 1no. three-bed property requiring two parking spaces. These are to be provided to the front of the property. As a result of the development the existing parking provision for No. 81 would be removed but two new spaces would be created alongside the house. The proposed parking therefore meets adopted residential parking standards. The provision of bin and cycle storage for the new property would be conditioned. Weight is awarded in favour of the scheme in this respect.

5.13 Access and Safety:

Comments from the parish regarding the lack of pavement for pedestrians are noted but it must be recognised that the shared driveway is both relatively short in length and would be for the existing and the proposed dwellings only. It is therefore considered that the proposal would not be contrary to Policy T12 and would provide a safe access for both sets of occupants proportionate to the scale of the development.

5.14 Coal Mining

The Coal Mining Risk Assessment concludes that there is a potential risk posed to the development from past coal mining activity. The report therefore recommends that intrusive site investigations are carried out on site in order to establish the exact situation in respect of coal mining legacy issues. The nature and extent of these intrusive site investigations should be agreed with the Permitting Section of the Coal Authority as part of the permissions process. In the event that shallow mine workings are encountered, The Coal Authority considers that due consideration should also be afforded to the potential risk posed by mine gas to the proposed development. The findings of the intrusive site investigations should inform any remedial measures which may be required.

5.15 Given the above a condition is to be attached to the decision notice requiring site investigation work prior to commencement of development. Any subsequent identified remedial works should be also be undertaken prior to commencement of the development. As such the Coal Authority withdraws its original objection to the scheme.

5.16 Archaeology

The site lies within an area of archaeological potential, close to the site of a C19th colliery, therefore it is recommended that an archaeological watching brief is undertaken during all groundworks.

5.17 Overall conclusion

The proposal would be for the erection of one new dwelling house in the existing built up area of Oldland Common - this is given weight in its favour. Parking arrangements are considered to meet the adopted standards and not to have a negative impact on amenity. Impact on amenity has been assessed and found acceptable. Giving appropriate weighting to the positive versus the negatives of the scheme, the benefits of this new dwelling within the settlement boundary are considered to outweigh any perceived harm and the proposal is considered acceptable and 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 written on the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

2. The hours of working on site during the period of construction shall be restricted to 7:30 to 18:00 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 saved Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and the provisions of the National Planning Policy Framework.

3. The dwelling shall not be occupied until the access from the development up to Cloverlea Road and the parking spaces have been provided in accordance with the submitted details. The facilities so provided shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles.

Reason

In the interest of highway safety and to accord with South Gloucestershire Council residential parking standards (adopted) 2013 and Local Plan Policy T12 (Adopted) 2006.

4. The dwelling shall not be occupied until two covered and secure cycle parking spaces have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority

Reason:

To promote sustainable transport choices and to accord with the South Gloucestershire Council Local Plan Policy T7 (adopted) 2006.

5. Prior to the commencement of development a programme of archaeological investigation and recording for the site shall be submitted to and approved by the Local Planning Authority. Thereafter, the approved programme shall be implemented in all respects, unless the Local Planning Authority agrees in writing to any variation.

Reason

In the interest of archaeological investigation or recording, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework. This is required prior to commencement to avoid any unnecessary remedial works.

6. Coal investigation
Prior to the commencement of development, intrusive site investigation works to establish the coal mining legacy on the site shall be carried. A scheme of intrusive site investigations shall be prepared and submitted and approved in writing by the local planning authority. The approved scheme of investigation shall then be carried out in full.

Reason

To ensure that the risk posed by the past coal mining activity in the area is adequately identified and where necessary mitigated and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and the provisions of the National Planning Policy Framework. This is required prior to commencement to fully engage with the coal mining legacy.

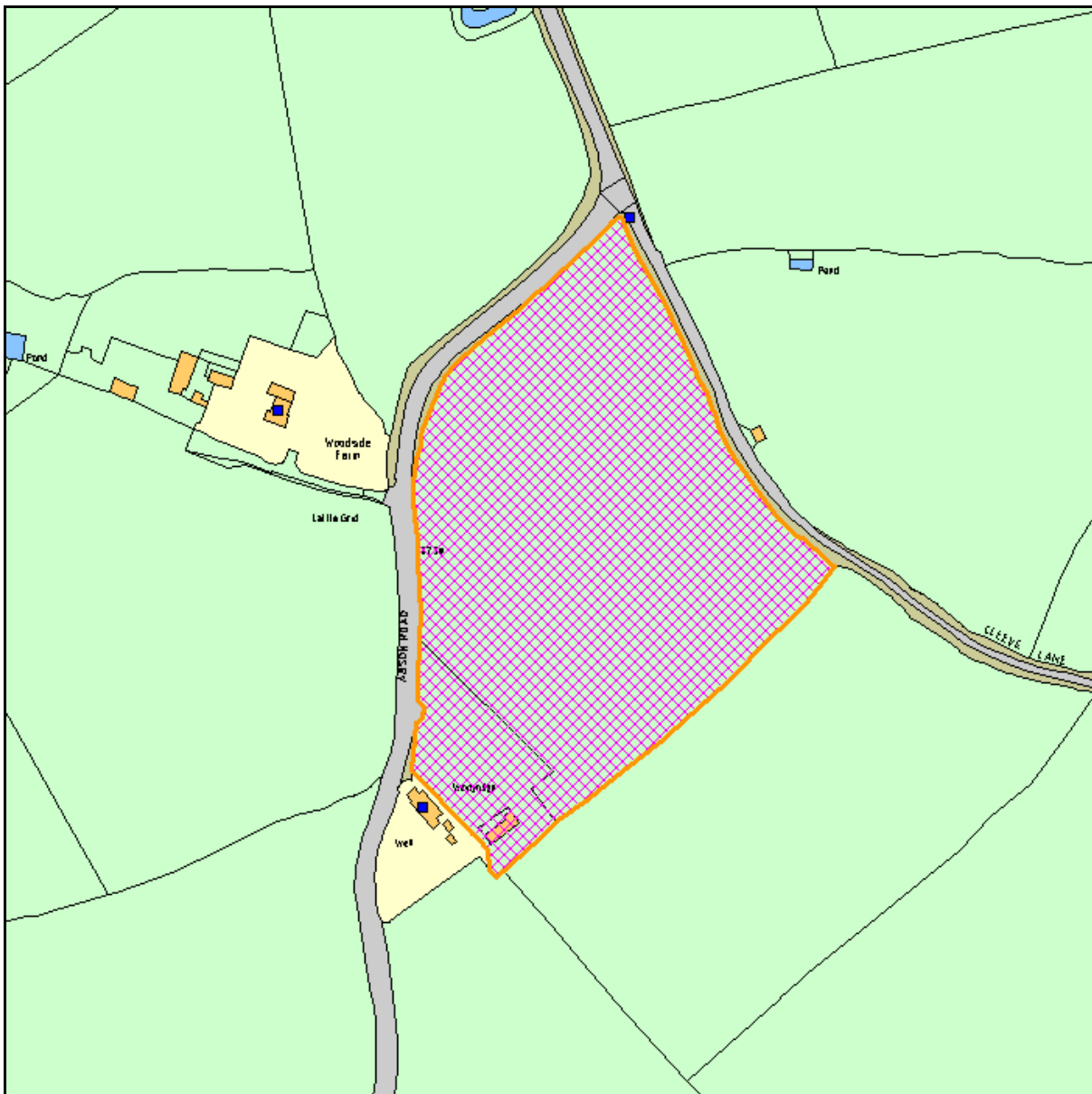
7. Coal remediation
Following the site investigations required by Condition 6, and prior to the commencement of development, a report of the findings of the investigations shall be submitted to and approved in writing by the local planning authority. Should the report identify that remedial works are required, details of the proposed remediation shall be included within the submission to the local planning authority for approval in writing. The approved remedial works shall be carried out in full.

Reason

To ensure that the risk posed by the past coal mining activity in the area is adequately identified and where necessary mitigated and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and the provisions of the National Planning Policy Framework. This is required prior to commencement to fully engage with the coal mining legacy.

CIRCULATED SCHEDULE NO. 03/17 – 20 JANUARY 2017

App No.:	PK16/5315/F	Applicant:	Mrs Rebecca Kupa
Site:	Land Adjacent To Windyridge Abson Road Wick South Gloucestershire BS30 5TS	Date Reg:	30th September 2016
Proposal:	Change of use of land from keeping of horses to mixed use agricultural and keeping of horses. Erection of part blockwork and part timber agricultural building.	Parish:	Wick And Abson Parish Council
Map Ref:	370486 174080	Ward:	Boyd Valley
Application Category:	Major	Target Date:	28th December 2016



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as the change of use of land represents a departure from relevant Green Belt Policy within the adopted Development Plan.

In this case any resolution to grant planning permission for this development does not need to be referred to the Secretary of the State for Communities and Local Government as the development is not of a large enough scale and it would not have a significant impact on the openness of the Green Belt (referral criteria is set out in the Departure Direction 2009).

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the change of use of land from the keeping of horses to mixed use of agricultural and keeping of horses and the erection of a part block and part timber framed agricultural building. The application site relates to Windyridge, Abson Road, Wick situated outside a defined settlement boundary and within the Bristol/Bath Green Belt.
- 1.2 During the course of the application revised plans were requested to change the materials of the originally proposed steel barn to ones more appropriate to the setting. In addition the overall height of the structure was reduced.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Practice Guidance April 2016

- 2.2 Development Plans

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

L1	Landscape Protection and Enhancement
L9	Species Protection
L16	Protecting the Best Agricultural Land
EP2	Flood Risk Development
H10	Horse Related Development
EP2	Flood Risk and Development
T12	Transportation
LC5	Proposals for Outdoor Sports and Recreation outside Existing Urban Area and Defined Settlement Boundary

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
CS16	Housing Density
CS17	Housing Diversity
CS34	Rural Areas

- 2.3 Supplementary Planning Guidance
 South Gloucestershire Design Checklist (Adopted 2007)
 South Gloucestershire Supplementary Planning Document: Green Belt
 (Adopted) 2007
 South Gloucestershire Landscape Character Assessment as adopted Aug 2005.
 – Pucklechurch Ridge and Boyd Valley: LCA 6.

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|-------------------------------|--|
| 3.1 | N9021

Approved | Erection of first floor rear extension to form bedroom, study and bathroom.

22.12.83 |
| 3.2 | P94/2585

Approved | Erection of detached double garage with games room over. Installation of propane gas tank.

10.1.95 |
| 3.3 | PK16/0787/F

Approved | New vehicular access track from Abson Road including 1.4m high gate and associated works

17.6.09 |
| 3.4 | PK09/0849/F

Approved | Change of use of land from agricultural to land for the keeping of horses. Erection of stable block with hay store and tack room.

23.6.09 |
| 3.5 | PK09/5742/CLP

Approved | Application for Certificate of Lawfulness for the proposed erection of single storey rear extension, front porch, and rear dormer to form additional living accommodation and erection of detached home office/playroom ancillary to main dwelling.

8.12.09 |
| 3.6 | PK15/1639/F
Withdrawn | Erection of porch to North West elevation.

2.6.15 |

4. CONSULTATION RESPONSES

- 4.1 Wick and Abson Parish Council
 Objection: due to the height this would affect visual amenity

4.2 Other Consultees

Landscape Officer

Concern regarding the overall height and proposed materials.

Updated comments:

No objection subject to a condition regarding samples of materials

Sustainable Transport

No objection

Ecology
No objection

Highway Drainage
No objection

Highway Structures
No objection

Arts and Development
No objection

Other Representations

4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

In the first instance the proposal must be considered in the light of current Green Belt Policy. The primary policy consideration is guidance contained in the NPPF. Design and siting for the agricultural barn will be covered by Policy CS1 High Quality Design and CS5 Location of Development, Policy H4 covers impact on residential amenity and the impact on the surrounding landscape and character of the site will be covered by Policy L1.

5.2 Turning to consideration of the Green Belt: The application includes the change of use of the land for the mixed use of agriculture and the recreational keeping of horses. It is noted that the land has an existing permission for the keeping of horses, but the change of use of land does not fall within the NPPF list of appropriate forms of development and recent case law has in fact established that the change of use of land is inappropriate. Inappropriate development is by definition harmful to the Green Belt and as such very special circumstances are required to show that the proposal would outweigh any harm by reason of definition and harm to the openness of the area. These are discussed below and are considered to be sufficient to outweigh the perceived harm. The proposal would therefore be acceptable in principle. Following on from this, the erection of buildings for agricultural use can be regarded as being acceptable development in the Green Belt and it is considered that the proposed barn is appropriate in principle.

5.3 The proposal must also satisfy Policy T12 Transportation Development Control.

5.4 Although the land has permission for the keeping of horses, horse related development policy is still relevant to this proposal and is covered under saved Policy E10 Horse Related Development and Policy LC5 Proposals for Outdoor Sports and Recreation outside Existing Urban Area and Defined Settlement Boundary.

- 5.5 If the proposal is in accordance with all these policies the development should be approved unless other material considerations indicate otherwise.
- 5.6 Impact on the Green Belt and surrounding landscape and very special circumstances
The NPPF declares that one of the appropriate uses of land in the Green Belt is for agriculture. It is proposed that the land become a mixed use and given that the keeping of horses on the land has previously been deemed appropriate the change to a mixed use is therefore also appropriate. Weight can therefore be given in this respect. Furthermore, it is considered that the change of use of the land to a mixed use would not have a materially greater impact upon the openness of the Green Belt than the existing authorised use; again this is given weight in favour of the proposal. Details have been provided to show that the applicants have registered the keeping of pigs and sheep with Animal Health. The site is distinctly rural and as such the mixed use would not be out of character. Appropriate conditions limiting, for example, business use and horse related equipment stored on the land can ensure the openness is maintained and protect the surrounding landscape. These conditions will also ensure the development has minimum impact on the natural beauty of the landscape.
- 5.7 It is considered that the above reasons amount to very special circumstances sufficient to outweigh any harm to the Green Belt by reason of definition and harm to the openness of the area.
- 5.8 Turning to the erection of the barn, the NPPF states the construction of new buildings inside the Green Belt is not inappropriate development if the development relates to an agriculture. It is therefore considered that the barn is appropriate development for this location.
- 5.9 Given the above it is considered that the change of use of the land to the mixed use of agriculture and the keeping of horses and the erection of the agricultural barn would not cause harm to the Green Belt or the surrounding landscape and can therefore be recommended for approval
- 5.10 Landscape
The proposed location for the new agricultural building would be just to the south east of an existing stable block within the land holding of Windy Ridge. There is an offsite mixed native hedge further to the south east and south west. The dwelling at Windy Ridge is located to the north west and there is a detached garage to the south west.
- 5.11 Public rights of way are noted to the south and east and the Abson Road is to the west. The surrounding countryside has a robust network of vegetation which helps to partially screen the building in most views. The existing stable, garage and dwelling would also help screen it in views from the north and west. Originally the proposed building was to have been 5147mm in height and constructed out of steel panel, most of which would have been visible above the height of the hedge.
The applicant does not have control over the height of the hedge and the building has an unusually tall shape and thus if it were to be constructed out of

steel panels it would look incongruous and be out of keeping with the rural character of the area.

5.12 Following discussions, the overall height of the proposed barn has been reduced and the materials changed to a block and timber building. Although still quite tall, these alterations would result in a structure that would be more sympathetic to and blend in with the surrounding landscape and help it appear more of a typical agricultural building rather than the originally proposed plasticol coated steel panelled building. Justification for the height and design of the building were requested and it is accepted that it would be used for the storage of farm machinery and horse related vehicles rather than as the main storage of hay. The block work to the lower part of the building would only be visible to 1 metre and due to the intervening hedge and existing buildings will not have a significant impact on the surrounding landscape character but should nevertheless be painted a similar dark green colour to the doors. The colour should be a dull green which will recede into the surrounding landscaping, such as BS4800, 12 B 25 Spruce Green or similar. Given that the building would be seen in the wider landscape, then it is reasonable for a condition to be attached to the decision notice requesting samples of proposed colour and roofing material.

5.13 The proposal is considered to accord with policy and can be recommended for approval.

5.14 Design and Visual Amenity

The proposed barn would measure about 15.7 metres by 5 metres, with a height of 4.9 to ridge. It would be constructed of concrete block walls to 1 metres in height with vertical timber boarding above. The roof would be of plasticol coated steel panels in dark green. Large steel roller doors painted dark green would be located in the northeast and a smaller set in the southwest along with one personnel door. A further personnel door would be positioned in the southeast elevation. The proposed barn would be positioned between an existing hedge and an existing stable block.

5.15 The overall height of the proposed barn has been reduced and the materials changed and as such it is considered that the design, scale and massing of the stable are appropriate and the proposed materials would assist its successful integration into the landscape and area in general. In these terms the proposal is now acceptable and can be supported.

5.16 Horse Related Matters

The existing stable provision for any future horses on the site is acknowledged and the stable has 3 stalls. However, it must be noted that the general guidelines from the British Horse Society state that each horse should have between 1-1.5 acres of land and must be recognised that part of this land will be given over to agriculture. Details included in the application show that the owners intend to re-instate existing pig pens in one corner of the field and that the field itself would be shared by sheep and horses.

It is also noted that the existing stable block has a hay store and a tack room where hay could be stored thus helping reduce the effects of long term grazing, giving the grass and ground a chance to recover and preventing overgrazing.

- 5.17 The field is 2.84ha acres and on this basis of it being shared with other animals it is considered appropriate that conditions be attached to this application to limit the number of horses to 3. Other standard general conditions related to livery businesses and the storage of equipment will also be attached to the decision notice.
- 5.18 Transportation issues
Access will be obtained via an existing field access and the field would be used for a mixed use of agriculture and recreational keeping of horses only and not for livery use or business purposes.
- 5.19 Given the above it is considered that the proposal is acceptable, in accordance with Policy T12 and can be 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.
- 6.3 The proposal represents a departure from the Development Plan as the recommendation for approval is made on the basis that very special circumstances have been demonstrated. The application has been advertised as a departure but it is not considered that a referral to the Secretary of State is necessary.

7. RECOMMENDATION

- 7.1 Planning permission is **granted** subject to the conditions set out below and the decision to be issued upon the expiry of the consultation period for the departure advertisement which was published on 4th November 2016.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

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. Livery, riding school

At no time shall the development the subject of this permission be used for livery, riding school or other business purposes whatsoever.

Reasons

- a. To protect the character and appearance of the Green Belt and landscape in general, and to accord with Policy CS1, CS5 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013), and the saved Policy L1 and Policy E10 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the requirements of The National Planning Policy Framework March 2012 and the South Gloucestershire Council SPD - 'Development in the Green Belt' June 2007.
- b. In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policies E10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.
- c. To protect the amenities of the occupiers of the nearby dwellings, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policy E10 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Number of horses

The number of horses kept on the site edged in red on the plans hereby approved shall not exceed 3 (three).

Reasons

- a. In the interests of the welfare of horses, to accord with the guidance of the British Horse Society; and the saved Policy E10 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- b. To protect the amenities of the occupiers of the nearby dwellings, and to accord with the saved Policy E10 of the South Gloucestershire Local Plan (Adopted) January 2006.
- c. In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policies E10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No jumps

No jumps, fences, gates or other structures for accommodating animals and providing associated storage shall be erected on the land.

Reason

To protect the character and appearance of the Green Belt and landscape in general, and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core

Strategy (Adopted December 2013) and the saved Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the requirements of The National Planning Policy Framework March 2012 and the South Gloucestershire Council SPD - 'Development in the Green Belt' June 2007.

5. Temporary jumps

Any temporary jumps erected on the land shall be stored away to the side of the associated stable, immediately after use.

Reason

To protect the character and appearance of the Green Belt, the landscape in general, and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policy L1 and L2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the requirements of The National Planning Policy Framework March 2012 and the South Gloucestershire Council SPD - 'Development in the Green Belt' June 2007.

6. Horse boxes

At no time shall horse boxes, trailers, van bodies and portable buildings or other vehicles be kept on the land other than for the loading and unloading of horses.

Reason

To protect the character and appearance of the Green Belt, the landscape in general, and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policy L1 and L2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the requirements of The National Planning Policy Framework March 2012 and the South Gloucestershire Council SPD - 'Development in the Green Belt' June 2007.

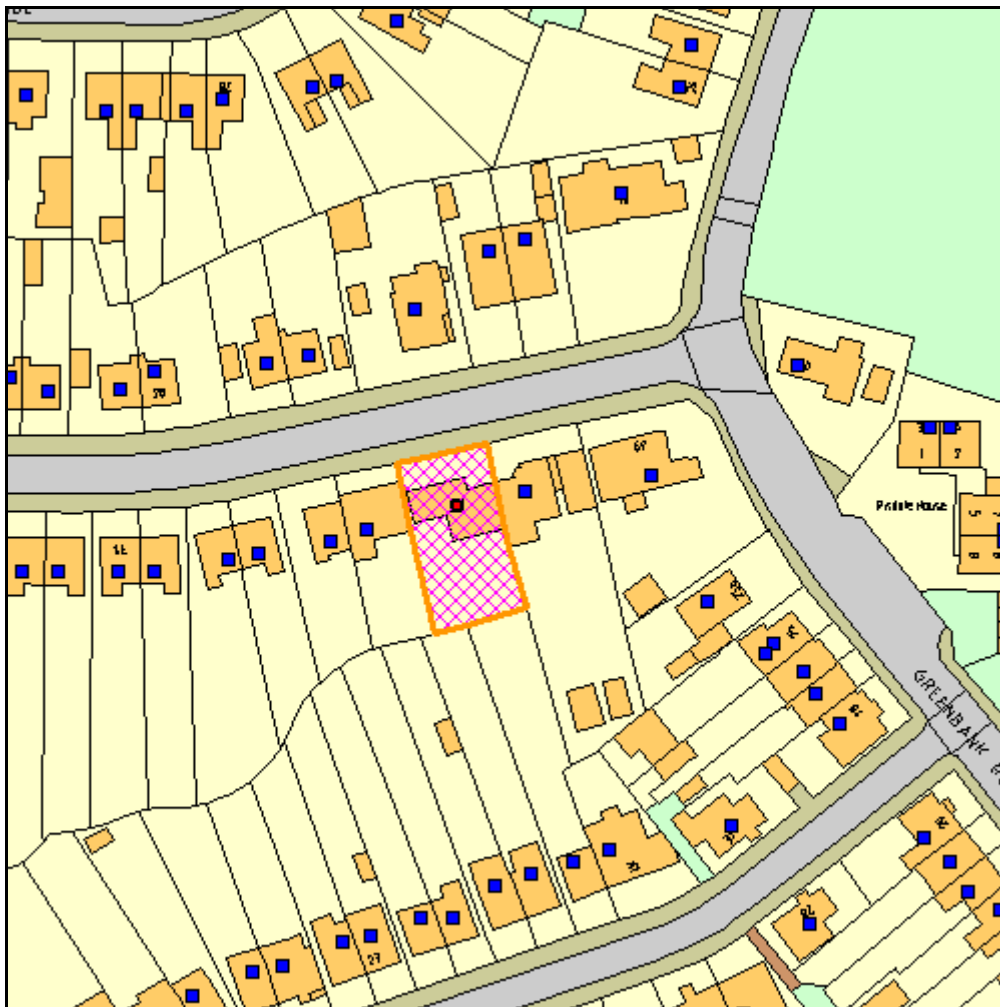
7. A sample of the colour to the external finish of the barn and a sample of the roofing material shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall be carried out in accordance with the agreed samples.

Reason

This is a prior to commencement condition to avoid any unnecessary remedial action in future and 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.

CIRCULATED SCHEDULE NO. 03/17 – 20 JANUARY 2017

App No.:	PK16/5738/F	Applicant:	Mr Barrett
Site:	45 Wesley Avenue Hanham Bristol South Gloucestershire BS15 3QU	Date Reg:	9th November 2016
Proposal:	Demolition of existing garage. Erection of 1no detached dwelling and associated works.	Parish:	Hanham Parish Council
Map Ref:	364812 172292	Ward:	Hanham
Application Category:	Minor	Target Date:	2nd January 2017



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N.T.S.

PK16/5738/F

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

The application has been subject to a representation contrary to the findings of this report. Under the current scheme of delegation it is required to be taken forward under circulated schedule as a result.

1. THE PROPOSAL

- 1.1 The proposal seeks to demolish an existing attached garage and erect 1no. detached dwelling with associated works within the curtilage of 45 Wesley Avenue, Hanham.
- 1.2 The host property is a two storey mid-20th century semi-detached bungalow with an attached double garage which is to be demolished to allow the erection of the new two bedroom dwelling. Elevations on the host dwelling are rendered and the property has a pitched hipped roof with a secondary gable oriented towards the road. At the time of the site inspection the host property was undergoing works to introduce a rear facing dormer and loft conversion.
- 1.3 To the rear of the property is an area of private garden. Boundary treatments are a combination of rendered block walls, the side elevation of the neighbours garage and some mature trees to the rear of the garden.
- 1.4 The site is located within the built up residential area of Hanham in an area occupied by a variety of houses from different eras in numerous styles.

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
- CS15 Distribution of Housing
- CS16 Housing Density
- CS17 Housing Diversity
- CS18 Affordable Housing
- CS23 Community Infrastructure
- CS24 Open Space Standards

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

PSP1	Local Distinctiveness
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Development Related Transport Impact
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Sub-Divisions and HMO
PSP42	Custom Build Dwellings
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (adopted) August 2006
Residential Parking Standards SPD (adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 K3612 – Approval – 20/05/1981 – Conversion of loft and erection of double garage.

4. CONSULTATION RESPONSES

- 4.1 Hanham Parish Council
No Objection

- 4.2 Other Consultees

Highway Structures
No Comment

Transport Officer
No objection subject to the appendage of conditions relating to parking provision and access

Lead Local Flood Authority
No Objection

Coal Authority
No objection following the revised report but request a condition is attached requiring intrusive site investigations prior to the commencement of the development.

Other Representations

- 4.3 Local Residents
2 comments were received. One indicated concern over the proposed bike shelter leaning towards their property and potential for rainwater to spill into their garden, the other was concerned over the parking of construction vehicles on or near their access preventing access onto the highway. These comments are discussed in detail below.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. In this case the site has not been specifically identified within the Development Plan, however the housing land supply has been found insufficient; in this situation there is a presumption in favour of sustainable development unless the adverse impacts significantly and demonstrably outweigh the benefits. The proposal would represent a modest contribution to this housing land supply and therefore a material consideration in the determination of this planning application. The location of the site would be considered a suitable location for development and would be acceptable in principle. Consequently the main issues to deliberate are the design and appearance of the dwelling and the impact on the character of the area; the impact development may have on the amenities of neighbouring occupiers and the proposals impact on transport and parking provision.

5.2 Saved Policy H4 of the South Gloucestershire Local Plan (adopted 2006) is supportive in principle of development within the residential curtilage of existing dwellings. This support is subject to the proposal respecting the existing design of the dwelling and that it does not prejudice the residential and visual amenity; adequate parking provision; and has no negative effects on transportation. The proposal accords with the principle of development subject to the consideration below.

5.3 Design and Visual Amenity

The proposal consists of the erection of 1no. detached dwelling with associated works within the residential curtilage of No.45 Wesley Avenue, Hanham. The character of the area is varied due to the style and era of construction. Dwellings vary from small semi-detached bungalows, such as the host dwelling, to substantial detached 2 storey houses. Predominately dwellings are from the early to mid-20th century and tend to have either rendered or brick elevations and a hipped roof. The subject property is located near the crest of a hill and the gardens to the rear are set at a lower elevation and on a gradient sloping towards the rear.

5.4 One of the comments received from neighbouring occupiers indicates that the current rear elevation of the property is not what is shown on the plans provided in support of the application. On the site inspection it was found works were being carried out in order to facilitate a loft conversion under the provisions of the Town and Country Planning (General Permitted Development) Order 2015. It is not thought permission would be required for the works and consequently it is not considered necessary to include the alterations in the assessment of this planning application. According to information provided, the roof alterations do not seek to increase the number of bedrooms at the host dwelling from the 3 or 4 existing bedrooms (1 bedroom and 1 study/single bedroom at ground floor and 2 bedrooms at first floor).

5.5 The proposed dwelling will be modest in form and of a similar height to the existing dwelling. The scale of the proposal is viewed to be appropriate given the size of the neighbouring properties. The dwelling will have a hipped roof to

- match the neighbouring properties and the features of the property would be considered to have been informed by the surrounding area.
- 5.6 The proposal will have a combination of render and brick elevations. While the combination of external facing materials is not a common feature in the area, the adjacent dwelling to the west has been extended to the front and side in brick while the remainder of the dwelling is rendered, meaning the proposed materials are considered contextually appropriate. There is no objection with regard to materials.
- 5.7 Overall, it is considered that the proposed detached dwelling 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 accord with policies CS1 and H4 and conforms to the criteria in the adopted Local Plan.
- 5.8 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.
- 5.9 The proposal will be located in the position of an existing attached garage and will project to the rear to match the furthest extent of the rear elevation of the host dwelling. The property to the west also has an attached garage and due to this, the proposed new dwelling will be separated by a reasonable distance. The proposal will be of a similar height to the host dwelling and substantially smaller than the neighbouring dwelling to the west. Given this consideration the proposed dwelling is not considered to have an unacceptable overbearing impact on the dwellings to either side.
- 5.10 Properties to the north are separated by the highway and properties to the rear are separated by gardens and set at a lower elevation. As a result the proposal is not considered to have a negative impact on properties in these directions.
- 5.11 Dwellings along Wesley Avenue are oriented with the rear elevation facing towards the south and the principal elevation to the north. Due to the orientation of the dwellings in relation to the path of the sun the proposal would not result in harm to neighbouring dwellings amenity due to overshadowing.
- 5.12 The host dwelling has a reasonable sized garden. The subdivision of the plot would not be seen to have resulted in insufficient outdoor space for the size of the dwellings and is acceptable with regard to provision of outdoor amenity space.
- 5.13 A comment has been received neither objecting nor supporting the proposal that was concerned with water runoff from the proposed bike shelter flooding the rear garden of the neighbouring property. The gardens of the dwellings on this side of Wesley Avenue are on a gradient. Furthermore the proposed bike shelter is small in area and would not create a significant amount of runoff and

is most unlikely to create any flooding. Furthermore, discharge of water to private land would be a civil matter that would need the consent of the relevant landowner.

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

5.15 Sustainable Transport and Parking Provision

Currently the property has a detached garage and an area of hardstanding to the front and side of the property. The proposal would see the demolition of the garage to facilitate the construction of the new dwelling. New development must provide off-street parking in accordance with the Residential Parking Standards SPD (adopted) December 2013. As previously mentioned the host dwelling is currently undergoing a loft conversion. Information made available indicates the loft conversion does not seek to increase the number of bedrooms at the existing property from 4. A 4 bedroom property is required to provide 2 spaces. As a new dwelling will be erected with 2 bedrooms a total of 3 private car parking spaces must be provided on site. 4 spaces have been identified on the block plan. In respect of this there are no objections in relation to highway safety or parking provision; meaning the proposal is in accordance with saved policy T12 of the Local Plan (2006). Conditions will be attached requiring the parking to be provided prior to the occupation of the proposed dwelling.

5.16 A comment has been received not concerned with the substantive element of the proposal but with the parking of construction vehicles during the construction phase. As mentioned earlier in the report, works were being carried out to facilitate a loft conversion. According to the representation vehicles were restricting the access of occupiers of the adjacent property. A condition can control what times it is acceptable to have deliveries and to carry out construction processes but inconsiderate parking is an issue beyond the remit of the planning department.

5.17 Risk of Historic Coal Mining

The subject site is located in a high risk area of historic unrecorded coal mining. It is a requirement that the application is supported by a Coal Mining Risk Assessment (CMRA) which correctly identifies the potential risk to development. The original report submitted was not sufficient for the Coal Authority to make comment on the application and a revised report was requested. The revised report has been found acceptable by the Authority and they no longer hold any objection subject to the undertaking of intrusive site works. This has also been provided in the method statement of the CMRA. A condition will be appended to that effect.

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: Hanni Osman
Tel. No. 01454 863787

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 and the new access arrangements, including the vehicle crossover, (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

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

3. Prior to the commencement of any other development, the following shall be submitted to and approved by the Local Planning Authority, and then implemented in accordance with the approved details:

- (a) The submission of a scheme of intrusive site investigations for approval;
- (b) The undertaking of that scheme of intrusive site investigations;
- (c) The submission of a report of findings arising from the intrusive site investigations;
- (d) The submission of a scheme of remedial works for approval; and
- (e) The implementation of those remedial works.

Reason

To accord with policy EP7 of the South Gloucestershire Local Plan (adopted) January 2006 and the National Planning Policy Framework. Information is required prior to commencement to prevent remedial works later on.

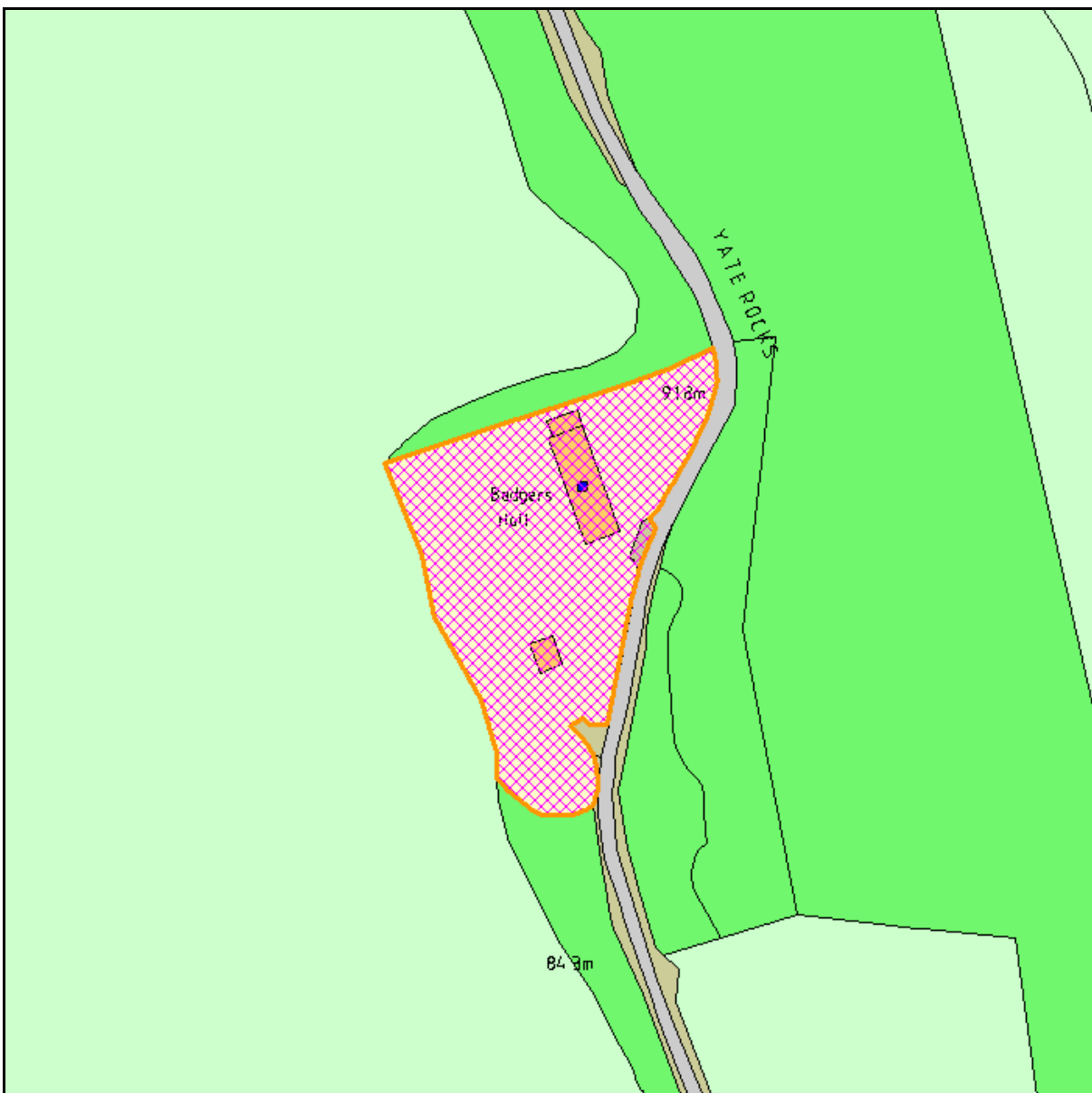
4. The hours of working on site during the period of construction shall be restricted to 07:30 - 18:00 Monday to Friday; 08:00 - 13:00 Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

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

CIRCULATED SCHEDULE NO. 03/17 – 20 JANUARY 2017

App No.:	PK16/6543/F	Applicant:	Mr James Henniker-Heaton
Site:	Badgers Holt Yate Rocks Yate Bristol South Gloucestershire BS37 7BU	Date Reg:	9th December 2016
Proposal:	Demolition of existing garage. Erection of a detached two storey triple garage.	Parish:	Yate Town Council
Map Ref:	371929 185157	Ward:	Yate North
Application Category:	Householder	Target Date:	1st February 2017



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PK16/6543/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following an objection from the Parish Council.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the demolition of an existing garage and the erection of a detached two storey triple garage.
- 1.2 The application relates to a single storey dwelling situated outside an established settlement.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
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 the Environment and Heritage

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

H4 Residential Development within Existing Residential Curtilages

T12 Transportation Development Control Policy for New Development

- 2.3 Emerging policy: South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

PSP1 Local Distinctiveness

PSP8 Residential Amenity

PSP16 Parking Standards

PSP38 Development within Existing Residential Curtilages

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

3. RELEVANT PLANNING HISTORY

- 3.1 N8584 Erection of single-storey side extensions to provide a lounge, utility room, hall, playroom and additional toilet facilities (in accordance with the amended plans received by the Council on 11th April 1983)

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Objection: The application for a two storey, three bay garage, will be larger than the dwelling it serves, being out of scale to the bungalow and it should be subservient to the main dwelling. Application needs a non severance condition placed on it tying it to use entirely ancillary to the dwelling.

4.2 Other Consultees

Sustainable Transport

No objection

Archaeology

No objection: Although the proposal lies on a site with occupation evidenced back to the mid-C19th, it is considered that this will have been substantially removed during landscaping and construction of the current property.

Other Representations

4.3 Local Residents

None received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

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

5.2 Design and Visual Amenity

The application site comprises a single storey dwellinghouse with a large detached double garage. The site occupies a hillside location, is set below the main road with an open expanse of fields and countryside stretching out below to the west. The site is screened from the main road by robust planting.

5.3 The property benefits from a large garden and the house sits close to the northern boundary within this triangular plot, with a double detached garage positioned further to the south. Vehicular access is at the very southern most point beyond the garage. The existing flat roof garage measures about 6.5 metres in length, 5.5 metres wide, and has a height of about 3.5 metres. It is currently not watertight and with a single main door measuring about 4.5 metres in width, is not large enough to accommodate two modern vehicles within. The external appearance is of painted render.

- 5.4 The proposal would entail the demolition of this garage and the erection of a replacement. The new garage would have its entrance doors in the west elevation and comprise three bays. The intention is that the structure would have sufficient space at ground floor level to house two vehicles and also provide additional domestic storage for such items as large garden equipment. The garage would measure about 9.2 metres in length by 6 metres wide, have eaves to 3.2 metres and an overall height of 6.2 metres. The Town Council has stated this structure would be larger than the house. However, this is clearly not the case as plans show the house having a footprint of about 192 sq metres whereas the proposed garage would have a footprint of about 57 sq metres. It is acknowledged that the proposed garage would be larger than that which it replaces and its new height would facilitate an office above. But had a pitched roof been added to this existing structure the overall resulting height is likely to have been not dissimilar than that proposed. The new garage would also provide for an office and playroom accessed by an external staircase. Given the topography of the land, the garage would be set below a bank which slopes up to the highway. The rear of the garage would abut this and it would be possible to step from this higher level of the garden onto the staircase platform. The main fenestration for this upper room would be in the west in the form of two small dormer windows.
- 5.5 In terms of proposed materials, the new garage would be timber framed and clad in wood to match the recently refurbished main house, with a roof of reclaimed Double roman tiles to match the colouring of the main property. In terms of design, scale, massing and materials the proposal is considered appropriate to the main dwelling, to the area in general and its therefore acceptable.
- 5.6 Residential Amenity
Badgers Holt is an individual property, occupying a somewhat isolated position in Yate Rocks. It is therefore some distance from closest neighbours and would therefore have no impact on their respective amenity. Given the property is situated within sizable grounds sufficient amenity space would remain to serve the main house following the development.
- 5.7 Sustainable Transport
The proposal is within the grounds of Badgers Holt where there is also sufficient on-site turning to ensure vehicles leave and enter in forward gear. There are therefore no transport objections to the scheme.
- 5.8 Other matters
The objection made by the Town Council regarding the size of the new garage is noted and has been dealt with above. However, the Town Council has also requested that a non-severance condition be attached to the decision notice. It must be recognised that this is an application for a domestic garage within the residential curtilage of Badgers Holt, and as such the use of this building as a separate planning unit would need planning permission in its own right. Officers are required to ensure all conditions meet the tests set out in the NPPF. It is considered such a condition is not necessary and as such would therefore fail to meet the test. It is therefore not to be included on the decision notice.

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 written on the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

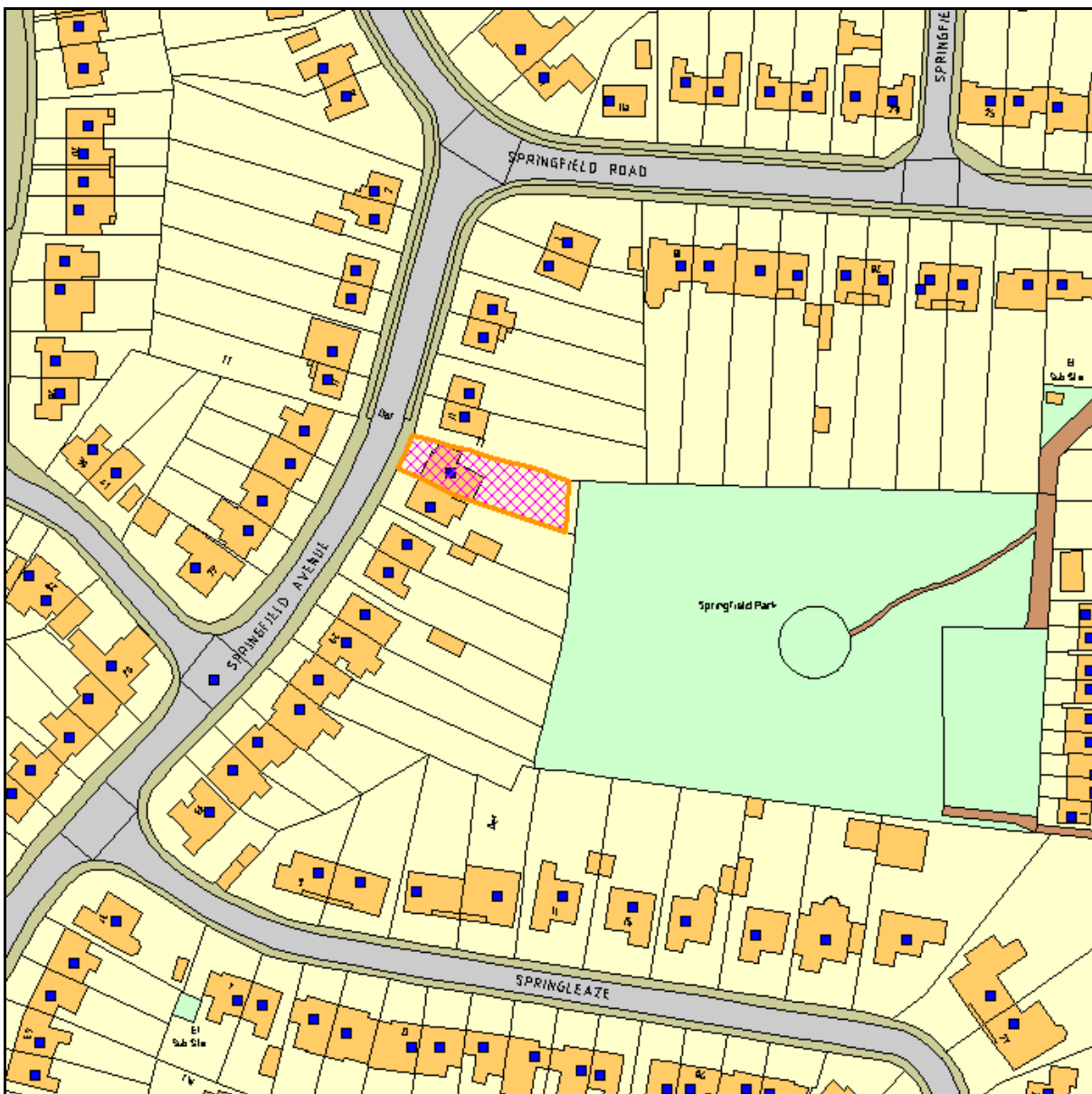
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 03/17 – 20 JANUARY 2017

App No.:	PK16/6668/CLP	Applicant:	Mr Trefor Southwell
Site:	13 Springfield Avenue Mangotsfield South Gloucestershire BS16 9BJ	Date Reg:	13th December 2016
Proposal:	Application for a Certificate of Lawfulness for the proposed hip to gable conversion and installation of rear dormer.	Parish:	None
Map Ref:	366188 177125	Ward:	Rodway
Application Category:	Certificate of Lawfulness	Target Date:	2nd February 2017



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PK16/6668/CLP

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether a proposed hip to gable conversion and installation of a rear dormer at No. 13 Springfield Avenue, Mangotsfield, would be lawful.
- 1.2 The application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based solely on the facts presented.

2. POLICY CONTEXT

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

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK12/1553/F Erection of single storey rear extension to form additional living accommodation.
Approved: 13.06.2012

4. CONSULTATION RESPONSES

- 4.1 Ward Councillors
No objection
- 4.2 Emersons Green Town Council
No objection

Other Representations

- 4.3 Local Residents
No comments received

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Site Location Plan
Existing and Proposed Elevations
(Received by Local Authority 8th December 2016).

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

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

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

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

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

The proposed dormer window and roof alteration would not exceed the highest part of the roof, and therefore meets this criterion.

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

The proposal also involves the installation of two roof lights to the front elevation of the dwelling. However these roof lights would not extend beyond the plane of the existing roof slope which forms a principle elevation of the dwellinghouse and fronts the highway. As such the proposal meets this criterion.

- (d) **The cubic content of the resulting roof space would, as a result of the works, exceed the cubic content of the original roof space by more than –**
- (i) **40 cubic metres in the case of a terrace house, or**
 - (ii) **50 cubic metres in any other case'**

The property is a semi-detached house and the proposal would result in an additional volume of no more than 50 cubic meters (Approximately 48 cubic meters).

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

The proposal involves the installation of a 'Juliet' balcony to the proposed rear dormer. However this balcony would not result in a platform that projected from an upper storey of the dwelling. As such, the proposed 'Juliet' balcony is not restricted under this section.

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

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

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

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

The submitted plan (Existing and Proposed Elevations), indicates that the materials used in any exterior work will be similar in appearance to those in the construction of the exterior of the existing dwellinghouse.

- (b) **the enlargement must be constructed so that –**
- (i) **other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –**
 - (aa) **the eaves of the original roof are maintained or reinstated' and**
 - (bb) **the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2**

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

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

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

The proposal involves the insertion of a window to the north-facing side elevation of the main dwelling. However the submitted plan (Existing and Proposed Elevations) indicates that this window will be obscurely glazed and non-opening.

Roof lights to front elevation

The proposal also involves the installation of two roof lights to the front elevation of the property. These roof lights meet the criteria set out in Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015, and as such constitute permitted development.

7. RECOMMENDATION

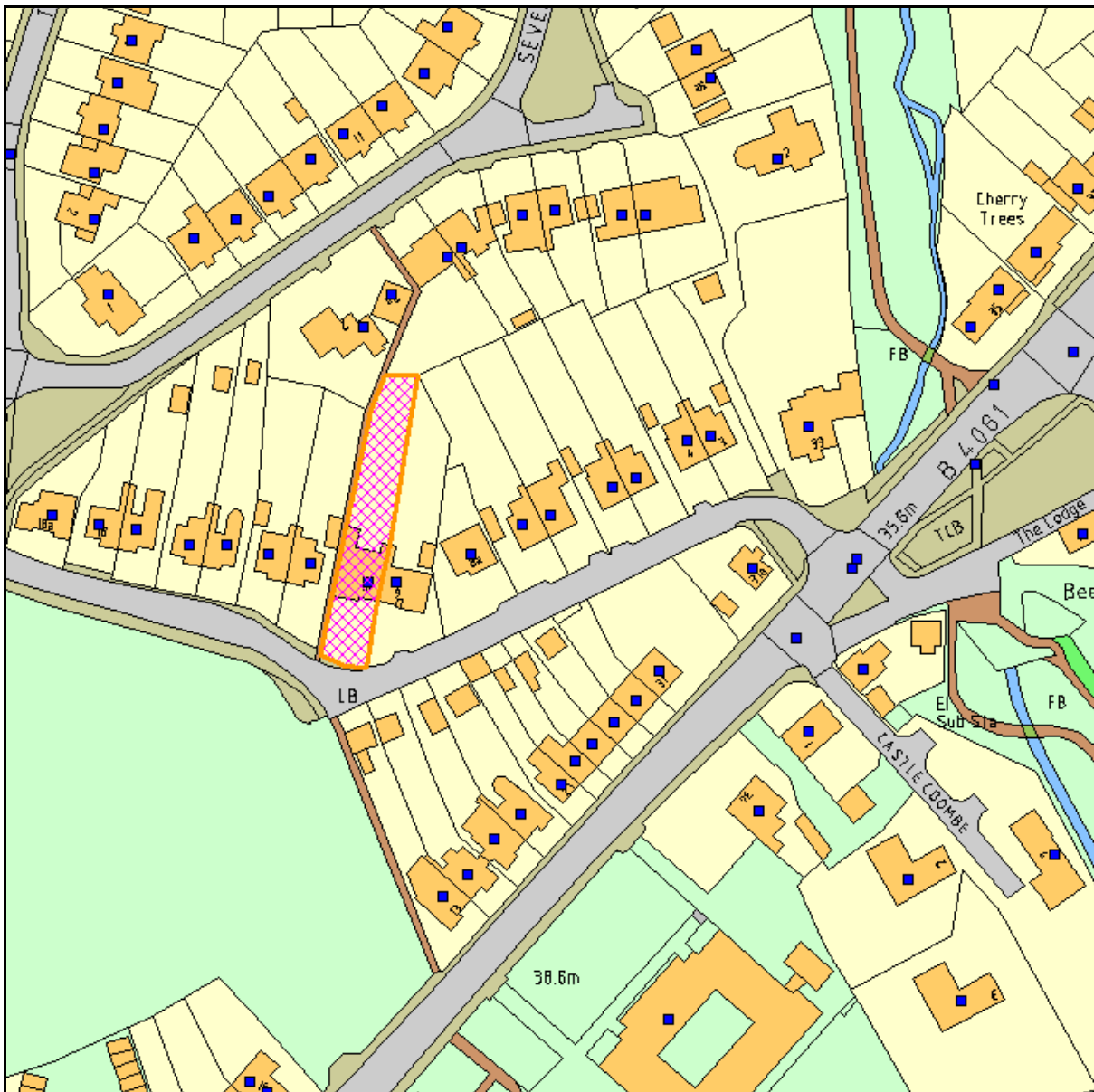
- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the reasons listed below:

Evidence has been provided to demonstrate that the proposed hip to gable conversion and installation of rear dormer would be allowed as they are considered to fall within the permitted rights afforded to householders under Part 1, Class B of the Town and Country Planning General Permitted Development Order 2015.

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CIRCULATED SCHEDULE NO. 03/17 – 20 JANUARY 2017

App No.:	PT16/5989/F	Applicant:	Mr And Mrs Campbell
Site:	10 Church Road Thornbury South Gloucestershire BS35 1EJ	Date Reg:	8th November 2016
Proposal:	Demolition of existing extensions and erection of single storey rear extension to form additional living accommodation and installation of rear dormer to facilitate loft conversion.	Parish:	Thornbury Town Council
Map Ref:	363898 190528	Ward:	Thornbury North
Application Category:	Householder	Target Date:	2nd January 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 demolition of existing extensions and erection of single storey rear extension to form additional living accommodation and installation of rear dormer to facilitate a loft conversion. During the ongoing consideration of the application, revised plans have been received in respect of the proposed dormer, reducing the scale and bulk.
- 1.2 The property is a semi detached dwelling located on a residential road, containing similar properties, within Thornbury.

2. POLICY CONTEXT

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

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT03/2420/F – Two storey side, single storey front and rear extension.
Approved 10th September 2003.
- 3.2 PT03/3349/F - Two storey side, single storey front and rear extension.
(Amendment to PT03/2420/F). Approved 28th November 2003.

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
Object - The scale and design of the dormer window is disproportionate and out of keeping with the area and the addition of the dormer changes the roof profile above the existing roofline.

Sustainable Transportation

After development there will be five bedrooms available within the dwelling. Four to the first floor and one in the proposed loft conversion. The Council's residential parking standards state that a dwelling with five or more bedrooms provide a minimum of three parking spaces. Part of the development involves the conversion of the existing integral garage to living accommodation thereby removing one parking space from the site. However, there is adequate space to the frontage of the site to provide the required level of vehicular parking. On that basis, there is no transportation objection to the proposed development.

Public Rights of Way

No objection

Other Representations

4.2 Local Residents

One letter of objection has been received, summarised as follows: (full details are available on the Council's website)

- The proposed development relates to one of seven pairs of 1920s semi-detached houses along the traditional and characterful part of Church Road.
- This eastern part of Church Road is unique in Thornbury with beautiful red brick houses that enhance the character of the local area.
- We do not know how widely the Notification of Application was issued. If it was only issued to immediate neighbours then those residents of the street who enjoy its current character may not have had the opportunity to comment on the impact on the streetscape as they may be unaware of the proposed development.
- the proposed extension is oversized resulting in a greater impact on Church Road.
- a reduction in scale of the ground floor extension and the second floor dormer will still enable our neighbours to benefit from a very large spacious environment.
- no formal consultation between neighbours has occurred.
- The proposed single storey extension will require a party wall agreement which has not yet been discussed with us
- the current outbuilding spans both properties as a single building with a shared roof and a shared party wall separating the 2 units.
- the loss of one half of this building (as it will be replaced by the large flat roof extension) will affect the overall 'look' of the outbuilding but is not an issue to which we will object.
- The planning application plans, do not include dimensions and are therefore hard to read
- The demolition plan does not indicate how the demolition of one half of a shared outbuilding is proposed to be managed to protect our half of the building.
- We are concerned about the proposed dormer which will extend out from the existing roof profile.
- The Design and Access Statement (Appearance) states that the 'appearance from the street [will be] almost unchanged' but we disagree with this statement as it will be the only roof in the characterful street with a different profile from the street and is unattractive when viewed from the rear. The dormer relating to

the en-suite bathroom extends out to the west beyond the east-west roof profile.

- the houses possess distinctive assets of the district and creates 'sense of place' and civic pride'. Together with the 14 semi-detached 1920s red brick houses, there are 2 modern red brick in-fill houses that have been built amongst the older properties in relative sympathy to the more traditional designs.

- The addition of a dormer to the west of 10 Church Road would result in the roofscape differing from the other 13 semi-detached properties and the two modern properties.

- We believe it will spoil the character and symmetry of the street and is unattractive from the rear.

- There are no other alterations to the roofscape of the street other than an additional flush window in the street-facing roof of one house (as is also proposed in this application).

- we believe it is important to protect the characterful nature of our street especially given its close relationship with the Conservation Area.

- The proposed material for the dormer is red brick which whilst matching with the house, may not blend with the roof tiles which will be the key interface at its front elevation.

- The choice of brick is also important as the current 1920s properties are constructed from a narrower brick than current brick types and these are relatively difficult to procure. Materials should match.,

- we are also concerned about the rear extension in terms of how it will impact on our home in terms of overbearing effects

- we consider the existence, scale and massing of the dormer to be unsympathetic with the historic and characterful environment.

- We are concerned about the height and length of the proposed extension which may rise above and will extend beyond our outbuilding and will create an awkward visual effect from our garden and an overbearing impact on our home.

- The dimensions of the rear dormer window have not been provided to be able to assess whether this will have an overbearing impact on us or affect the light coming into our home but we hope not.

- We do not know from the plans how much further the extension is proposed to extend beyond our outbuilding. We think that the 45 degree test is likely to apply to this extended property as it is likely to overshadow our rooms (lounge/diner and kitchen) if it extends further than the current outbuilding.

- The Design and Access Statement (Scale) states that the new extension will be the same length as the current kitchen and comparable in height. The current kitchen extension appears to be higher than the outbuildings to the west of our property and will therefore be overbearing and will affect the amount of light we get into our home.

- If it is higher, in addition to the visual impact for us, this is likely to affect the light coming into our north facing (and already relatively dark) lounge whose western window edge is just 1.45m from the party wall.

- We would request that the extension if permitted is reduced so that it does not extend beyond our outbuilding.

- We also request that the height of the extension does not extend above the existing roofline of our outbuildings to minimise its impact on our enjoyment of our home.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Design

It is accepted that the group of housing along Church Road at this point are charming, and do contribute positively to the street scene. It is therefore noted that the proposals, save for a roof-light, largely confine the alterations to the rear elevation of the house. This is less prominent in the street scene. The comments regarding the dormer are noted. As stated above, revised plans were requested and received. The main concern with the application, in design terms, was considered to be the dormer. Whilst the single storey extension remains similar, the dormer has been redesigned and is now smaller in bulk and scale. It no longer protrudes beyond the roofline and is considered to be of a more appropriate scale and appearance.

The single storey element is considered acceptable in design terms. The proposals are considered to be of an appropriate standard in design and are not out of keeping with the character of the main dwelling house and surrounding properties. The proposals, as revised would not give rise to a material or significant impact upon the local streetscene or context of the area such as to warrant or sustain a refusal of the application on these grounds. The proposals are of an acceptable size in comparison to the existing dwelling and the site and surroundings. Materials proposed, matching the existing dwelling, would be acceptable.

5.3 Residential Amenity

The proposed single storey extension, on the attached side, would be slightly longer (approximately 60cm) than the existing combination of buildings on the rear of the pair of dwellings. The height of the proposed flat roofed extension would be the same as the height of the ridge of the existing roof to the shared boundary. Given the relative size and scale of the single storey extension therefore, it would not be considered as such to give rise to material or significant overbearing impact to warrant refusal of the application on these grounds. The location, size and scale of the proposed dormer is such that it would not be considered to give rise to an overbearing impact, such as to warrant or sustain refusal of the application on these grounds. The length, size, location and orientation of the proposals are not considered to give rise to any significant or material overbearing impact on adjacent properties and are considered acceptable. Further to this sufficient garden space remains to serve the property.

5.4 Any planning permission granted would not give rights to enter or access any property not within the applicants control for the purposes of construction or maintenance. This would be a civil matter as would issues associated with shared boundaries which would be subject to the Party Wall Act.

5.5 Transportation

There is adequate space to the frontage of the site to provide the required level of vehicular parking to meet the Councils residential parking standards.

6. CONCLUSION

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

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

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

7. RECOMMENDATION

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

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

2. The bricks to be used externally in the development hereby permitted shall match those of the existing building in colour and texture.

Reason

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

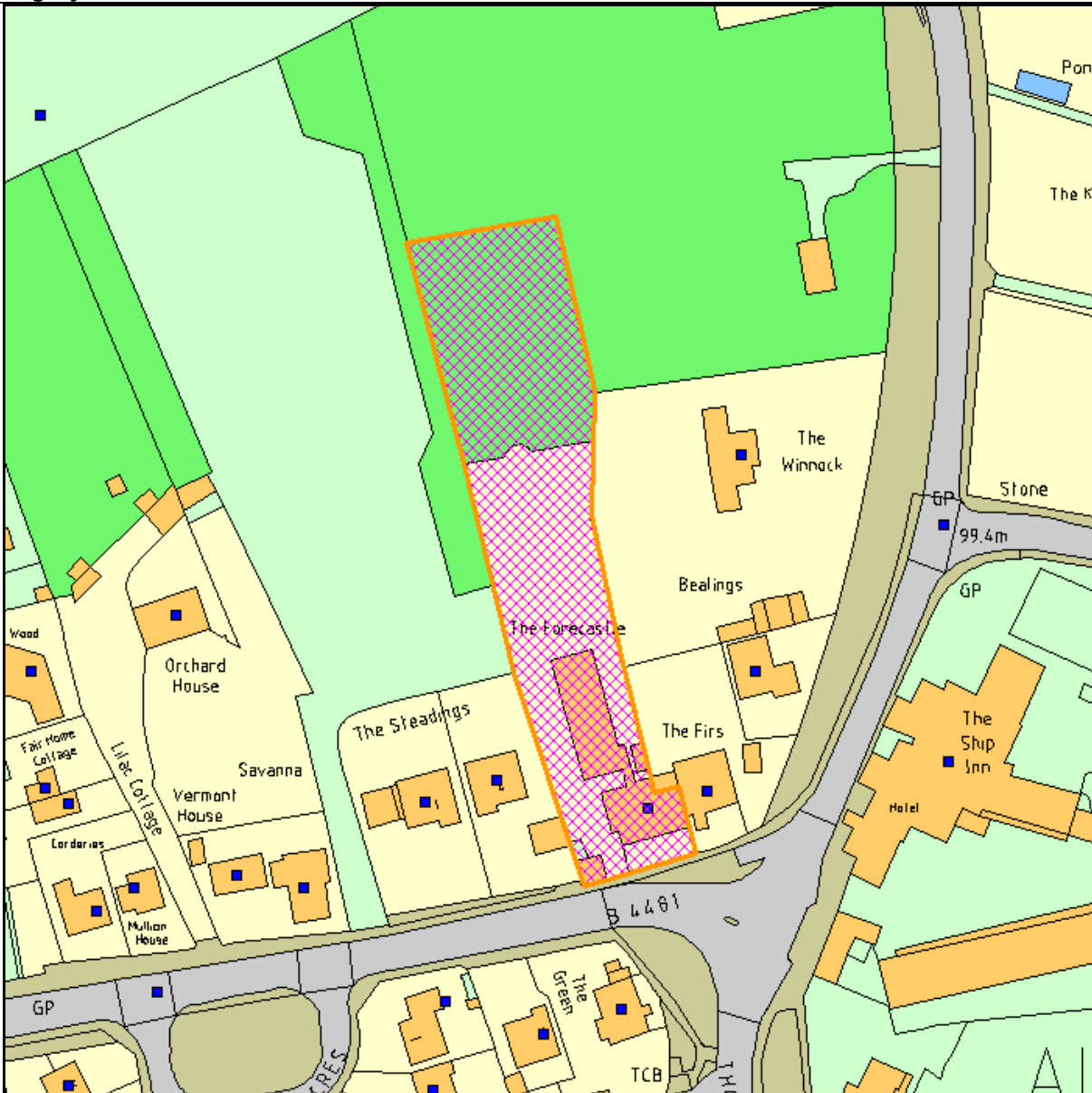
3. The hours of working on site during the period of construction shall be restricted to 07.30 - 18.00 Monday - Friday; 08.00 - 13.00 Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

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

CIRCULATED SCHEDULE NO. 03/17 – 20 JANUARY 2017

App No.:	PT16/6150/F	Applicant:	Mrs Jayne Busby Williams Elim Housing
Site:	1 Down Road Alveston Bristol South Gloucestershire BS35 3JF	Date Reg:	9th November 2016
Proposal:	Demolition of existing annex. Erection of two storey and single storey building with cycle and bin store to provide 9no. units of accommodation for homeless people (Use Class C2 (Residential Institutions)), conversion of gatehouse to form community room and all associated works.	Parish:	Alveston Parish Council
Map Ref:	363419 188287	Ward:	Thornbury South And Alveston
Application Category:	Minor	Target Date:	2nd January 2017



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 100023410, 2008. **N.T.S.** **PT16/6150/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as there is an objection received where the officer recommendation is approval.

1. THE PROPOSAL

- 1.1 The site is located close to the junction of Down Road and Bristol Road in Alveston. The site is made up of the curtilage associated with Forcastle which is currently operated by Elim Housing Association. The majority of the site is contained within the Alveston Village Development Boundary (VDB) which is washed over by the Green Belt. However the Northern part of the site extends beyond the VDB and is within the Green Belt. Access to the site is from Down Road.
- 1.2 By way of background, Forecastle is operated by Elim Housing Association as specialist accommodation providing supported housing for homeless people. Essentially, the facility offers the opportunity to homeless people to acquire short term supported housing in order to improve their prospects, find employment and a permanent place to live. In this context, the individual residents of Forecastle would live there for a temporary period. This use falls into C2 (Residential Institutions).
- 1.3 The applicant (Elim Housing Association) sets out that the proposed development is intended to improve and rationalise the supported housing facilities for homeless people established at the site. The proposed development consists of the demolition of a modern single storey building located to the rear of the main building (Forecastle) and the construction of a two storey building and single storey link to the main building. It is also proposed to renovate and extend an existing stone outbuilding, located adjacent to the site access to provide ancillary communal facilities (which would also be available to hire by members of the local community). The development would provide a total of 18 bed sit units, compared to 17 units currently provided at the site. Access to the site would utilise the existing vehicular and pedestrian access onto Down Road. The development would provide 11 marked parking spaces (including two spaces for disabled users), bin storage and 10 bicycle parking spaces.

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

CS2 Green infrastructure

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage
CS34 Rural Areas

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

T12 Transportation Development Control Policy for New Development

EP2 Flood Risk and Development

LC4 Proposals for Educational and Community Facilities Within the Existing Urban Area and Defined Settlement Boundaries

2.3 South Gloucestershire Local Plan – Proposed Submission: Policies, Sites and Places Plan (June 2016).

PSP1 Local Distinctiveness

PSP2 Landscape

PSP7 Development in the Green Belt

PSP8 Residential Amenity

PSP16 Parking Standards

PSP19 Wider Biodiversity

PSP20 Flood Risk, Surface Water and Watercourse Management

2.4 Supplementary Planning Guidance

Development in the Green Belt SPD

South Gloucestershire Design Checklist

3. RELEVANT PLANNING HISTORY

3.1 None

4. CONSULTATION RESPONSES

4.1 Alveston Parish Council

The Parish Council does not raise objections to the proposed development but note that two options have been presented and seek clarification as to which option is to be adopted.

4.2 Highway Authority

No Objection

4.3 Ecology Officer

No Objection subject to conditions

4.4 Landscape Officer

No Objection. The specification of trees proposed to be planted in the front garden should be agreed.

4.5 Conservation Officer

No Objection

4.6 Lead Local Flood Authority

Query the location of a public surface water sewer as the records indicate only the presence of a foul sewage main. If the intended connection of surface water is to this existing system, confirmation of acceptance to connect from the

sewage undertaker Wessex Water will be required, as disposal of surface water to a foul sewer is not the preferred method.

- 4.7 Highway Structures
Wish to make no comment

Other Representations

- 4.8 Local Residents
One comment has been received. The comment is summarised as follows;

Concern is raised that the plans submitted do not reflect the plans shown during the consultation with local residents carried out by the applicant. In particular the plans do not include the use of 'angled windows' designed to prevent overlooking of adjacent properties.

5. ANALYSIS OF PROPOSAL

- 5.1 The proposed development effectively provides improved bedsit and associated ancillary support accommodation to the existing 'supported housing facilities' for homeless people operated by Elim Housing Association. The proposed development would provide a new two storey building to accommodate 8 bedsit rooms and a single storey 'link' to the existing building (to be retained) that would include a office, meeting room shared kitchen and other welfare facilities as well as a further bedsit room. The existing building to be retained would be refurbished and would provide a further 9 bedsit rooms and shared facilities. The existing established use falls into Use Class C2 (Residential Institutions). For the avoidance of doubt, this application does not propose a 'change of use' of the land. The majority of the site is located within the Alveston VDB with the remaining northern area of the site being beyond the VDB. The application details the provision of a new building which would be entirely constructed within the VDB. The area of the site which is located beyond the VDB would continue to be used as garden area associated with the existing use and as such would remain undeveloped.

- 5.2 Principle of Development
The proposed development is residential in nature, however it provides essential facilities for the homeless community and is considered to have a wider community benefit. Accordingly, for the purpose of this application, officers consider the proposal to represent a community facility. Saved policy LC4 of the South Gloucestershire Plan is relevant to such a proposal. The policy indicates that the development, expansion or improvement of community facilities within the boundaries of settlements (VDB) is acceptable in principle. Whilst it is acknowledged that the application site straddles the VDB, the physical development would take place entirely within the VDB and as such, officers are satisfied that the proposed development is acceptable in principle, subject to the following considerations.

- 5.3 The Five Year housing Land Supply
Policy CS5 of the South Gloucestershire Local Plan, Core Strategy encourages new development to take place within the Urban Areas and within the identified

Village Settlement Boundaries (VDB). The development is located within the Alveston Village Development Boundary which is washed over by the Green Belt. The policy indicates that on sites within the Green Belt, small scale infill development may be permitted within the settlement boundaries of villages (such as Alveston Village).

- 5.4 Paragraph 14 of the National Planning Policy Framework (NPPF) makes a general presumption in favour of sustainable development. In particular (in respect of decision making) Paragraph 14 of the NPPF makes it clear that where development plans are absent, silent or relevant policies are out of date, the Local Planning Authority should grant planning permission unless;
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole; or,
 - specific policies in the NPPF indicate development should be restricted.
- 5.5 At this time, South Gloucestershire Council cannot demonstrate that it has a five year supply of deliverable housing land. Accordingly, in considering this application weight should be given to Paragraph 49 of the NPPF which sets out that;
- Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 5.6 In respect of the delivery of residential development, Policy CS5 is considered to be out of date. It is noted that Paragraph 037 of the Planning Practice Guidance suggests that residential institutions in use class C2 should count towards a Local Planning Authority housing requirement. However, in the case of South Gloucestershire the Planning Inspector at the Examination in Public for the South Gloucestershire Local Plan, Core Strategy did not take into consideration the needs of C2 residential uses within the housing supply. Essentially, C2 uses are not included in the South Gloucestershire housing requirements and as such this housing sector does not directly contribute towards the five year supply of housing land. On this basis, for the purpose of C2 type residential uses, Policy CS5 remains up to date.
- 5.7 Notwithstanding the above, Policy CS5 of the South Gloucestershire Local Plan, Core Strategy is relevant to this application and allows for new small scale infill residential development including C2 Residential Care Homes within the identified village settlement boundaries. In this instance it is acknowledged that Forecastle is operated by Elim Housing Association to provide supported housing for homeless people. However, the extant use of the site is C2 (Residential Institution) which covers not only the facilities provided by Elim Housing Association, but also for other residential institution uses such as care homes for the elderly or adults with learning difficulties. Whilst currently the operational basis of the existing residential institution would not necessarily free

up existing housing stock, the broader scope of C2 residential uses could do so in an indirect way. On this basis, officers consider that there is a limited benefit towards the South Gloucestershire Housing Land Supply. Moderate weight is applied to this benefit.

5.8 Green Belt

The site is located within the village settlement boundary of Alveston, which in turn is washed over by the Green Belt. As set out in the National Planning Policy Framework (paragraph 79), the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts is the openness and permanence of them. This is supported by paragraph 80 which lists the five purposes which the Green Belt serves, namely;

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.9 Paragraph 89 of the National Planning Policy Framework (NPPF) sets out that the construction of new buildings within the Green Belt should be regarded as inappropriate development in the Green Belt. However, paragraph 89 the NPPF provides six exceptions to this position. In particular the exceptions allow for *'limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it'*. Whilst there is no specific definition of what is meant by 'limited infilling' contained in the National Planning Policy Framework, the glossary of terms contained in the South Gloucestershire Core Strategy interprets the term as being *'the development of a relatively small gap between existing buildings, normally within a built up area'*.

5.10 The proposed development would require the removal of the modern building currently located to the rear of the Forecastle. On this basis, the development would take place on a previously developed site. The proposed development would not extend further north than the existing single storey building and would be located within a small gap between existing buildings. Officer acknowledge that the proposed building is two storey with a single storey link, the building which it replaces has a substantially larger foot print overall. The proposed building, whilst being higher than the existing building would not be materially greater in scale. When combined with the position of the building, the development would be read in the context of an established built up area and would not extend outside of it. Accordingly, officers are satisfied that the proposed development would represent 'limited infilling' and 'the redevelopment of a previously developed site'. Given the overall scale of the development, officers are also satisfied that the proposed development would not result in a materially greater impact on the openness of the Green Belt and

the purpose of including land within it. As such the proposed development is consistent with the criteria set out in paragraph 89 of the National Planning Policy Framework and is appropriate development within the Green Belt.

5.11 Design

The proposed development would require the demolition of the existing building located to the rear of Forecastle. That building consists of a single storey prefabricated structure dating from the mid-20th Century. That structure is of no particular architectural merit. The remaining building on the site are traditional in nature. Forecastle itself is domestic in character with a double bay window frontage and central front door. The building appears to date from the late 19th Century to early 20th Century, but this appearance is likely to be the result of substantial remodelling of the older core of the building that time. The site also includes a modest outbuilding located on the front of the western boundary of the site. Both of these buildings will be refurbished as part of the proposed development and will provide improved bedsit accommodation and ancillary facilities associated with the use of the site.

5.12 The refurbishment of those buildings would not materially alter the appearance and character of them. The development would include the addition of a small lean-to extension to the modest outbuilding. However, this is considered to be appropriately designed and consistent with the character and scale of the outbuilding and as such is acceptable in design terms.

5.13 The main part of the development proposal would introduce a two storey building to the rear of Forecastle. The design of the building is contemporary in form, using modern materials including brick and horizontal cladding. The building would be slightly lower to the ridge that Forecastle itself and consistent in height with existing dwellings associated with adjacent properties. The overall appearance of the building would be modest and domestic in character with traditional pitched roof and gables. The single storey 'link' building would utilise the same 'design approach' to materials but would use a flat roof construction to maintain a subservient form to the Forecastle and the two storey building that it links together. The structure would sit against the existing stone wall separating Forecastle and the adjacent property and would be slightly lower than the height of that wall.

5.14 The layout of the development would effectively form a small court yard which in turn would provide parking, turning and delivery facilities. Bin storage and cycle parking would also be within this area. It is proposed to retain existing tarmac surfacing towards the front of the site and provide permeable block paving elsewhere. The existing garden located on the northern part of the site would be retained as such.

5.15 It is considered that the design of the development is acceptable and would not result in a detrimental impact upon the character and visual amenity of the site and the surrounding area. Furthermore, it is considered that the replacement of the existing building and the general refurbishment of the remaining buildings on the site would improve the general appearance of the site to the betterment of the locality.

- 5.16 The Landscape Officer has indicated that the species of the trees proposed to be provided on the front garden area of the site should be agreed. However, the provision of tree planting in this location is not considered to be necessary to make this proposal otherwise acceptable. It is possible to plant trees of any species in this location without the benefit of planning permission. On this basis, it is considered that such agreement is not necessary as part of any approval of this application.
- 5.17 Heritage Considerations
The site is located adjacent to traditional buildings that are of some heritage value and the site contains a traditional stone outbuilding. These assets include the existing dwelling attached to Forecastle itself and the existing garden wall which divides the properties. Forecastle itself shows evidence of being a building of age, although it has been substantially altered in the past. These buildings are not contained on the local list and are not statutory listed buildings, however these buildings should be considered as heritage assets. The wider context includes The Ship Inn which is a Grade II Listed Building.
- 5.18 Given the design and position of the proposed development in the context of the identified heritage assets, the Conservation Officer has indicated that the impact of the development on the value and setting of those buildings is minimal. On this basis, officers are satisfied that the development is acceptable in this regard.
- 5.19 Residential Amenity
The site is located adjacent to existing residential properties. The position of the proposed two storey building is such that there is a potential to create overlooking towards residential dwellings, particularly to the west. The comments of the local resident is noted and in particular, it is acknowledged that previous versions of this proposal (at pre-application stage) included design solutions that would assist in reducing the potential for harmful overlooking to occur.
- 5.20 In this instance, the initial submission included windows to the west facing elevation of the proposed development at first floor level. The comments of the local resident imply that these windows would result in a harmful overlooking impact. Indeed, the windows related to living areas. In response, the applicant has sought to amend the layout of the bedsits on the first floor such that windows on the west elevation relate to bathroom and kitchen accommodation. These windows are to be obscure glazed and given the type of rooms to which they relate are not considered to result in a harmful overlooking impact. A condition can be attached in the event that planning permission is granted to ensure that the windows are obscure glazed and kept shut.
- 5.21 In general terms, the position of the proposed buildings is such that there would be no harmful overbearing and overshadowing impact as a result of the development.
- 5.22 The use of the development as C2 (Residential Institutions) accommodation is such that there is no specific requirement to provide private amenity space for each of the bedsits. However, this site benefits from a large private garden

which would be available on a communal basis for the residents of the facility. There is also shared communal facilities (such as a kitchen, lounge and community room) that would facilitate good levels of amenity for those residents.

5.23 Having regards to the above and subject to the suggested condition, it is considered that the proposed development is acceptable in residential amenity terms.

5.24 Ecological Considerations

The Ecology Officer is satisfied that the Ecological Report submitted with this application is acceptable. The report recommends various mitigation, enhancement and compensation measures to prevent biodiversity loss, and enable biodiversity gain, through the proposed development; and the Ecology Officer is satisfied that these measures are adequate. On this basis officers are satisfied that the proposed development is acceptable subject to conditions requiring that the development provides the mitigation and methods recommended in the supporting Ecological Report.

5.25 Drainage Considerations

The Lead Local Flood Authority note that there is limited drainage infrastructure shown to be present on the site and that records indicate that only a foul sewerage drain is available. It is noted that the connection of surface water drainage to this drain would require the consent of Wessex Water. In general terms this approach is not considered best practice.

5.26 Whilst officers are mindful of the above, any new development on this site will be required to meet modern building regulation standards and in particular, the provision of appropriate surface water disposal will be required. In order to meet modern building regulation standards, the development will be expected to provide separate surface water disposal measures. Given the scale of the proposed development, it is considered that the Building Regulation Legislation is the appropriate area to address the drainage requirements of the development.

5.27 Transportation and Highway Safety

The proposed development would have the effect of increasing the amount of bed-sits associated with the site from 17 to 18. Given the nature of the use of the site, this increase is considered to be a negligible increase. Notwithstanding this, the development would rationalise the existing facilities so as to clearly define the parking on the site and provide delivery and turning facilities. It is also proposed to provide purpose built cycle storage. The level of parking facilities is consistent with the scale of the use, and would facilitate the safe access and egress of the site in a moto vehicle, by cycle and on foot. A condition can be imposed in the event of approval such that the parking and turning facilities are provided ahead of the first occupation of the new development.

- 5.28 The site is located in a sustainable location close to local services and public transport facilities. The development would provide good quality cycle parking to encourage cycle use by the residents and associated staff.
- 5.29 Accordingly, officers are satisfied that subject to the above suggested condition, that the proposed development is acceptable in transportation and highway safety terms.
- 5.30 Concluding Analysis
Officers have concluded that the proposed development is appropriate development within the Green Belt and have concluded that, subject to conditions there is no adverse impact in respect of residential amenity, character, heritage and transportation.
- 5.31 The extant use of the site to provide important community infrastructure (in the form of specialist accommodation for homeless people). The proposed development would provide enhancements to this facility and in doing so would ensure the viability of the facility for the continued benefit to the public interest. Officers attribute weigh to this benefit.
- 5.32 Accordingly it is considered that the benefit of the proposal substantially outweighs the limited harm resulting from the proposal.

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 following conditions

Contact Officer: Simon Penketh
Tel. No. 01454 863433

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. Bat Boxes

Prior to the first occupation of the development hereby approved, details of the type and location of one bat box and one bird box within the site shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the agreed details and retained as such.

Reason

In the interest of the ecological value of the site and to accord with CS9 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013 and saved policy L9 of the South Gloucestershire Local Plan (adopted) January 2006

3. Ecological Mitigation

That the development hereby approved shall proceed strictly in accordance with the Reptile Mitigation Strategy as set out in Chapter 6 (Extended Phase 1 Habitat Survey Report [Abricon, June 2017]).

Reason

In the interest of the ecological value of the site and to accord with CS9 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013 and saved policy L9 of the South Gloucestershire Local Plan (adopted) January 2006

4. Parking and Bin Storage

The parking facilities (including cycle parking), turning facilities and bin storage facilities as shown upon drawing numbered 15026/011 Rev C (as received by the Local Planning Authority on 7th December 2016) shall be provided in full prior to the first occupation of the development hereby approved. Thereafter the development shall be retained as such.

Reason

In order to ensure that adequate parking, turning and bin storage facilities are provided and retained with the development and to accord with Policy CS1 and CS8 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013; and saved policy T12 of the South Gloucestershire Local Plan (adopted) January 2006

5. Materials

Prior to the commencement of above ground works relating to the development hereby approved, details of all external elevation and roofing materials shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the agreed details and retained as such.

Reason

In the interest of the character and visual amenity of the site and the surrounding locality and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) January 2013.

6. Obscure Glazing

The glazing on the West elevation at first floor level shall at all times be of obscured glass to a level 3 standard or above and be permanently fixed in a closed position.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

7. Plans

The development hereby approved shall be implemented strictly in accordance with the following plans;

15026/011 Rev C
15026/012 Rev C
15026/013 Rev C
15026/014 Rev C

as received by the Local Planning Authority on 7th December 2016.

15026/001 Rev A
15026/002 Rev A
15026/004 Rev A
15026/006 Rev A
15026/015 Rev B
15026/016 Rev B
15026/017 Rev A

as received on the 7th November 2016

Reason

For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 03/17 – 20 JANUARY 2017

App No.:	PT16/6402/CLP	Applicant:	Ms J Morgan
Site:	10 Raglan Place Thornbury Bristol South Gloucestershire BS35 2BT	Date Reg:	25th November 2016
Proposal:	Application for Certificate of Lawfulness for the proposed erection of a front porch and creation of new vehicular hardstanding.	Parish:	Thornbury Town Council
Map Ref:	363956 189773	Ward:	Thornbury South And Alveston
Application Category:		Target Date:	17th January 2017



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PT16/6402/CLP

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the proposed erection of a single storey front porch and introduction of a new driveway at 10 Raglan Place, Thornbury would be lawful development. This is based on the assertion that the proposal falls within the permitted development rights normally afforded to householders under the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 1.2 The application is formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based on the facts presented.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO)
- 2.2 The submission is not a full planning application this the Adopted Development Plan is not of relevance to the determination of this application; the decision rests on 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 the proposed development is lawful against the GPDO.

3. RELEVANT PLANNING HISTORY

- 3.1 PT16/6481/PNH – No Objection – 20/12/2016 – Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 3.5 metres, for which the maximum height would be 3.46 metres and for which the height of the eaves would be 2.3 metres

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
No Objection
- 4.2 Other Consultees
None Received

Other Representations

4.3 Local Residents None Received

This application is for a certificate of lawfulness is an evidential test to establish whether the proposed development is lawful according to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 Class A and there is no consideration of planning merit. If the facts presented indicate the proposal accords with the aforementioned Class, the Local Planning Authority must grant a certificate confirming the proposed development is lawful. As a result any objection comments should not impact the outcome of the decision.

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

5.1 Application Form; Existing Ground Floor Plan; Site Location and Block Plans; Proposed Ground Floor Plan; Existing Elevations; and Proposed Elevations

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 not consideration of planning merit, the application is based on the facts presented. This 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 in this instance is to determine whether the proposal falls within the permitted development rights afforded to the householders under Schedule 2, Part 1 Classes D and F of the GPDO (2015).

6.3 The proposed development consists of a single storey front porch and new hardsurfacing to the front of the property. These developments would fall within Schedule 2, Part 1 Classes D and F of the GPDO (2015), which allows for the erection of a porch and for the introduction of hard surfaces incidental to the enjoyment of the dwellinghouse provided it meets the criteria detailed below:

D. The erection or construction of a porch outside any external door of a dwellinghouse:

D.1 Development is not permitted by Class D if –

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

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

- (b) **the ground area (measured externally) would exceed 3 square metres;**

The floor area of the proposal (measured externally) would be less than 3 square metres.

- (c) **any part of the structure would be more than 3 metres above ground level; or**

The porch would not be more than 3 metres above ground level

- (d) **any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway**

The proposal would be more than 2 metres from the boundary with the highway.

F. Hard surfaces incidental to the enjoyment of a dwellinghouse

F. Development consisting of—

- (a) **the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or**
(b) **the replacement in whole or in part of such a surface.**

F.1 Development is not permitted by Class F if permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use).

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

Conditions

F.2 Development is permitted by Class F subject to the condition that where—

- (a) **the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and**

The proposal will be situated on land between the wall forming the principal elevation of the dwellinghouse and a highway.

- (b) **the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface is made of porous materials, or**

provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

The hard surfaces will exceed 5 square metres in area and they will be constructed with either a porous surface or will drain into a planted border. In either eventuality the proposal would accord with this condition.

7. RECOMMENDATION

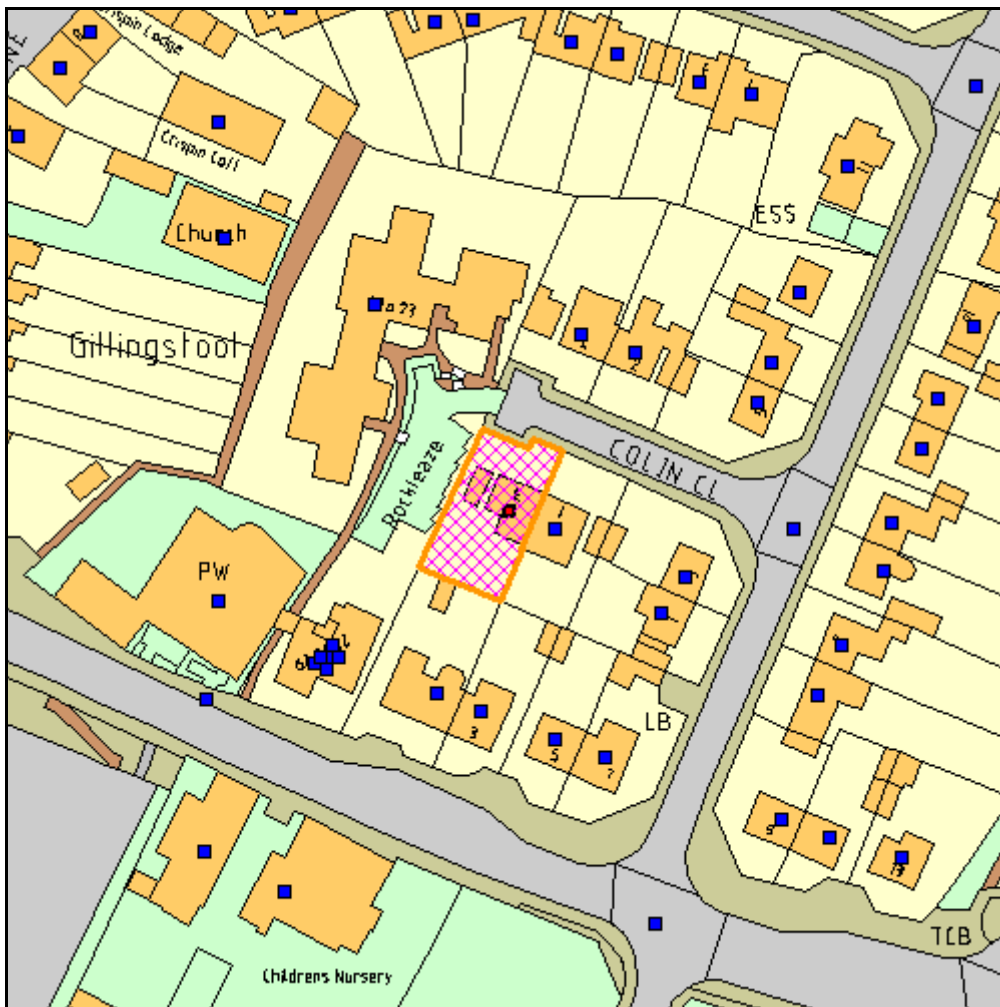
- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the following reason:

Evidence has been provided to demonstrate that the proposed porch and hardsurfacing would be allowed as it is considered to fall within the permitted rights afforded to householders under Part 1, Classes D and F of the Town and Country Planning (General Permitted Development) Order 2015.

Contact Officer: Hanni Osman
Tel. No. 01454 863787

CIRCULATED SCHEDULE NO. 03/17 – 20 JANUARY 2017

App No.:	PT16/6470/F	Applicant:	Mr And Mrs Harrison
Site:	3 Colin Close Thornbury Bristol South Gloucestershire BS35 2JD	Date Reg:	8th December 2016
Proposal:	Demolition of existing garage and conservatory. Erection of a single storey rear and a two storey side extension to provide additional living accommodation.	Parish:	Thornbury Town Council
Map Ref:	363985 190032	Ward:	Thornbury North
Application Category:	Householder	Target Date:	30th January 2017



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100023410, 2008.

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PT16/6470/F

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the demolition of an existing garage and conservatory, and erection of a single storey rear and two storey side extension to provide additional living accommodation at No. 3 Colin Close, Thornbury.
- 1.2 The application site consists of a post-war semi-detached property set within a moderately sized plot. The site is located on the southern side of Colin Close, and sits close to the head of this small residential cul-de-sac within the established settlement boundary of Thornbury. To the west of the site occupying an elevated position is a grouping of two-storey buildings, providing housing for elderly residents. The main dwelling is finished in a mix of white render and facing brick, with a brown tiled roof. A detached, single garage is located to the west of the main dwelling, and an existing conservatory currently protrudes from the rear of the property. Both are to be demolished as part of the proposal. The immediate surrounding area is characterised by a mixture of semi-detached and terraced properties, incorporating similar architectural styles to that of the subject property.
- 1.3 Amended plans were requested and received on 17th January 2017. The amendments involved alterations to the design of the proposed two storey side extension, with the main amendment involving the replacement of the originally proposed flat roof with a pitched roof. The proposed single storey rear extension has not been altered as part of the amended plans.

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

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

3. RELEVANT PLANNING HISTORY

- 3.1 The application site has no planning history. However planning permission has previously been granted for works at other properties along Colin Close.

- 3.2 PT15/1994/F *4 Colin Close*
Demolition of existing detached garage and erection of two storey side extension to form garage and additional living accommodation.
Approved: 24.06.2015

- 3.3 PT01/0539/F *2 Colin Close*
Erection of single storey rear utility room and erection of rear conservatory.
Approved: 10.04.2001

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
No objection to the principle of an extension subject to neighbouring properties amenities not being adversely affected. However, the flat roof design is out of keeping with the area.

4.2 Other Consultees

Sustainable Transport

No objection - The proposals would increase the number of bedrooms within the dwelling from 3 to 4. SGC minimum parking standards state that both a 3 and 4 bed dwelling requires 2 off street parking spaces. Although it is proposed to remove the existing garage, two off street parking spaces will remain on the driveway/hardstanding to the front of the property. As such there are no transportation objections.

Archaeology

No objection

Other Representations

4.3 Local Residents

One comment was submitted by a neighbouring resident. Whilst noting that the proposal did not appear to have a major impact upon their property, concern was raised over the flat roof design of the two storey extension, as well as possible disruption involving the demolition of the conservatory and rebuilding of the ground floor rear extension.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the demolition of an existing garage and conservatory, and the erection of a single storey rear and two storey side 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 By virtue of its location to the side of the property, the two storey side extension would be very visible from the public areas offered along Colin Close. As such, it is deemed that the proposal would have a significant impact on the streetscene as well as the character and distinctiveness of the immediate surrounding area. In light of this, it is considered that the design of the proposed side extension would need to sufficiently respect the character of the immediate surrounding area.

Two storey side - original plans
5.4 Original plans indicated a flat roof side extension, attached to the main dwelling by a link section to be finished in zinc. When taken in isolation, this more contemporary flat roof design could be considered to be of some architectural merit. However it was deemed that a two storey extension of this design would appear out of keeping with the immediate locality, and as such was not deemed to conform to policy CS1 of the Core Strategy. Subsequently, the design of the two storey side extension was deemed unacceptable.

Two storey side - amended plans
5.5 The proposed two storey side extension, as amended, follows the same ridge line and building line as the host dwelling. The extension incorporates a gable end to its rear elevation. A two storey side extension of very similar design was

recently granted planning permission at the property directly opposite the application site at No. 4 Colin Close.

- 5.6 Overall, it is considered that a two storey side extension of this design respects, to a far greater extent, the character and distinctiveness of the immediate surrounding area. It is also deemed that the design of the side extension and configuration of windows to the front elevation respects the character of the main dwelling. It is recognised that the continuation of the ridge and building line creates an overall building of somewhat larger massing. However due to a rise in land to the north, and the ridge of the host dwelling already being higher than that of the adjoining property to the east, a stepping down in ridge height of the proposed side extension is not deemed to be appropriate. The render and roof materials proposed in the finish of the side extension would match those used in the finish of the main dwelling, increasing the levels of integration between the main dwelling and the extension.

Single storey rear

- 5.7 By virtue of its location to the rear of the property, the proposed single storey rear extension would not be visible when viewed from the public areas offered along Colin Close. As such it is not deemed that the proposal would impact upon the immediate streetscene. However, despite existing boundary treatments along the western boundary of the site, the proposed rear extension would be partially visible when viewed from the east-facing residential units located to the west of the application site.

- 5.8 However it is deemed that the scale, massing and design of the proposed single storey rear extension would allow for it to appear subservient to, and in keeping with the main dwelling. Additionally, the render used in the exterior finish of the proposed rear extension would match the render used in the exterior finish of the main dwelling.

- 5.9 Overall, the proposal as indicated in amended plans is considered to satisfy design criteria outlined in policy CS1 of the Core Strategy and H4 of the Local Plan.

5.10 Residential Amenity

Policy H4 of the Local Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space.

- 5.11 When considering the impacts of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties, the main properties under consideration are the adjoining property to the east at No. 1 Colin Close, the property located opposite at No. 4 Colin Close, as well as the east-facing residential units to the west.

Two storey side

- 5.12 By virtue of its location to the west of the host dwelling, it is not deemed that the proposed two storey side extension would significantly impact upon the residential amenity of the occupiers of the adjoining property to the east. It is

- acknowledged that the proposal would be visible from, and would have some overbearing, overshadowing and overlooking impacts on the property located opposite the application site at No. 4 Colin Close. However by virtue of the separation of these two properties by the public highway, it is deemed that the distance between the two properties sufficiently minimises these impacts.
- 5.13 The proposal involves the installation of two small windows to the west-facing side elevation of the side extension. However it is deemed that due to the distance between the subject property and the residential units to the east, as well as the elevated position of these residential units, the proposed side extension would not result in a loss of privacy through overlooking. Due to the size of the rear garden of the property, it is not deemed that the proposal would significantly impact upon any properties to the rear of the application site.
- Single storey rear*
- 5.14 By virtue of the single storey nature and siting of the proposed rear extension, it is not deemed that its erection would have any significant impacts on the residential amenity of neighbouring properties through an increased sense of overbearing, overshadowing and overlooking. It is acknowledged that its erection would result in a loss of outdoor private amenity space at the site. However it is deemed that sufficient space would remain following the implementation of the proposal.
- 5.15 Overall, with regard to impacts on the residential amenity of neighbouring residents, it is deemed that the proposal conforms to criteria outlined in policy H4 of the Local Plan.
- 5.16 Transport
In line with transport officer comments, the existing parking provision at the site is deemed to be acceptable. 2 parking spaces are currently provided to the front of the property. South Gloucestershire Residential Parking Standards SPD outlines that both 3 and 4 bed dwellings must make provision for a minimum of 2 parking spaces, each measuring a minimum of 2.4 metres by 4.8 metres. The proposal seeks to increase the number of bedrooms as the property from 3 to 4. As such the provision of 2 parking spaces is deemed to be acceptable.
- 5.17 However a condition will be attached to any decision, requiring a minimum of 2 parking spaces to be provided at the site before the extension is first occupied and thereafter retained for that purpose.
- 5.18 Town Council Comments
Whilst not objecting to the principle of the proposal, concern was raised by the Town Council over the flat roof design of the proposed two storey side extension. It is considered that this concern has been addressed through the amendments made to the design of the proposed two storey side extension.
- 5.19 Local Resident Comments
Concern was raised over the flat roof design of the proposed two storey extension. It is deemed that this design issue has been addressed in amended plans. Concern was also raised over the potential for disruption during the

demolition of the existing conservatory and rebuilding of the ground floor rear extension. However this is not deemed to be a planning matter to be addressed within the remit of this report, and is an issue that will be considered further by a Building Regulations Officer.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

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

Reason

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

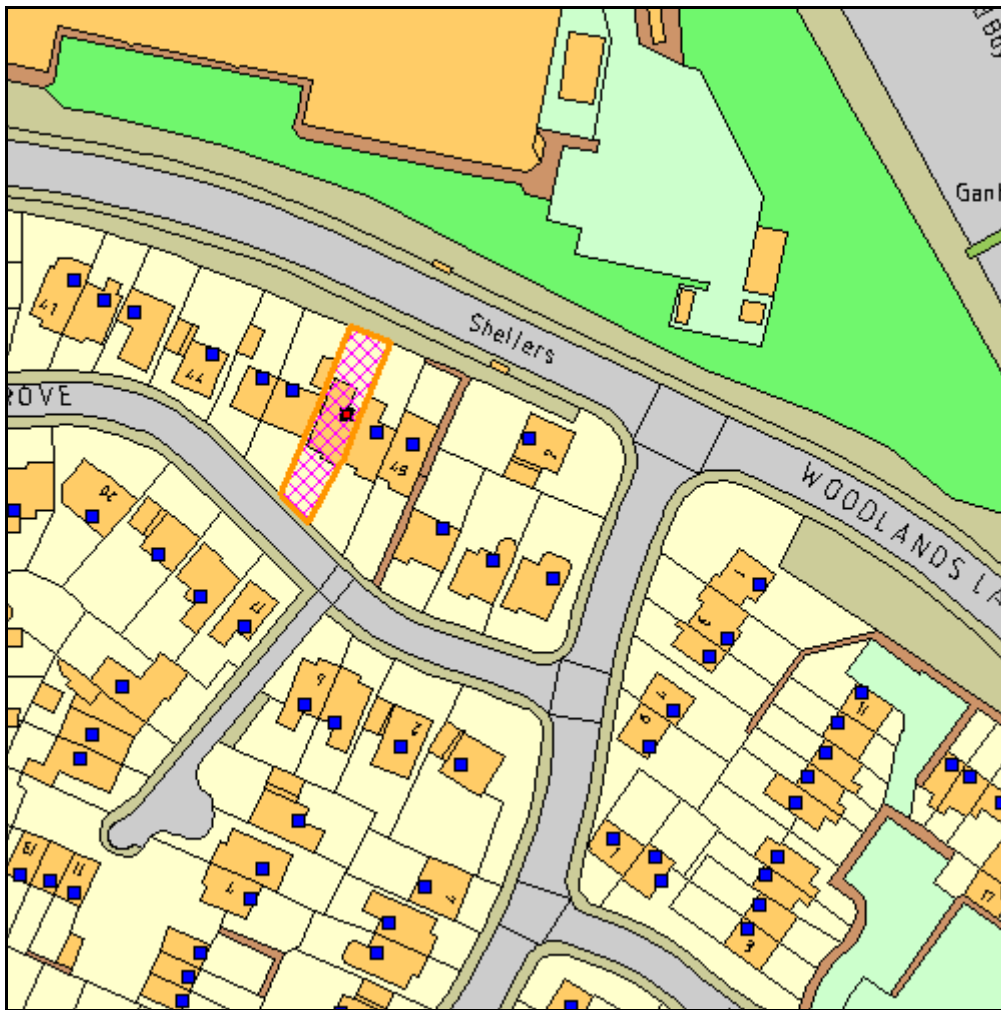
2. The off-street parking facilities at the site (for all vehicles, including cycles) shall make provision for the parking of a minimum of 2 vehicles (measuring at least 2.4m by 4.8m), and shall be provided before the extensions are first occupied, and thereafter retained for that purpose.

Reason

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

CIRCULATED SCHEDULE NO. 03/17 – 20 JANUARY 2017

App No.:	PT16/6563/F	Applicant:	Mr And Mrs Burton
Site:	47 Crows Grove Bradley Stoke Bristol South Gloucestershire BS32 0DA	Date Reg:	13th December 2016
Proposal:	Demolition of existing conservatory. Erection of a two storey and single storey rear extension to provide additional living accommodation.	Parish:	Bradley Stoke Town Council
Map Ref:	361980 183115	Ward:	Bradley Stoke North
Application Category:	Householder	Target Date:	2nd February 2017



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 100023410, 2008. N.T.S. PT16/6563/F

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two storey and single storey rear extension to provide additional living accommodation at No. 47 Crows Road, Bradley Stoke.
- 1.2 The application site consists of a modern two storey end of terrace property located within the established residential area of Bradley Stoke. The main dwelling is finished in facing brick, with a concrete tiled roof. The immediate surrounding area is characterised by a mixture of terraced, semi-detached and detached properties; incorporating similar built forms and finishes.
- 1.3 A pre-application enquiry regarding a two storey and single storey rear extension at the subject property was submitted on 12th April 2016. It must be noted that the design of the proposal as indicated in the pre-application differs from that indicated in this full application. The conclusion of the response to this pre-application enquiry was that further attention needed to be given to the design and impact on residential amenity of the proposed development.

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

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 P87/0020/36 Residential development on approximately 2.6 hectares (6.5 acres) including erection of 95 dwellings. Construction of associated estate roads, garages, boundary walls and ancillary works (in accordance with the amended plans received by the council on 8TH june 1987). Approved: 24.06.1987
- 3.2 P86/0020/6 Residential development on approximately 2.6 hectares (6.5 acres) comprising 91 dwellings. Construction of associated estate roads, footpaths, garages, boundary walls and ancillary works (in accordance with the amended plans received by the council on 14TH november 1986) (to be read in conjunction with P84/20/1). Approved: 09.12.1986
- 3.3 P84/0020/1 Residential, shopping & employment development inc.Roads & sewers and other ancillary facilities on approx.1000 acres of land. Approved: 03.12.1986

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
Objection – overdevelopment of the site.

Other Representations

- 4.2 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application seeks permission for the erection of a two storey and 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 proposed two storey rear extension would incorporate a rear facing gable end. A pitched roof dormer would be located immediately to the east of the proposed two storey rear extension; directly above the proposed single storey rear extension.

5.4 By virtue of the location of the proposed extensions to the rear of the property, the proposal would not be visible from the public areas offered along Crows Grove. As such, it is not deemed that the proposal would impact upon the streetscene or character and distinctiveness of Crows Grove. However Trench Lane, which provides an access road around the edge of the residential area, runs along the rear (north) of the application site. As such the proposal would be visible from the public areas offered along Trench Lane. Therefore, it is considered that the proposal would have some impact on the character of the immediate surrounding area, when viewing the subject properties and neighbouring properties from the rear.

Two storey rear

5.5 The roof of the proposed two storey element would have a ridge height of approximately 6.5 metres, with an eaves height matching that of the host dwelling at approximately 5.2 metres. The two storey element would incorporate a width of approximately 3.5 metres, and would protrude from the rear of the existing dwelling by roughly 2.7 metres. The proposed two storey rear extension would be built in an area currently occupied by an existing rear conservatory. This conservatory incorporates an overall height of approximately 3.3 metres, and a width and depth of approximately 3.5 metres.

5.6 Whilst no other two storey gable end extensions appear to be present in the immediate locality, a two storey extension incorporating this design is not deemed to be inappropriate within the locality. Any impacts are also reduced by the siting of the proposed extension to the rear of the property. Whilst the two storey element would be visible from the public areas offered along Trench Lane, it is not deemed that the rear of the properties along Crows Grove demonstrate a distinctive character or streetscene. As such, it is not deemed that the impacts of the two storey rear extension on the character and distinctiveness of the immediate surrounding area would be significant.

5.7 Additionally, it is deemed that the design, scale and massing of the proposed two storey rear extension would allow for it to appear subservient to, and in keeping with the host dwelling. This is largely due to the drop down in ridge height of the extension from that of the main dwelling, and the modest protrusion of the extension of approximately 2.7 metres. Overall, the proposed two storey rear extension is considered acceptable in design terms.

Single storey rear

5.8 The single storey element would incorporate a lean to roof, with a ridge height of approximately 3.6 metres and an eaves height of approximately 2.5 metres. The extension would measure roughly 3 metres in width, and coupled with the two storey element, would extend across the entire width of the rear elevation

of the property. The single storey rear extension would have the same depth as the two storey element; at approximately 2.7 metres.

- 5.9 The proposed single storey rear extension would largely be screened when viewed from Trench Lane by existing boundary treatments. In addition to this, single storey extensions of this nature have previously been constructed at neighbouring properties. As such, it is not deemed that the proposed single storey rear extension would impact upon the character and distinctiveness of the immediate surrounding area. Additionally, the design, scale and massing of the proposed single storey rear extension would allow for it to appear subservient to, and respect the character of the host dwelling. As such, the proposed single storey rear extension is deemed acceptable in design terms.

Rear dormer

- 5.10 The proposed rear dormer would incorporate a pitched roof. The eaves and ridge of the dormer would be set below that of the proposed two storey extension. The bottom of the dormer would be set just above the ridge of the roof of the proposed single storey extension. The proposed dormer would have both a width and protrusion of approximately 1.6 metres.
- 5.11 It is deemed that the scale, massing and design of the proposed dormer would allow for it to appear subservient to, and respect the character of the host dwelling. It is also considered that the gable end design respects the gable end design of the proposed two storey rear extension. As such, the proposed rear dormer is deemed acceptable in design terms.

Cumulative

- 5.12 It is deemed that the three proposed additions to the rear of the property respect the design of the host dwelling, and take design cues from one another, allowing for the cohesive integration of the three proposed elements. Additionally, the materials proposed for the external finish of the three additions would match those used in the exterior finish of the main dwelling. In light of this, it is not deemed that the additions would detract from the character and distinctiveness of the immediate surrounding or the host dwelling. As such, it is considered that the proposal conforms to design criteria outlined in policy CS1 of the Core Strategy and H4 of the Local Plan.
- 5.13 Residential Amenity
Policy H4 of the Local Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space.
- 5.14 When considering the impacts of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties, the main properties under consideration are No's. 46 and 48 Crows Grove, situated directly to the west and east of the application site respectively.
- 5.15 It is not deemed that the proposed single storey rear extension or the proposed rear dormer window would have any impacts on the residential amenity enjoyed at neighbouring properties through an increased sense of overbearing,

overshadowing or overlooking. It is noted that the proposed two storey rear extension would have some overbearing and overshadowing impact on the adjoining property to the west at No. 46 Crows Grove. However due to the modest protrusion of 2.7 metres, these impacts are not deemed to be so significant as to substantiate a refusal. In addition to this, it is not deemed that the sense of overlooking from the proposed first floor rear window would be significantly greater than any sense of overlooking from existing first floor rear windows.

5.16 It is acknowledged that the proposed extensions would result in the loss of some outdoor private amenity space at the site. However due to the modest protrusion of the proposed extensions, as well as the siting of the two storey rear extension in an area currently occupied by an existing conservatory, it is not deemed that this loss of space would be so significant as to detrimentally impact upon residential amenity at the application site. Overall, with regard to residential amenity, the proposal is deemed to conform to criteria set out in policy H4 of the Local Plan.

5.17 Transport

As a result of the proposal, the number of bedrooms at the subject property would not increase. Additionally, the parking arrangements at the site would not be affected as part of the proposal. It is also not deemed that the proposal would have any impact upon highway safety. As such, it is not deemed that the proposal would give rise to any transport related issues.

5.18 Objection Comments

Bradley Stoke Town Council have objected to the proposal on the grounds that it would constitute an overdevelopment of the site.

It is recognised that the application site comprises a modestly sized plot. However it is not deemed that the proposal would represent an overdevelopment of the site. In terms of footprint, due to the modest protrusion of the proposed extensions and the demolition of the existing conservatory, it is not deemed that the proposal would result in a significant increase in the overall footprint of the dwelling. It is noted that the addition of a two storey element would somewhat increase the built up nature of the application site. However the modest protrusion of 2.7 metres is deemed to sufficiently mitigate this.

6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

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

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

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

Reason

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