



**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. 38/17

Date to Members: 29/09/2017

Member's Deadline: 05/10/2017 (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:

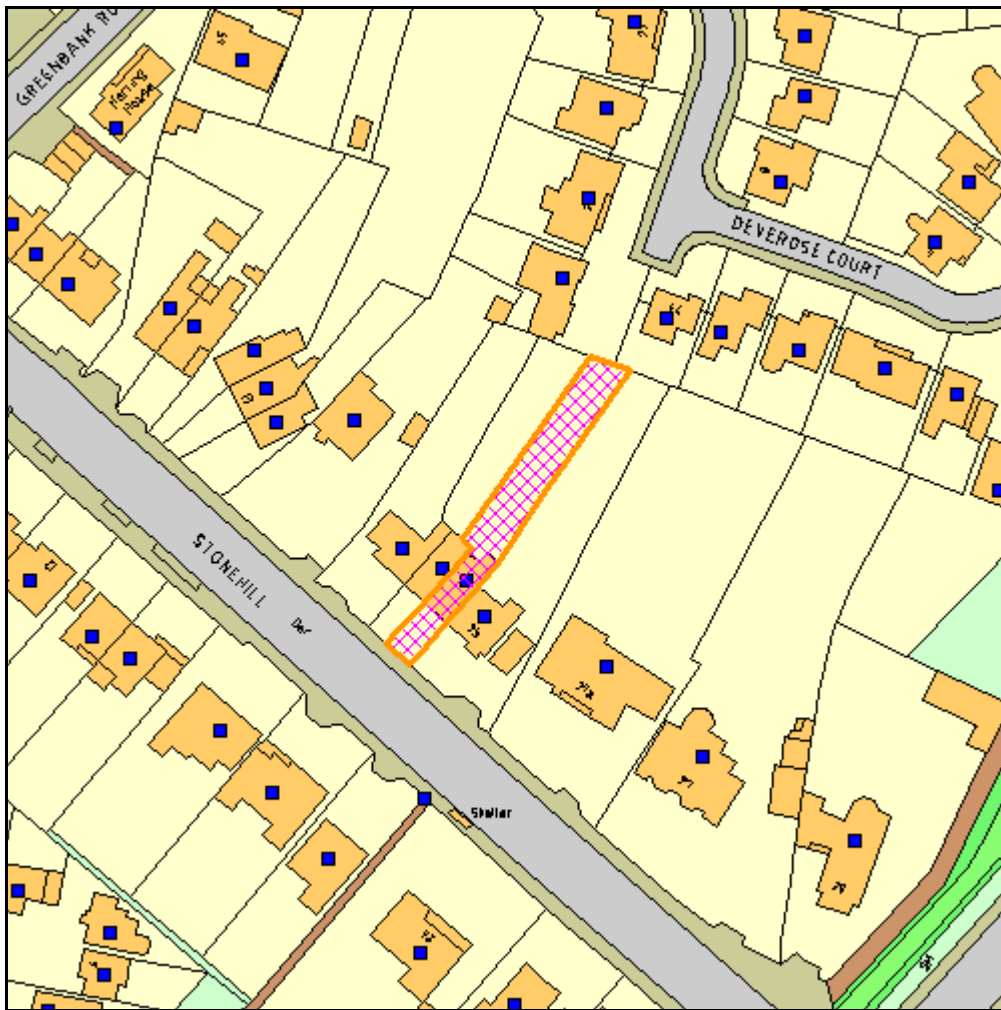
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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 29 September 2017-

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK17/3205/F	Approve with Conditions	23 Stonehill Longwell Green South Gloucestershire	Hanham	Hanham Parish Council
2	PK17/3371/F	Approve with Conditions	6 Rodway Hill Road Mangotsfield South Gloucestershire BS16 9LE	Emersons	Emersons Green Town Council
3	PK17/3493/F	Approve with Conditions	10 Edward Road Kingswood South Gloucestershire	Woodstock	None
4	PK17/3568/F	Approve with Conditions	15 Lower Cock Road Kingswood South Gloucestershire BS15 9RS	Woodstock	None
5	PK17/3685/F	Approve with Conditions	106A High Street Oldland Common South Gloucestershire BS30 9TF	Oldland	Bitton Parish Council
6	PT16/3582/F	Approve with Conditions	120 Gloucester Road Patchway South Gloucestershire BS34 5BP	Patchway	Patchway Town Council
7	PT17/1427/F	Approve with Conditions	Field North And East Of Crossing Cottage East Of Railway Latteridge Road Iron Acton South Gloucestershire	Frampton Cotterell	Iron Acton Parish Council
8	PT17/3010/F	Approve with Conditions	Albion House Featherbed Lane Oldbury On Severn South Gloucestershire BS35 1PP	Severn	Oldbury-on-Severn Parish Council
9	PT17/3353/F	Approve with Conditions	115 Bradley Avenue Winterbourne South Gloucestershire BS36 1HW	Winterbourne	Winterbourne Parish Council
10	PT17/3591/F	Approve with Conditions	204 Badminton Road Coalpit Heath South Gloucestershire BS36 2ST	Westerleigh	Westerleigh Parish Council
11	PT17/3610/F	Approve with Conditions	15 Walker Way Thornbury South Gloucestershire BS35 3US	Thornbury South And	Thornbury Town Council

CIRCULATED SCHEDULE NO. 39/17 – 29 SEPTEMBER 2017

App No.:	PK17/3205/F	Applicant:	Melanie Norton
Site:	23 Stonehill Longwell Green Bristol South Gloucestershire BS15 3HN	Date Reg:	9th August 2017
Proposal:	Erection of two storey rear extension to form additional living accommodation and creation of new vehicular access.	Parish:	Hanham Parish Council
Map Ref:	364987 171886	Ward:	Hanham
Application Category:	Householder	Target Date:	29th September 2017



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REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of a two storey rear extension to provide additional living accommodation. The application site is a terraced, two storey house within Longwell Green. The dwelling, and the neighbouring houses benefit from very large rear gardens.
- 1.2 The site has no statutory designations to consider.
- 1.3 Updated plans were received on 12th September 2017 to provide additional parking information, and remove a parapet wall due to concerns regarding overbearing impact on No. 21 Stonehill.

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 No relevant planning history.

4. **CONSULTATION RESPONSES**

4.1 Hanham Parish Council
No objection

Hanham Abbots Parish Council
No comments received

Sustainable Transport
Original Plans

The proposed development will not increase the number of bedrooms to the first floor and two will remain after development.

It is unclear from the plans submitted the existing parking arrangements as the detail submitted is confusing and implies that a new vehicular access and parking will be provided? It is difficult to scale off the plans submitted so I cannot ascertain the size of the parking area.

Clarification on this and a scaled block plan which clearly shows the existing and proposed vehicular access and the size of the parking area needs to be provided.

Updated Plans

The proposed extensions increase the size of the dwelling from a one bed to a two bed house. According to South Gloucestershire Council's residential car parking standards there is no increase in the parking requirement which is one space for both one and two bed single dwellings. Currently the property has no car parking space. The proposal includes the provision of one space to the front of the property. There is insufficient space to provide a turning area. Normally on-site turning is required for classified roads, however in this instance the provision of an on-site space even without turning represents an improvement over the existing situation where any car owned by the occupants would probably be parked at the road side, which would be undesirable because of the nature of the road which is a busy main route into Bristol with on- carriageway cycle lanes.

In addition the footways are over 2m wide and the road is straight and as such good visibility is available between emerging vehicles and pedestrians, cyclists and vehicles on the main road.

I therefore recommend no transport objections.

Additionally requested an informative be added to decision.

Other Representations

4.2 Local Residents

One objection relating to overlooking, overbearing and overshadowing effects and concerns regarding heritage and design. States that loft could be converted to a bedroom if required.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises that extensions 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 Visual Amenity

Updated plans to remove a parapet wall to the side elevation of the extension were received on 12 September 2017. The existing dwelling is a small, terraced two storey property finished in render with brown roof tiles. The extension would extend around 4m from the rear of the house and be built in materials to match the existing dwelling. It would sit to the northeast of the property, spanning almost the entirety of the rear of the house. It would not be visible from public areas along Stonehill, and would not be considered to have a negative effect on the street scene. The development would have a notch cut out at the boundary next to No. 25, presumably to reduce the effect it would have on the neighbouring occupier's residential amenity.

5.3 The extension would sit well below the ridge of the existing roof, matching the existing eaves and measuring 5.5m in height overall. It would have a rear gabled roof, although a side element would have a lean-to style roof, attaching and continuing with the gable due to the notched corner.

5.4 In regards to the front of the house, an existing stone wall would be demolished, and the front garden would be flattened to allow for a driveway. There are numerous dwellings on Stonehill with front driveways and portions of the front wall removed. While it is regrettable that the stone wall would be removed, it is not considered that the changes to the front of the dwelling would have a materially significant detrimental effect on the street scene.

5.5 A neighbour commented, stating the dwellings should not be altered to an offensive degree as they are part of Hanham's heritage and are in excess of 200 years old. The proposed extension is considered to have been informed by the existing dwelling in respect of scale and design and is not considered detrimental to the character of appearance of the dwelling or surrounding area. As such, is considered acceptable in terms of visual amenity.

5.6 Residential Amenity

It is noted that a neighbour objected due to overbearing, overshadowing and overlooking impacts.

5.7 Having viewed the neighbouring garden of No.25 from No. 23 Stonehill, the area directly behind the dwelling sits quite low, and had been paved with stone. No. 21 Stonehill has an existing extension which would sit next to the proposed development. The proposed two-storey extension would be rather modest, and would be small in scale due to the notched corner and low ridge level.

- 5.8 During the course of the application, updated plans were received to remove a parapet wall to the side elevation of the extension. It was considered that the erection of a 4m long wall to the side of the attached dwelling would have an overbearing impact on No. 21. Otherwise, an existing extension would have a larger depth than the proposed extension at No. 23; due to the updated plans removing the parapet wall, it is not considered that the development would have a materially significant impact on the residential amenity of the occupiers of No. 21 Stonehill.
- 5.9 Having looked at the path of the sun, and using the provided plans which show the “45 degree rule”, it is not considered that the neighbouring property would experience a significant loss of light due to the development.
- 5.10 There are no windows proposed on the side elevations of the house. There are therefore, no material concerns regarding loss of privacy as a result of this proposal. Overall, it is considered that there is no objections regarding residential amenity as a result of this proposal.
- 5.11 Highway Safety
The proposed extensions increase the size of the dwelling from a one bed to a two bed house. According to South Gloucestershire Council's residential car parking standards there is no increase in the parking requirement which is one space for both one and two bed single dwellings. Currently the property has no car parking space. The proposal includes the provision of one space to the front of the property. There is insufficient space to provide a turning area. Normally on-site turning is required for classified roads, however in this instance the provision of an on-site space even without turning represents an improvement over the existing situation where any car owned by the occupants would probably be parked at the road side, which would be undesirable because of the nature of the road which is a busy main route into Bristol with on- carriageway cycle lanes.
- 5.12 In addition the footways are over 2m wide and the road is straight and as such good visibility is available between emerging vehicles and pedestrians, cyclists and vehicles on the main road. Subject to the addition of an informative, there is no transport objection to the proposed development.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 It is concluded that the proposed development is acceptable and would not harm the visual or residential amenities of the neighbouring properties and would not have a material impact on highway safety. As such the proposal accords with Policy CS1 of the Core Strategy (Adopted) 2013 and Saved Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.

- 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 the application be approved subject to the conditions outlined on the decision notice.

Contact Officer: Owen Hoare
Tel. No. 01454 864245

CONDITIONS

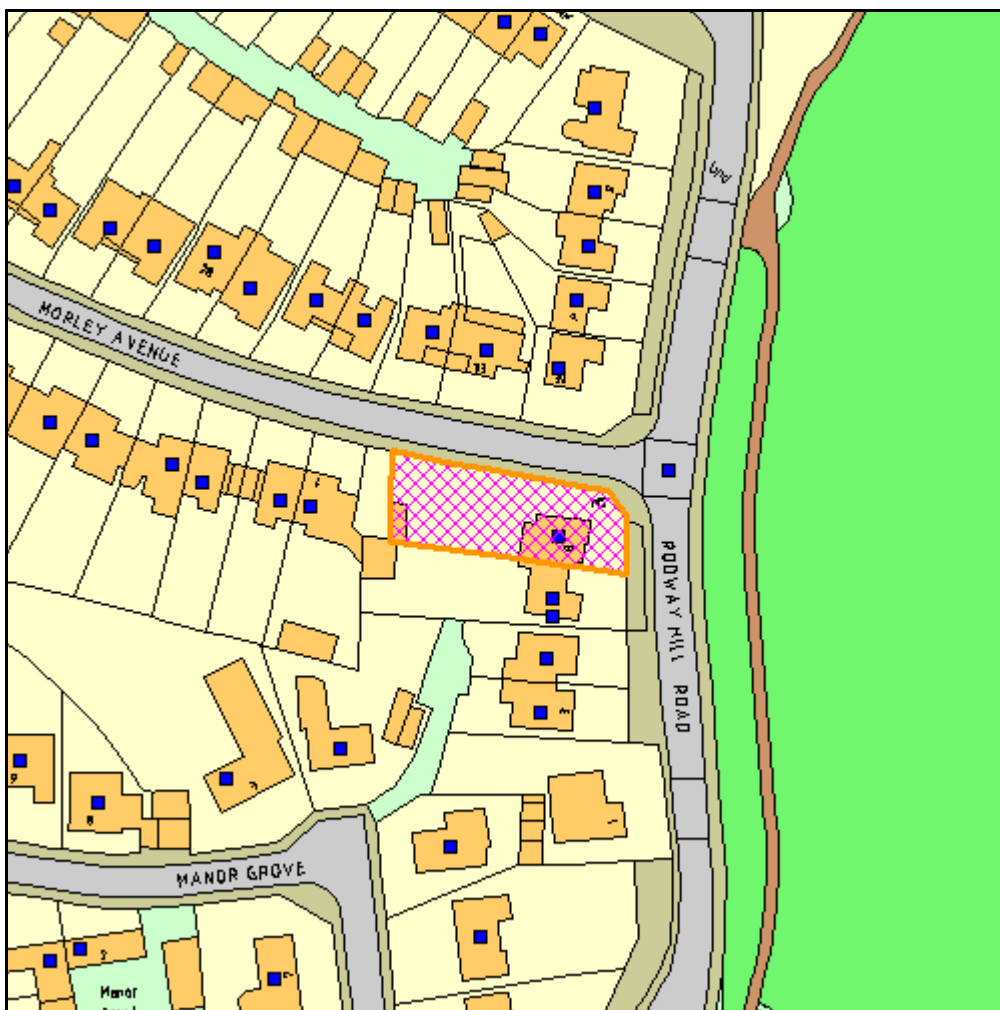
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 39/17 – 29 SEPTEMBER 2017

App No.:	PK17/3371/F	Applicant:	Mr Anthony Nash
Site:	6 Rodway Hill Road Mangotsfield Bristol South Gloucestershire BS16 9LE	Date Reg:	26th July 2017
Proposal:	Erection of replacement front porch, two single storey rear extensions and a two storey side extension to provide additional living accommodation.	Parish:	Emersons Green Town Council
Map Ref:	366416 175923	Ward:	Emersons Green
Application Category:	Householder	Target Date:	13th September 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has received an objection which is contrary to the Officer recommendation. As such this application must be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a replacement front porch; two single storey rear extensions and a two storey side extension at 6 Rodway Hill Road Mangotsfield.
- 1.2 The property site relates to a semi-detached dwelling that is located within the settlement boundary and built up residential area of Mangotsfield.
- 1.3 This original application was considered to not accord with policy due to its excessive size and poor design in relation to the host dwelling. As such the Case Officer requested the removal of a 3m x 3m utility room attached to the larger single storey rear extension; the two storey rear extension element (which included a gable to the rear of the side extension); and a re-design of the smaller single storey rear extension roof. All of the alterations requested were completed by the agent.

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

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

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

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

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP38 Development within Existing Residential Curtilages

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards (Adopted) 2013

3. **RELEVANT PLANNING HISTORY**

3.1. None

4. **CONSULTATION RESPONSES**

4.1 **Emersons Green Town Council**

This comment was based on original plans

“Members are concerned that access to the garage will be too close to the road junction and onto a busy road. The members are also concerned about the street scene for the side extension because it is out of line with the other buildings.”

Sustainable Transport

No comment received.

Other Representations

4.2 **Local Residents**

Two objection comments were received from one resident relating to the original and updated plans. The case Officer has not included any comments that were addressed with the updated plans; or duplicated comments. The remaining comments can be summarised as follows:

Original

- Damage to mature trees and shrubs during construction;
- Loss of light;
- Roof lights on single storey extension would look directly into objectors bedroom and bathroom;
- Side extension would remove symmetry from the semi-detached pair and is not in keeping with other properties in the area;
- Built over public foul drainage;
- Drawing errors;
- Buildability of proposal;

Updated

- Single storey rear extension reduced to 4.5m deep, still considered excessive and overbearing;
- Floor plan increased by 88%, despite being reduced is still considered disproportionate;
- Lack of 1m boundary gap contrary to PSP 39 (8.12)

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 and the emerging Policy PSP38 of PSP Plan (June 2016) allow the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, Policy CS1 of

the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.

Design and Visual Amenity

Front porch

5.2 The front porch would replace an existing smaller porch. It would be lean to, contain a canopy; and fill most of the gap between the front gable; front elevation; and neighbour boundary. It is of a standard design and is considered acceptable.

5.3 *Single storey rear extension*

The proposed pitched roof single storey extension would be attached to the rear of the property, 0.2m away from the neighbour boundary, replacing an existing wider lean to conservatory. This extension was reduced in depth from 7.5m to 4.5m as it was deemed excessive in relation to the host dwelling. This reduced proposal is now considered acceptable.

5.4 *Two storey side and single storey rear extension*

The side and rear extension was also reduced to exclude the rear gable. This alteration was requested as the extension was not considered to respect the building line, form and scale of the host dwelling. As a result of the reduction, the side extension is now in line with both the front and rear elevations, following the building line and roof ridge height. With the side extension being set behind the front gable, the proposal is considered subservient to the host dwelling as indicated in Policy PSP38 (8.12). As noted by the local resident this proposal would result in a lack of symmetry of the semi-detached pair. However, this is not considered a refusal reason in this case.

5.5 While the proposal does increase the floor plan of the property significantly. As the majority of this increase is single storey, and when considering the new build opposite, and the many alterations on the properties on both Rodway Hill Road and Morley Avenue this addition is not considered detrimental to the host dwelling or surrounding properties.

5.6 The proposals would be constructed from render; white UPVC windows and doors; and concrete roof tiles. These materials would match those present on the original dwellinghouse and nearby properties.

5.7 The Case Officer concludes that the proposals would not be detrimental to the character of the property or its context. Additionally, they are of an acceptable standard of design. Thus, the proposal is acceptable in terms of design and visual amenity, and would comply with policy CS1 of the Core Strategy.

5.8 Residential Amenity

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

- 5.9 While the Case Officer understands the views of the neighbour in that they consider the roof lights on the single storey extension would look directly into their bedroom and bathroom. The positioning of these roof lights in relation to the neighbour property, and the subsequent sight lines would be unlikely to impact on the neighbour's privacy.
- 5.10 The bulk of the development is a two storey side extension and the windows proposed to the first floor of the proposal result in no more of an impact on residential amenity than the existing first floor windows on the host dwelling.
- 5.11 When considering the existing boundary, combined with the siting and scale of the proposals. The proposals would not appear overbearing or such that it would prejudice existing levels of outlook or light afforded to neighbouring occupiers. Therefore, the development is not considered to be detrimental to residential amenity and is deemed to comply with saved Policy H4 of the Local Plan (2006) and PSP38 of the emerging PSP Plan (2016).
- 5.12 Highways
The proposed garage meets Council requirements (6m x 3m) and as noted on a site visit which is reflected on the plans there is space to park one car on the gravelled area to the front of the dwelling. An access exists from Morley Avenue which is in regular use. Therefore there are no highways objections.
- 5.13 Other matters
As noted by a local resident, a foul drain would be moved to facilitate the proposal. The Case Officer draws the attention of the applicant to the information provided on the decision notice.
- 5.14 Concerns were raised regarding some errors on the drawings. However, after visiting the property, and considering the minor nature of these errors, the Case Officer is satisfied that a decision can be based on the plans supplied.
- 5.15 In regards to the buildability of the proposals, the designs proposed are not complex and should pose little issue to a competent builder.
- 5.16 The neighbour was concerned with damage to mature trees and shrubs along their boundary during construction. This would be a civil matter that the applicant and neighbour would have to discuss.
- 5.17 The 1m boundary gap noted by the objector and referenced as PSP 39 (8.12); is actually PSP 38 (8.15) and is not applicable to this proposal as it relates to gaps between houses not between boundaries.

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 condition(s) attached to the decision notice.

Contact Officer: David Ditchett
Tel. No. 01454 863131

CONDITIONS

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

Reason

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

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

Reason

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

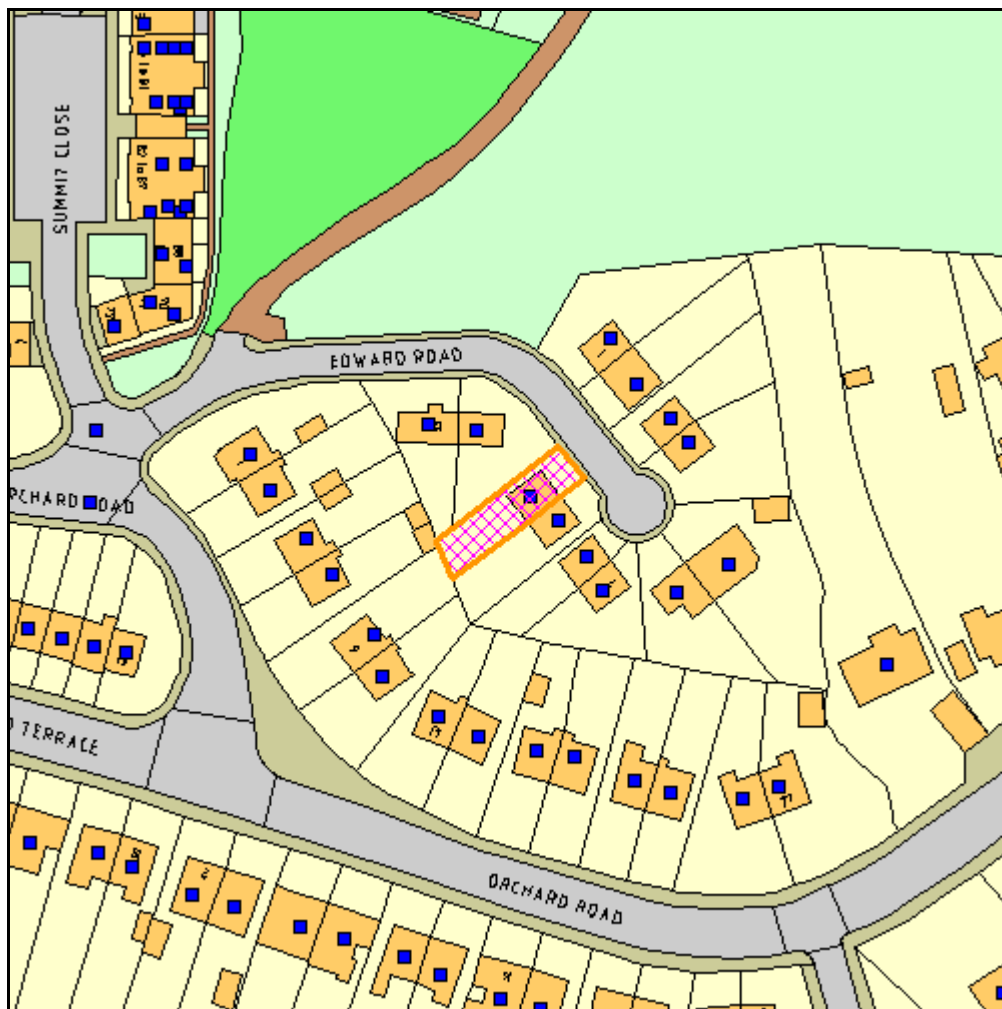
3. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

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

CIRCULATED SCHEDULE NO. 39/17 – 29 SEPTEMBER 2017

App No.:	PK17/3493/F	Applicant:	Mr & Mrs D. McLeod
Site:	10 Edward Road Kingswood Bristol South Gloucestershire BS15 9TG	Date Reg:	25th August 2017
Proposal:	Erection of front canopy, porch and a single and two storey rear extension to form additional living accommodation.	Parish:	None
Map Ref:	365144 173529	Ward:	Woodstock
Application Category:	Householder	Target Date:	19th October 2017



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REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two-storey rear extension and a lean-to porch with a canopy at a property on Edward Road, Kingswood.
- 1.2 This is a resubmission of a previously refused scheme (PK16/3507/F), although the scheme has been redesigned with the Officer's Comments in mind, moving the second-storey element away from the boundary and lengthening the extension by around .4m.

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 Core Strategy Adopted December 2013

CS1 High Quality Design
CS8 Improving Accessibility

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

T12 Transportation
H4 Development within Existing Residential Curtilages

South Gloucestershire Policies Sites and Places Development Plan Document (Submission Draft) June 2016

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP16 Parking Standards
PSP38 Extensions within Residential Curtilages
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

- (a) South Gloucestershire Design Checklist (Adopted) August 2007
(b) Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK16/3507/F Refused 27.07.2016
Erection of two storey rear extension and a front porch to provide additional living accommodation

Refusal Reason

The proposed rear extension, if approved, would be overbearing and cause loss of light to the adjacent upper floor window of no. 9 Edwards Road, to the detriment of their residential amenity. This would be contrary to policy CS1 of the South Gloucestershire Core Strategy (Adopted) December 2013 and policy H4 of the Local Plan (Adopted) January 2006. It would not adhere to a good standard of amenity for all surrounding occupiers of land and buildings as required as a core planning principle in the NPPF.

4. CONSULTATION RESPONSES

4.1 Parish/Town Council
Un-parished.

4.2 Other Consultees

Sustainable Transport
No objection.

Other Representations

4.3 Local Residents
One comment received objecting to the proposal due to plans not showing dimensions, overbearing design and loss of light.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development
Saved Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and in accordance with policy CS1 of the Core Strategy, and that there is no unacceptable impact on residential and visual amenity, and also that there is safe and adequate parking provision and no negative effects on transportation. Therefore, the proposal is acceptable in principle but should be determined against the analysis set out below.

5.2 Design
The application relates to a semi-detached render property with a hipped roof within an established residential area of Kingswood. The proposed rear extension is of a subservient roof height to the host dwelling and will extend three metres into the rear garden, spanning half of the rear elevation, away from the attached property. The extension has a hipped roof to mirror the design of the houses in the area, and is an acceptable scale given the size of the plot.

5.3 The proposed porch is of a lean-to design, extending forward of the front elevation, and the lean-to roofline extends out across the top of the existing bay window also. No. 8 Edwards Road has a similar alteration on the principal elevation and so the porch and canopy is considered to be acceptable. Subject to a condition ensuring the materials match the host dwelling, the proposal is

considered acceptable in terms of policy CS1 of the Core Strategy (Adopted) December 2013.

5.4 Residential Amenity

Application PK16/3507/F was previously refused on the grounds of its overbearing design and loss of light. As a result of this, the scheme has been redesigned to set the two-storey element away from the boundary of No. 9. A neighbour has objected to this proposal, due to overlooking and overbearing concerns.

The single-storey element directly next to the boundary sits at a relatively low level, measuring 2.6m in height and 3.4m in depth with a flat roof. It is not considered that the scale of the proposal would cause a significant sense of overbearing or overshadowing to No. 9, due to the otherwise open outlook of the rear window.

The two-storey element sits 2.8m away from the boundary. It would measure 3.4m in depth, sitting lower than the existing ridge height of the dwelling. Due to the new scale and position of the two-storey element, it is not considered that there would be any overbearing, overlooking or overshadowing as a result of the development.

The porch is not considered to have any adverse impacts on the neighbours, and adequate private amenity space will remain at the application site following development.

5.5 Transport

No additional bedrooms are proposed, and the existing parking arrangements will not be impacted upon by the porch. There is no transportation objection to the proposal.

5.6 Other

A neighbour commented, objecting due to the lack of dimensions included within the plans. However, the plans were properly scaled, and are considered adequate.

5.7 Equalities

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

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

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That the application is **GRANTED** for the reason on the decision notice.

Contact Officer: Owen Hoare
Tel. No. 01454 864245

CONDITIONS

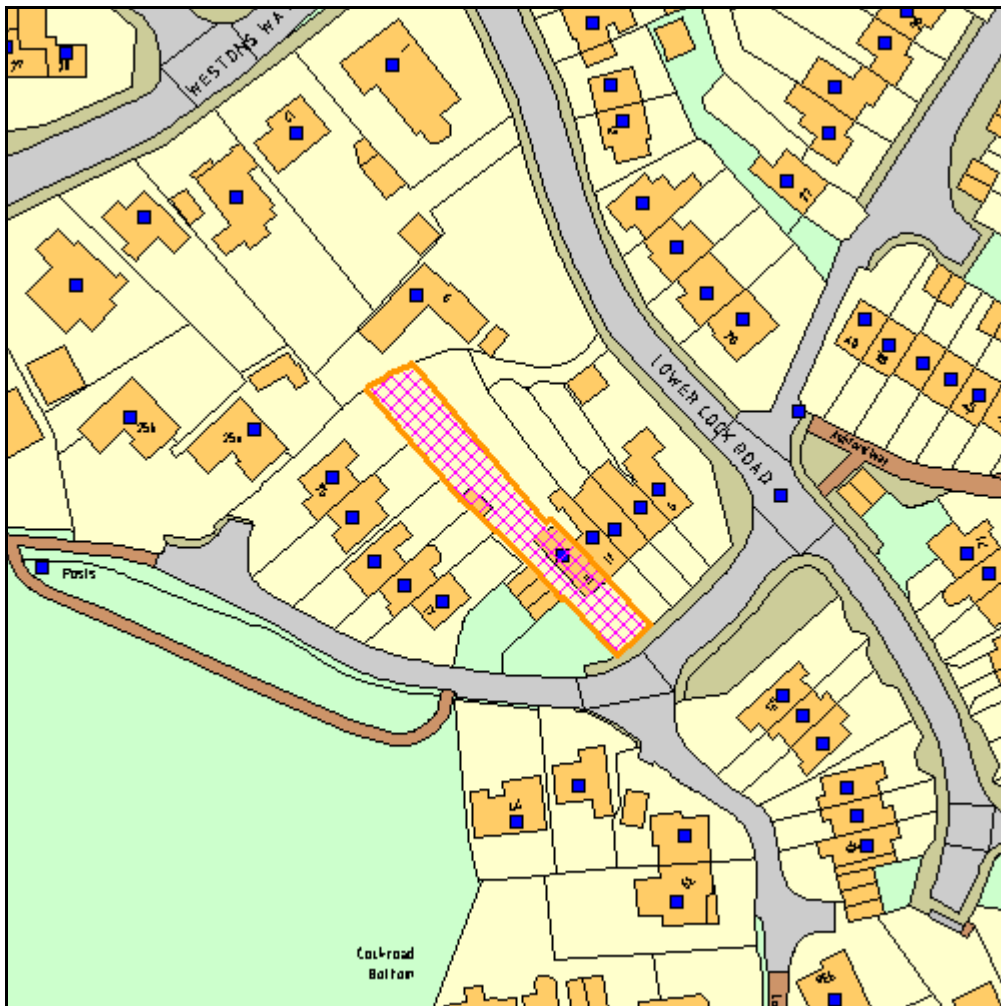
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 39/17 – 29 SEPTEMBER 2017

App No.:	PK17/3568/F	Applicant:	Mr N Clark
Site:	15 Lower Cock Road Kingswood Bristol South Gloucestershire BS15 9RS	Date Reg:	9th August 2017
Proposal:	Erection of a two storey and single storey rear/side extension with Juliet balcony to form additional living accommodation. (amendment to previously approved scheme PK15/4874/F) (part retrospective)	Parish:	None
Map Ref:	365939 173083	Ward:	Woodstock
Application Category:	Householder	Target Date:	22nd September 2017



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 100023410, 2008. **N.T.S.** **PK17/3568/F**

CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a two storey and single storey rear/side extension with Juliet balcony to form additional living accommodation. The application site relates to a no.15 Lower Cock Road, a double storey end terrace property situated within the established residential area of Kingswood.
- 1.2 This is an amendment to a previously approved scheme PK15/4874/F and part-retrospective as the extensions have been erected, but not to the plans as approved under the 2015 application and this current application seeks to gain approval of a slightly revised scheme. The differences include a 0.7m height increase to the double storey side/rear extension, a smaller flat roofed single storey rear extension with 1.2m parapet above and installation of two rooflights.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework 2012
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 Environment and Heritage

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

- H4 Development within Existing Residential Curtilages
T12 Transportation Development Control Policy

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

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

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK15/4874/F
Erection of two storey and single storey side and rear extensions with installation of Juliet balcony to provide additional living accommodation. – approved with conditions
04.01.2016

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
The area is unparished

- 4.2 Other Consultees

Sustainable Transport
No objection

Other Representations

- 4.3 Local Residents
4no. letters (3no. objections; 1no. support) have been received from local residents. The points raised can be summarised as:
- acceptable effect upon the visual and residential amenity of the area (letter of support)
 - overshadowing neighbouring rear garden
 - overlooking of neighbours
 - external terrace will be used as a balcony
 - affect structural integrity of adjacent triple garages

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application stands to be assessed against the above listed policies and all other material considerations. It is noted that this is a re-submission of an approved scheme. The differences between the two is that this current scheme proposes raising the height of the two storey side/rear extension, reducing the depth of the single storey rear extension and erecting a 1.2m high parapet above, and installing 2no. rooflights. Of particular importance in the assessment is the overall design and impact on the character of the area (CS1); the impact of the proposal on the residential amenity of future occupiers and existing neighbours (H4), and; the impact on highway safety and off-street parking provision (T12; SPD: Residential Parking Standards SPD).

The proposal is considered to represent a sustainable form of development and this is discussed in more detail below.

- 5.2 Design and Visual Amenity
Lower Cock Road consists of a two storey, late Nineteenth or early Twentieth century, terrace to the northwest side. The application site is at the southwestern end of the terraced row. Due to the sloping nature of the street,

- the terrace is prominent; both in views up and down the street. The application proposal comprises two parts: a double storey side/rear extension and a single storey rear extension.
- 5.3 As under the previous application, the proposed two-storey side/rear extension would be to the southwest and northwest elevations. Plans indicate that it would measure 5.15m wide, 7.1m deep with eaves to match that of the host property and an overall ridge height lower than the existing house. In this way the extension would be stepped back from the front building line and stepped down from the main ridge line making it suitably subservient to the host property. This is considered a good design principle so that any extension can be easily read as such.
- 5.4 The proposed extension would accommodate an additional bedroom at first floor and a family room and bathroom at ground floor level. The main openings would be positioned in the southeast and northwest elevations with an access door to southwest side. As mentioned above the differences in this application are that the overall height of the extension has been increased by 0.7m and a rooflight proposed on either roofslope side. It is considered that neither would have an adverse impact on the overall design and can be recommended for approval. Good quality materials would be used in its construction. In terms of its massing it would be a large addition to this modest house, however, it is considered that the sympathetic design and complementary materials would assist in a successful integration to the street scene.
- 5.5 The single storey rear extension to the northwest, would have a footprint measuring approximately 4.8m by 1.2m with a 1.2m parapet above and an overall wall height of 3.9m. Openings would be located in the northwest elevation only with a large lantern bringing in additional natural light. In terms of the bulk and scale the single storey rear extension is considered appropriate to the host dwelling and character of the area and is therefore acceptable in terms of overall appearance.
- 5.6 Residential Amenity
Taking the proposed single storey rear extension first, this would extend out beyond the end of the double storey addition by approximately 1.3m. To the southwest, no.17 Lower Cock Road is set at a higher level than the application site. Their garden is partly enclosed by 1.8m fencing. Although a small mass of solid masonry would be visible above the fencing, the proposed single storey extension is not considered to adversely affect the amenity of these neighbours. Similarly, given the new extension being built out by neighbours to the northeast, there would be no adverse impact on them.
- 5.7 Comments regarding overshadowing are addressed here. In terms of the neighbour to the southwest at no.17 the proposed two-storey side/rear extension would infill an area behind the existing rear elevation. It would extend out just beyond the side building line of the neighbouring property, apart from the additional single storey flat roof element which would extend out a further 1.3m. Given the orientation of the property where their rear garden faces due northeast and separated by fencing approximately 1.8m there can be very limited issues of overshadowing from the proposal that would adversely affect

this neighbour. It is acknowledged that the existing extension already overshadows no.11 mid afternoon onwards and this could be exacerbated by the depth of the new addition, but the neighbour's new extension extends nearly in line with the single storey extension proposed here. It is therefore considered that the proposed two-storey side/rear extension would not impact negatively over and above the existing situation.

- 5.8 Comments regarding overlooking are considered below. A Juliet balcony at first floor level is again being proposed, but this time a 1.2m high parapet is to be erected above the flat roofed rear extension. The Council previously accepted that the Juliet balcony would not have a significant adverse impact on the amenity of the residents at no.17 with regard to overlooking and the Officer sees no reason to disagree with this conclusion here. However, concern has been raised that the roof of the new rear extension would be used as a terrace by residents. A 1.1m high glass screen is to be erected across the Juliet balcony, but as there is potential to overlook from the roof, a condition will be attached to prevent its used as terrace.
- 5.9 It is acknowledged that there will be changes resulting from this application and the introduction of a new parapet for closest neighbours. However, a balanced approach must be taken and given the use of the roof can be restricted by condition it is considered that there would be no adverse impact on the residential amenity of neighbours over and above the existing situation sufficient to warrant a refusal of the application.
- 5.10 The above has shown that the proposal would not have an unacceptable adverse impact on the residential amenity of the closest neighbours. Furthermore, sufficient garden space would remain to serve the property and as such the proposal accords with Policy H4.
- 5.11 Sustainable Transport
The proposed development will not increase the bedrooms over what has previously been granted. There is also no change to the permitted vehicular access and parking. On this basis, there is no transportation objection to the proposal.
- 5.12 Other Matters
The matter of possible structural damage is not in itself a material planning consideration. The property rights of neighbours are purely private interests to be resolved between the parties concerned.

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: Helen Braine
Tel. No. 01454 863133

CONDITIONS

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

Reason

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

2. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason

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

3. This decision relates only to the plans identified below:

Received 27.07.2017:

The Location Plan (S309/1C)

Existing and Site Plan (S309/1C)

Proposed Plans (S309/2D)

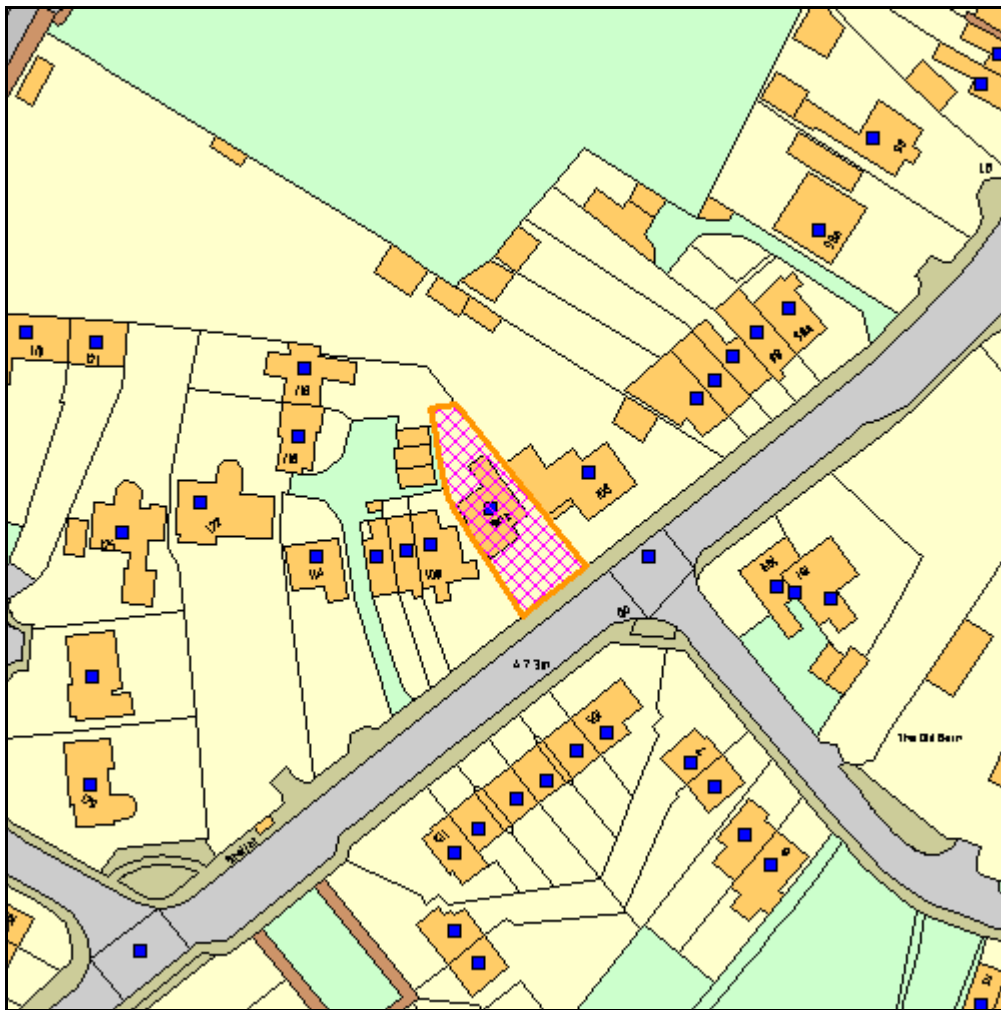
Proposed Elevations (S309/3C)

Reason

For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 39/17 – 29 SEPTEMBER 2017

App No.:	PK17/3685/F	Applicant:	Mr Bodman
Site:	106A High Street Oldland Common Bristol South Gloucestershire BS30 9TF	Date Reg:	11th August 2017
Proposal:	Erection of detached single storey garage, timber fencing and stone wall.	Parish:	Bitton Parish Council
Map Ref:	367716 171651	Ward:	Oldland Common
Application Category:	Householder	Target Date:	25th September 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has received a comment from the parish Council which is contrary to the Officer recommendation. Therefore, according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The application is for the erection of a detached garage; timber fencing a stone wall at 106A High Street Oldland Common.
- 1.2 The host property is a detached extended two storey dwelling located within the residential area of Oldland Common. The site lies close to the Bristol/Bath Green belt but not within it.

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
- CS9 Managing the environment and heritage

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

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

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

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

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
Residential parking Standards SPD (Adopted) 2013.

3. RELEVANT PLANNING HISTORY

- 3.1. PK15/2853/F
Approve with Conditions (26.08.2015)
Demolition of conservatory and erection of two storey and single storey rear extension with balcony to provide additional living accommodation.
Alteration to the roof at the first floor level on the front elevation.

- 3.2. PK13/1140/F
Approve with Conditions (30.05.2013)
Erection of single storey front extension to form additional living accommodation.
- 3.3. PK09/0893/F
Approved (19.06.2009)
Erection of 2 metre high fence adjacent to highway. (Retrospective).
- 3.4. PK06/0880/F
Approve with Conditions (03.05.2006)
Erection of porch and canopy. Widen existing vehicular access and installation of 1.2m gates.
- 3.5. PK02/1931/F
Approve with Conditions (23.07.2002)
Erection of rear conservatory.
- 3.6. K3313
Approval (30.07.1980)
ERECTION OF TWO STOREY SIDE EXTENSION (Previous ID: K3313)

4. **CONSULTATION RESPONSES**

4.1 Bitton Parish Council

"Councillors objected to this application on the grounds that the proposed garage is well forward of the building line and would be easily visible over the stone wall proposed. They note the concern of officers that no indication is given as to whether sufficient other parking space is available."

Other Representations

4.2 Sustainable Transport

"We note that this application seeks to erect a detached double garage adjunct to 106A High Street, Oldland Common. We understand that this garage will occupy a part of the area currently devoted to hardstanding and will be constructed entirely within this property's curtilage. We also note that the applicant is seeking to replace the existing fence with a wall but will not alter its access arrangements.

It is unclear from the information provided how many bedrooms are present at this property. Hence, although we have no objection in principle to this proposal, we are unable to determine whether this property still meets the required parking standards as set out in the Council's Residential Parking Standard SPD. Consequently, we would wish to have this matter clarified before we can come to a final conclusion about this proposal.

Should this issue be satisfactorily clarified, then we will have no further highway or transportation concerns about this development, otherwise it may be necessary for us to object to this application".

4.3 Local Residents

None received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Design and Visual Amenity

The proposed garage is of a standard design; it would be located to the south east of the host dwelling, within its curtilage on an area of existing hardstanding. The new stone wall forming the front boundary would replace an existing dwarf wall and wooden fence. The new timber fence would be built along the western boundary, within the curtilage, behind an existing 1m high wall.

5.3 The front boundary wall would be constructed from stone; the western boundary fence from timber; and the garage from rendered blockwork with a white UPVC access door and concrete roof tiles. These materials would either match or compliment the host dwelling.

5.4 The Case Officer notes the objection received from Bitton Parish Council regarding the location of the proposal. However, while the garage would be forward of the principal elevation of the property; as the area is lacking a distinct character; the construction of a garage to the front of the property is not considered to be detrimental to the host dwelling or the character of the surrounding area.

5.5 The Case Officer is mindful of the size of the plot and its boundaries. As such, the proposals are of an acceptable size in comparison to the existing dwelling and the site and surroundings.

5.6 It is considered that the proposals would not be detrimental to the character of the property or its context. Thus, the proposal is acceptable in terms of design and visual amenity, and would comply with policy CS1 of the Core Strategy.

5.7 Residential Amenity

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

5.8 The proposed development would be a single storey garage; timber fence; and stone wall, which would be located to the front of 106A high Street. The wall

would replace an existing poor quality dwarf wall and timber fence thereby improving the front of the property from the street scene.

- 5.9 The garage would be partially hidden from the nearest property (No. 106) due to the placement of some high level vegetation along the boundary. Additionally, the garage would not detriment the amenity of No's 108-112 due to the placement of these properties.
- 5.10 When considering the existing boundary, combined with the siting and scale of the proposals. The proposals would not appear overbearing or such that it would prejudice existing levels of outlook or light afforded to neighbouring occupiers. Therefore, the development is not considered to be detrimental to residential amenity and is deemed to comply with saved Policy H4 of the Local Plan (2006) and PSP38 of the emerging PSP Plan (2016).
- 5.11 Highways
Information was requested from a Transport Officer regarding bedroom numbers in order to ascertain satisfactory parking provision. This property contains five bedrooms; and following a site visit the Case Officer is satisfied that satisfactory parking provision would remain post development. Thus, there are no highways objections.

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: David Ditchett
Tel. No. 01454 863131

CONDITIONS

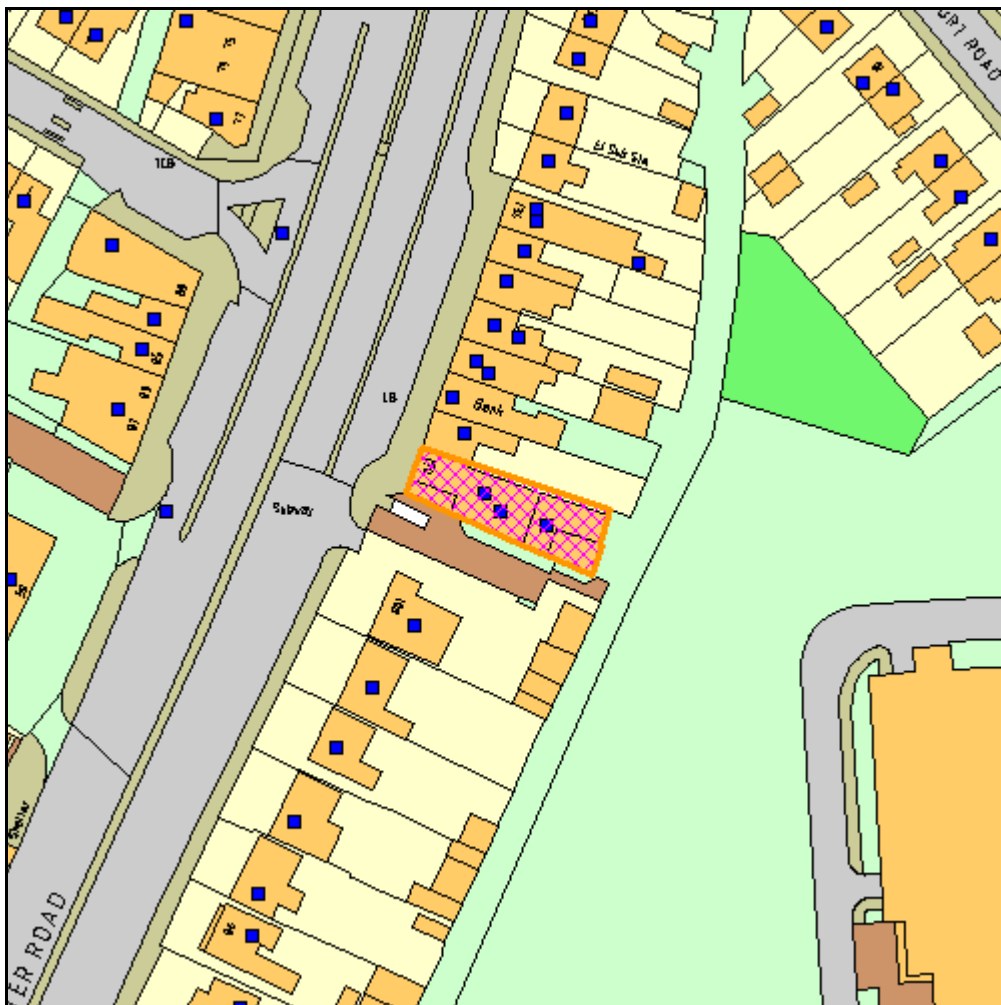
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 39/17 – 29 SEPTEMBER 2017

App No.:	PT16/3582/F	Applicant:	Mr V Bavetta
Site:	120 Gloucester Road Patchway Bristol South Gloucestershire BS34 5BP	Date Reg:	11th July 2016
Proposal:	Change of use of part ground floor and first floor from retail/store (Class A1) to 4no. self contained flats with associated works (Class C3) as defined in Town and Country (Use Classes) Order 1987 (as amended). (Resubmission of PT16/1172/F)	Parish:	Patchway Town Council
Map Ref:	360549 181158	Ward:	Patchway
Application Category:	Minor	Target Date:	1st September 2016



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been referred to the circulated schedule due to a comment of objection from Patchway Town Council.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the conversion of part of the existing retail unit into 4 flats (Class C3, as defined in the Town and Country Planning (Use Classes) Order 1987). To facilitate the conversion some operational development in terms of additional windows and doors and the such like is also proposed.
- 1.2 The application site is an end-of-terrace property within a rank of shops on the east side of Gloucester Road in Patchway. The retail use would remain on ground floor; the development proposed relates to the rear and upper floors of the property. The site is within the urban area of the North Fringe of Bristol and an identified local centre. It is not, however, within a designated retail frontage or town centre.
- 1.3 To the front of the site is the A38 Gloucester Road, which at this location is a dual carriageway. To the rear is a safeguarded employment site currently occupied by Rolls Royce.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS14	Town Centres and Retail
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS25	Communities of the North Fringe of Bristol

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

EP4	Noise Sensitive Development
T7	Cycle Parking
T12	Transportation
H5	Residential Conversions
RT8	Small Scale Retail Uses

RT11 Retention of Local Shops

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

PSP8	Residential Amenity
PSP11	Transportation
PSP16	Parking Standards
PSP21	Environmental Pollution and Impacts
PSP32	Local Centres
PSP39	Residential Conversions
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT16/1172/F Withdrawn
Change of use of part ground floor and first floor from retail/store (Class A1) to 4no. self contained flats with associated works (Class C3) as defined in Town and Country (Use Classes) Order 1987 (as amended).
- 3.2 PT14/3280/F Withdrawn
Change of use of ground floor from Fitness Studio (Class D2) to Cafe bar (Class A3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)

4. CONSULTATION RESPONSES

- 4.1 Patchway Town Council
Objection: Overdevelopment of the site; lack of amenity space lack of parking; 3 units should be considered.
- 4.2 Environmental Protection
No objection in principle; noise report on impact of proximity to Rolls Royce should be provided; construction sites informative should be included.
- 4.3 Highway Structures
No comment
- 4.4 Lead Local Flood Authority
No objection
- 4.5 Transportation
No objection in principle subject to the provision of 4 parking spaces; unable to ascertain precise impact on highway network

Other Representations

- 4.6 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for the creation of 4 residential units at a property in Patchway.
- 5.2 Principle of Development
The site is located within the existing urban area of the North Fringe of Bristol where, under policy CS5, development of this nature is directed. Policy H5 is also supportive of residential conversions. However, in order for planning permission to be gained it should be demonstrated that the proposal would not have an adverse impact on the retail provision of the local centre or any environmental, amenity, or transport impacts. The proposed development is therefore acceptable but should be determined against the analysis set out below.
- 5.3 Impact on Retail Services
As part of the development, the retail unit at ground floor would be retained, albeit with a smaller ancillary area to the rear. It is not considered that this development would therefore affect the provision of retail functions within the local centre.
- 5.4 Design and Appearance
Minimal changes would be made to the front elevation of the property. A new first floor window would be added but this would be on the recessed section of the building to the south.
- 5.5 Greater changes are proposed to the side and rear. The south side elevation (which faces the subway ramps) would have a number of windows inserted at both ground and first floor levels, on the north side elevation the new windows would be high level windows only to prevent overlooking. On the rear elevation there would be alterations to the existing fenestration but in terms of new elements this is restricted to the addition of two windows at ground floor level.
- 5.6 It is not considered that the proposed operational development would have a significant detrimental impact on the character and appearance of the building. Indeed, the proposed windows in the south elevation would break up the existing blank elevation and provide surveillance over the subway ramps which is considered beneficial.
- 5.7 While the resulting development would not be overly distinctive, it would assimilate well into the existing area and would not be detrimental to the character and appearance of either the existing building or the wider area.
- 5.8 Residential Amenity (including noise)
Development should not be permitted which has a prejudicial impact on the residential amenities of nearby occupiers or which provides less than adequate living conditions for future occupiers of the proposal. This is one of the areas of concern raised by the town council.
- 5.9 Looking at the impact on nearby occupiers, the development is acceptable. Some high level windows are proposed in the northern elevation but these

would not lead to overlooking. Whilst they could lead to a perceived impact on privacy, an actual impact would be unfounded. The new windows in the rear elevation would not introduce any amenity impacts as it faces the green buffer of the Rolls Royce site. New windows in the southern elevation would be inserted. These have potential to overlook an adjacent site. However, the site is separated by the subway access and the side elevation of the building where the windows are to be inserted is off-set from the rear garden of no.106 and as a result any potential impact is unlikely to be realised.

- 5.10 The amenities of the future occupiers of the dwellings is important. The site will provide little outdoor amenity space of its own and it is not proposed to install balconies. One of the flats on the ground floor would have access to its own private amenity space although the quality of this space is poor. The size of the proposed flats is small but would broadly comply with the *Technical Housing Standards – Nationally Described Space Standard*.
- 5.11 There is access to nearby outdoor space which would provide for the needs of the future residents. Access can be gained from Redfield Road to open space and a footbridge over the railway to Little Stoke Park. While the provision of amenity space is less than ideal, there is a tension in this application between the provision of housing in highly sustainable locations and the provision of services and amenities on-site.
- 5.12 Gloucester Road is a major artery for the city. It follows that it is subject to a number of bus connections and cycle routes. The site is close to a significant number of major employers in the North Fringe. It is therefore a highly sustainable location where higher density, the densification of existing housing or infill housing could be achieved. With higher density comes constraints on what can be delivered on-site.
- 5.13 In this instance, the provision of 4 residential units in a highly sustainable location should be given substantial weight. The nature of the accommodation (1 bedroom flats) means it will appeal only to a certain sector of the market; it is not designed to be family accommodation. There is provision of open space in the vicinity which could provide for the needs of the residents and on that basis.
- 5.14 Concern has been raised by the Environmental Protection team with regard to the impact of noise from the adjacent Rolls Royce site. While it is recognised that residential development is noise sensitive, the most significant noise generating aspects of the Rolls Royce site are some distance from the proposal. There is also a substantial green buffer between the two sites and the proposal is located in an area with a large number of residential properties.
- 5.15 Given the context of the site it is unlikely that an objection due to noise impacts could be sustained. Building regulations provide some protection from noise impact and therefore an informative note on the use of appropriate glazing and ventilation is considered to suffice.
- 5.16 Transport
The proposal will introduce new residential units and therefore the *Residential Parking Standard SPD* applies. Under the provisions of the Standard, each 1-

- bedroom dwelling should have access to a parking space. The transport officer has raised concern that there is insufficient information to ascertain whether the proposal complies with the Standard and therefore whether the development mitigates its impact in a location where alternative provision (such as on-street parking) is limited.
- 5.17 Having scaled the parking spaces from the proposed block plan, the proposed 4 spaces would comply with the minimum size standard contained in the SPD. Furthermore, the area to the rear from the plan measures at around 7 metres which is sufficient to enable manoeuvring.
- 5.18 Therefore, the case officer's assessment is that the proposal is likely to comply with the provisions of the SPD. As the proposal has been concluded to mitigate its own impact, there is no suggestion that it would lead to additional parking demand on the adjacent streets or the A38. It is noted that the access is along a private drive which runs to the rear of the properties but this is not considered to be materially different to the existing arrangement. As such, it is not given significant weight in reaching the recommendation.
- 5.19 Overall Planning Balance
The proposed development would lead to the creation of an additional 4 dwellings in a highly sustainable area of the district. This holds substantial weight in favour of permitting the proposal.
- 5.20 The development does not provide exemplary standards of living conditions but does comply with the basic requirements. While this cannot act in favour of the proposal, there is not a tangible level of harm.
- 5.21 It is concluded that any adverse impact of development is outweighed by the positive impact of the provision of additional housing in a highly sustainable location.
- 5.22 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different when carrying out their activities.
- 5.23 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.
- 5.24 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have a neutral impact as equalities have duly been considered by the Development Plan.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 It is recommended that planning permission is GRANTED subject to the conditions listed below.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

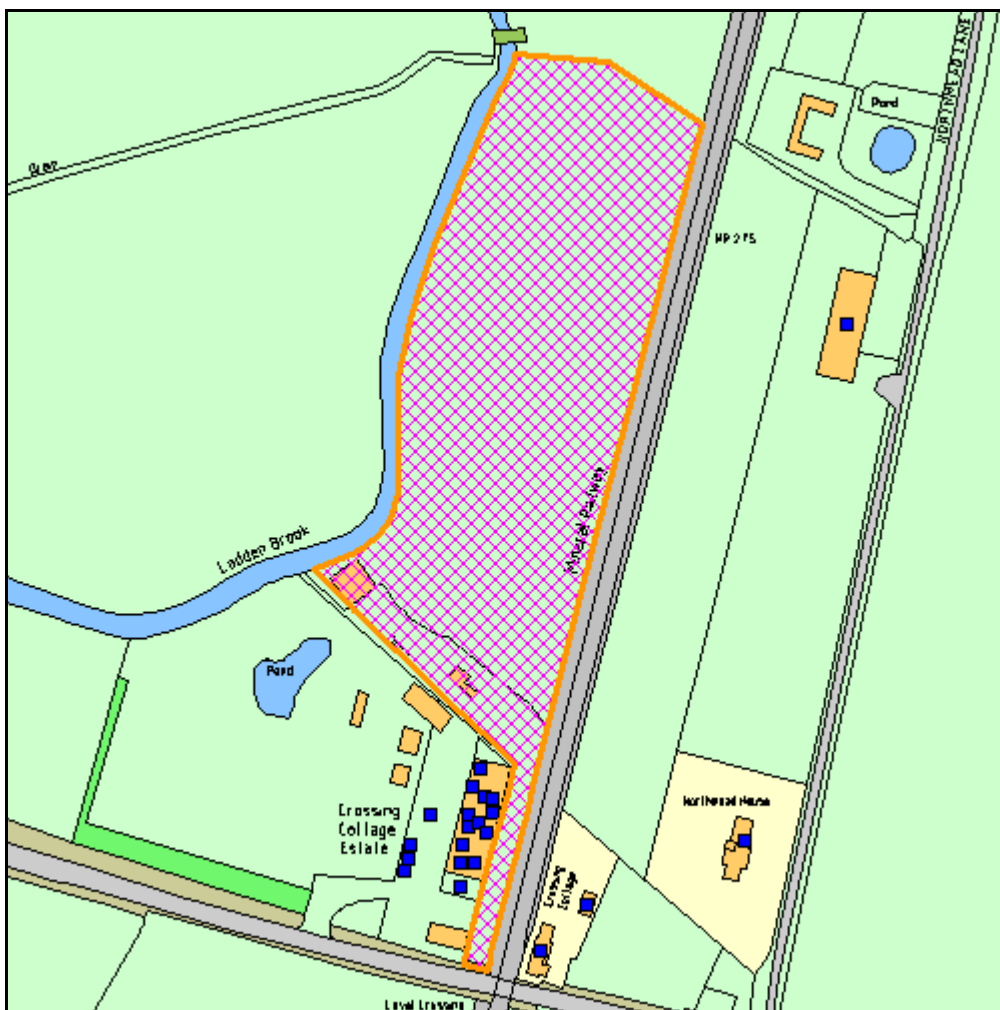
2. The off-street parking facilities (for all vehicles, including cycles) shown on the Block Plan (rev.A) shall be provided before the building is first occupied, and thereafter retained for that purpose.

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. 39/17 – 29 SEPTEMBER 2017

App No.:	PT17/1427/F	Applicant:	Fryatt
Site:	Field North And East Of Crossing Cottage East Of Railway Latteridge Road Iron Acton Bristol South Gloucestershire BS37 9TL	Date Reg:	26th April 2017
Proposal:	Change of use of land from agricultural to equestrian use and erection of stables and tack room	Parish:	Iron Acton Parish Council
Map Ref:	367435 184434	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	15th June 2017



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CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following concern from the Parish Council about access and also because it 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 agriculture to equestrian use and the erection of stables.
- 1.2 The application site relates to a field situated off Latteridge Road in Iron Acton. The site is in the open countryside and in the Bristol/Bath Green Belt. The site is bounded by Ladden Brook and is in Flood Zone 3.
- 1.3 During the course of the application the agent was requested to provide a flood risk assessment which was received and consulted on. Further the agent has confirmed that 'any non-consented development will be removed' (email of 25/5/2017).

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
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
LC12	Recreational Routes

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

CS34 Rural Areas

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

PSP1	Local Distinctiveness
PSP3	Trees and woodland
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP16	Parking Standards
PSP20	Flood risk, surface water and watercourse management
PSP30	Horse related development
PSP38	Development within Existing Residential Curtilages
PSP44	Outdoor sport and recreation outside settlement boundaries

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 (Adopted Nov 2014)

3. RELEVANT PLANNING HISTORY

- 3.1 PK02/0474/F Change of use of land to paddock and erection of 4 no. stables and tack room approved Dec 2004
- 3.2 PK01/1218/F Change of use of land from pasture to activities associated with archery (D2). Construction of car park and stationing of two equipment cabinets. Refused 2001
- 3.3 CAW/05/0010 2 No. Enforcement notices were served in respect of a building and use which did not comply with the planning application PK02/0474/F. This related to the kennelling of dogs and storage of vehicles and to a single storey building and a mobile home secured to the ground by the erection of a porch.

4. CONSULTATION RESPONSES

- 4.1 Iron Acton Parish Council
Concern over access from the main road being a safety issue.

4.2 Other Consultees

Ecologist

No objection subject to a condition about the timing of clearance of the site.

Sustainable Transport

No objection subject to conditions.

Lead Local Flood Authority

No response has been received from the EA and the FRA is a bit lighter than what would have been expected but the details have been covered, but then the EA have precedence over Flood Risk.

In terms of surface water disposal, it is requested that a plan of the site showing the proposed buildings and the location of the soakaway they wish to utilise for s/w disposal be submitted.

Environment Agency

No response

Network Rail

No objection in principle but they Object as they consider part of the site to be their land. A warning about encroachment is set out in their response.

Other Representations

4.3 Local Residents

None

5. ANALYSIS OF PROPOSAL

- 5.1 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 stables 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 agricultural land to land for the recreational 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 on balance suggested that changes of use of land are the face of it therefore inappropriate development in the Green Belt. The case law acknowledges that this is a somewhat uncomfortable fit with the advice in the same part of the NPPF which seeks to encourage the use of Green Belt land for recreational and sport uses; and allows for new buildings for sport and recreation in the green belt as appropriate.
- 5.3 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. Very special circumstances can be considered as that the use of the land would keep it open and have no more harm than the grazing of other types of animals and to a lesser degree that the reestablishment of access to this site and its more productive use will facilitate the removal of the buildings subject to the enforcement notice, thus removing inappropriate buildings from the site. The erection of buildings for outdoor recreation can be regarded as being appropriate development in the Green Belt and so is acceptable in principle. Notwithstanding the above, the overall design of the proposed building requires additional assessment and this is covered in the appropriate section below.

- 5.4 Horse related development policy is also relevant to this proposal and is covered in this report under saved Policy E10 Horse Related Development and Policy LC5 Proposals for Outdoor Sports and Recreation outside Existing Urban Area and Defined Settlement Boundary. The proposal must also satisfy Policy T12 Transportation Development Control.
- 5.5 Impact on the Green Belt and surrounding landscape and very special circumstances
The NPPF declares that one of the beneficial uses of the Green Belt is to provide opportunities for outdoor sport and recreation. The proposal for the change of use of land for the keeping of horses for recreational use would therefore be in accordance with this general ethos. The proposal can therefore be given considerable weight in this respect. Furthermore, it is considered that the change of use of the land would not have a materially greater impact upon the openness of the Green Belt than the existing authorised use as agricultural; again this is given considerable weight in favour of the proposal. In addition, the site is rural and as such the keeping of horses 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. There would be no requirement to create a new access as there is an existing gateway off Latteridge Road.
- 5.6 Very special circumstances
It is considered that, taking the proposal as a whole, the retention of open land for the grazing of horses is sufficient to outweigh the harm by reason of inappropriateness of a change of use. Moreover the use of the land will, given the agents advice that all other buildings will be removed (given that these are subject to enforcement notices in any case) will be an added positive matter. Collectively therefore the above reasons amount to very special circumstances sufficient to outweigh the harm to the Green Belt by reason of definition and harm to the openness of the area.
- 5.7 Turning to the erection of the stable block, the NPPF states the construction of new buildings inside the Green Belt is not inappropriate development if the development relates to an appropriate facility for outdoor sport and recreation, as long as it preserves the openness of the Green Belt. The stable is considered to be of an appropriate size for 4no.horses in this setting, with an approximate footprint of 80 square metres. It would be located along the eastern boundary, backing onto the railway and close to the existing field entrance gate.
- 5.8 Given its introduction of the stable into this field, there would be some impact on the openness of the Green Belt by its very presence but the NPPF indicates that new buildings for sport and recreation are considered appropriate. The proposed planting would help to mitigate against the harm and thereby reduces the identified negative impact. It is considered that the change of use of the land specifically to the keeping of horses, the erection of the stable block would not cause harm to the Green Belt.

5.9 Horse Related Development Policy

Policy E10 Horse Related Development and LC5 Proposals for Outdoor Sports and Recreation outside Existing Urban Area and Defined Settlement Boundary are the relevant horse related policies. These Policies support proposals for horse related development provided it does not have an unacceptable impact in relation to the environment, residential amenity, highway safety and horse welfare.

Environment:

5.10 It is not considered that the stables would have any adverse environmental effects by means of noise, smells, flooding or disturbance due to its size and siting and therefore complies with this part of the policy test.

5.11 Ecology

The site likely to be a site for nesting birds and as such clearance of this overgrown suite should be carried out outside of the nesting times. A conditions an adequately control this matter.

5.12 Landscape

There is no substantive landscape objection as the building is appropriate in scale to the land and will otherwise keep the land open. In this case it is considered inappropriate that permitted development rights should be withdrawn in order to prevent horse jumps as the land is not overlooked from close by or in a designated landscape area. However the storage of vehicles, which would have more impact and appear less outdoor recreational would be harmful to the openness of the green belt and as such a condition is proposed to specifically exclude the storage of vehicles on site.

5.13 Flooding

The site is located in flood zone 3 and a flood risk assessment has been provided. The stable is located at the highest point on the land close to the railway track and level with the access such that the exit from the land would not be cut off by the brook.

The agent suggests the following mitigation:

- i. The proposed stables are located at the furthest point from the source of flooding and adjacent to the site access. This provides the maximum possible delay in flood water reaching the stables and the easiest evacuation route should extreme flooding be experienced.
- ii. The proposed floor level of the stables is 150mm above the adjacent ground level and can resist flood water to this height without action from the applicant.
- iii. The applicant is aware of the flood risk and has an automatic early warning system in place that notifies them of any potential risk via a local weather station. In the 1 in a 100 year flood event the stables can be evacuated.

The EA classifies outdoor sports (the closest to equine) as water compatible. As such the proposal is appropriate development in flood zone 3a and 3b. The agent advises the above mitigation and as such the siting within floodzone 3 is not considered reason to refuse the scheme.

5.14 Residential amenity

The stable is considered to be sufficiently far located from the nearby house and from existing businesses to prevent harm to those businesses and residential amenity.

5.15 Highway safety/transportation

Access will be obtained via an existing gated track access and the field would be used for the recreational keeping of horses only and not for livery use or business purposes. The proposal is therefore acceptable in highway terms subject to conditions limiting use to four horses for personal use and the removal of a sign blocking visibility. The highway engineer also asked for a turning area for two cars and a horse box but it is considered that as access is already in situ and existing hard surfacing is, from Bing maps, already thought to be in place, no further hard surfacing is appropriate.

5.16 Horse welfare

The general guidelines from the British Horse Society are that each horse should have between 1-1.5 acres of land; in this case the field is 1.62 (ha) or 4 acres which just complies with the guidelines. It is noted that these are guidelines and as such the stable block showing room for 4no.horses; and a tack room is just acceptable on this land.

5.17 The development is considered to be in accordance with the criteria listed in Policy E10 and Policy LC5 subject to conditions regarding the number of horses and general use of the land.

5.18 Design and Visual Amenity

The proposed stable building would have an overall footprint of about 80 sq. m with an additional one metre overhang. It would have timber wall cladding and profiled cement fibre roof panels. Access to the stable would be off Latteridge Road.

5.19 It is considered that the design, scale and massing of the stable would be appropriate for the proposed use and the materials of rendered blockwork and dark red corrugated metal sheeting are appropriate to an equestrian building. The overall appearance is therefore acceptable for a stable block.

5.20 Encroachment on Railway land

Rail track dispute that all of the red lines site is in the applicants ownership. The agent confirms that it is and demonstrated this with land registry details. As land ownership in a civil matter an informative will be attached to the decision notice.

5.21 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is

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

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

5.22 Planning Balance

The site is within the Green Belt and very special circumstances have been found and accepted regarding the change of use of the land for the keeping of horses. The erection of a stable building is an appropriate form of development. Weight is therefore given in favour for the use and the built form in this location. Impact on the residential amenity of closest neighbours has been assessed and no adverse effect found. Neutral weight is awarded for this reason. With regards to the impact on the landscape the agent states that 'any non-consented development will be removed' and it is noted that two of the structures are also subject of enforcement notices. Officers consider this a modest positive effect of the development as it will cover any other structures not currently subject of enforcement notices too. The proposal is therefore acceptable and is recommended for approval.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations, including the very special circumstance shown to justify the change of use as set out in the report. The proposal was advertised as a departure in April 2017 and as such the required period of 21 days has expired.

7. RECOMMENDATION

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

Contact Officer: Karen Hayes
Tel. No. 01454 863472

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. No removal of hedgerows, trees or shrubs that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the fauna living and nesting on site and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

3. No development shall commence until the existing sign on the access fence has been either removed or relocated to a position 2.4m back from the road edge and retained as such thereafter.

Reason:

In the interest of highway safety and to accord with saved policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The stables and land shall be restricted to personal use only and not used as a DIY livery, riding school or any other business.

Reason:

In the interest of highway safety and to accord with saved policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The number of horses kept on the land shall not exceed 4.

Reason:

In the interest of highway safety and visual amenity and to accord with saved policies T12 and H10 of the South Gloucestershire Local Plan (Adopted) January 2006

6. No vehicles shall be kept at site.

Reason:

In the interest of visual amenity and to accord with saved policies L1 and H10 of the South Gloucestershire Local Plan (Adopted) January 2006 and policies CS1 and CS5 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013.

7. Prior to the laying of the foundation for the building all other buildings on the site shall be demolished and permanently removed from the site.

Reason:

In the interest of visual amenity and to accord with saved policies L1 and H10 of the South Gloucestershire Local Plan (Adopted) January 2006 and policies CS1 and CS5 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013.

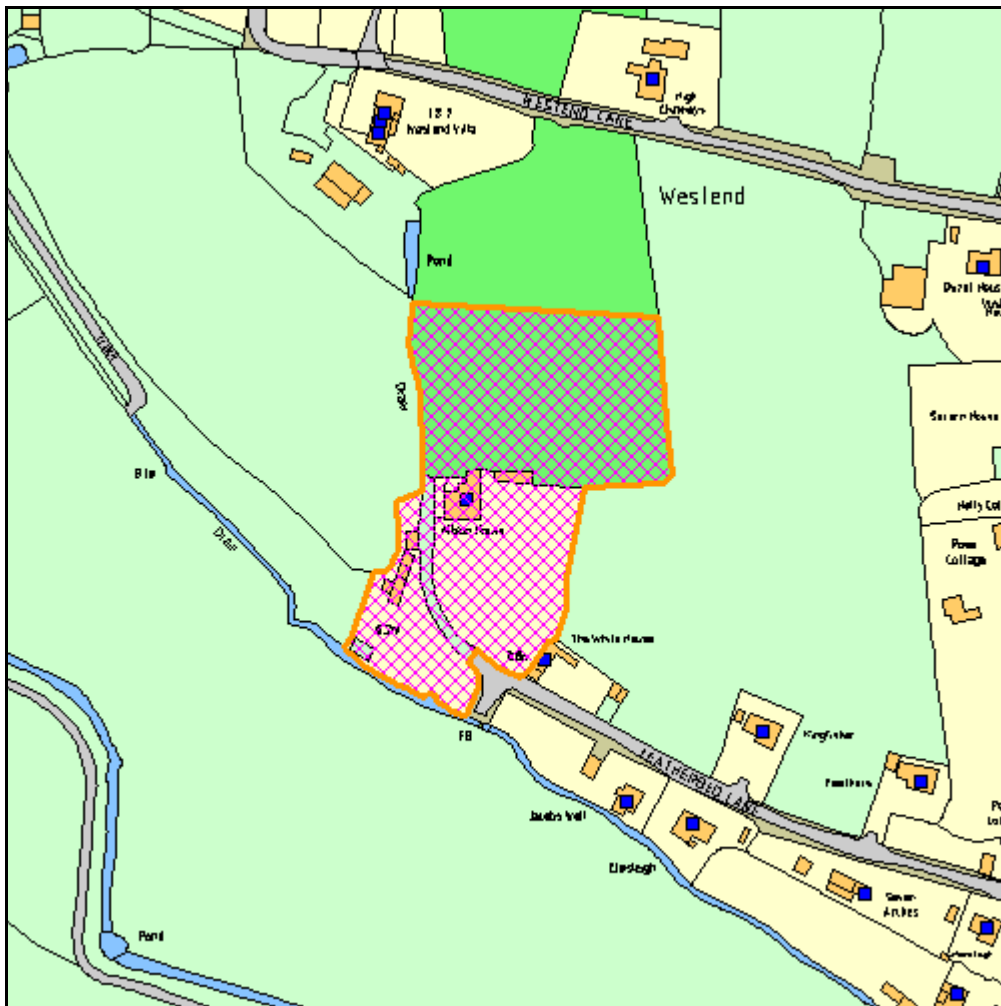
CIRCULATED SCHEDULE NO. 39/17 – 29 SEPTEMBER 2017

App No.: PT17/3010/F **Applicant:** Mr Stuart Smith

Site: Albion House Featherbed Lane
Oldbury On Severn Bristol South
Gloucestershire
BS35 1PP **Date Reg:** 20th July 2017

Proposal: Change of use of existing barn to 2no. dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with access and associated works. **Parish:** Oldbury-on-Severn Parish Council

Map Ref: 360746 192682 **Ward:** Severn
Application Category: Minor **Target Date:** 12th September 2017



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REASON FOR REFERRAL TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as a result of 1no. objection from a local resident, contrary to Officer recommendation.

1. PROPOSAL AND SITE DESCRIPTION

- 1.1 The proposal seeks full planning permission for the change of use of an existing barn to form 2no. dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with access and associated works, at Albion House, Featherbed Lane, Oldbury on Severn. The proposal would comprise 1no. 3 – bedroom dwelling and 1no. 1- bedroom dwelling.
- 1.2 The application site relates to a locally listed large, two storey barn which is within the existing wider boundary of Albion House, a large residential property. The barn primarily comprises brickwork and stone elevations with associated detailing. It has 2 large timber doors to the south west elevation and timber windows throughout. It has a metal staircase to the north east elevation, and there is also a small, incomplete single storey brickwork later addition to the rear. The barn has a roman tiled roof. Directly to the rear of the barn there is a single storey garage which comprises a similar external appearance.
- 1.3 The application site is located just outside the settlement boundary of Oldbury on Severn and is located in Flood Zones 2 and 3. A Public Right of Way runs to the east of the barn.
- 1.4 Throughout the course of the application revised plans and information have been submitted in relation to elevation details, parking, residential curtilages and an updated Flood Risk Assessment.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance 2014

2.2 Adopted Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1 High Quality Design
CS4a Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Environmental Resources and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS34 Rural Areas

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

- L1 Landscape Protection and Enhancement
- L15 Locally Listed Buildings
- EP2 Flood Risk and Development
- T7 Cycle Parking
- T8 Parking Standards
- T12 Transportation
- H3 Residential Development in the Countryside
- H10 Conversion and Re-use of Rural Buildings for Residential Purposes

2.3 Emerging Development Plan

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

- PSP1 Local Distinctiveness
- PSP2 Landscape
- PSP3 Trees and Woodland
- PSP8 Residential Amenity
- PSP16 Parking Standards
- PSP17 Heritage Assets and the Historic Environment
- PSP20 Flood Risk, Surface Water and Watercourse Management
- PSP37 Internal Space Standards and Accessibility Standards for Dwellings
- PSP39 Residential Conversions
- PSP40 Residential Development in the Countryside
- PSP43 Private Amenity Space Standards

2.4 Supplementary Planning Guidance

- South Gloucestershire Design Checklist (Adopted) August 2007
- Residential Parking Standard SPD (Adopted) December 2013
- Waste Collection: Guidance for New Development SPD (Adopted) January 2015
- South Gloucestershire Landscape Character Assessment (Adopted Nov 2014)
- LCA 19 Oldbury Levels

3. RELEVANT PLANNING HISTORY

- 3.1 P87/2847 Refusal 17.02.1988
Conversion of existing forge to form granny annexe

Refusal Reasons

- *Tantamount to new dwelling not annexe*
- *Featherbed Lane unsuitable to serve further residential development*

4. CONSULTATION RESPONSES

- 4.1 Oldbury on Severn Parish Council
No comment received

4.2 Sustainable Transport

Given that we have a policy that allows conversion of redundant agricultural barns, there can be no transportation objection based upon the unsustainable location of this proposal. In terms of car parking for the host and proposed barns, this is considered acceptable and in line with the Council's adopted Car Parking SPD. Featherbed Lane is a quiet rural lane with a number of passing places, as such the additional traffic associated with this proposal is unlikely to create a severe transportation impact. Therefore based upon the above then there is no transportation objection to this proposal.

4.3 Archaeology Officer

No objection

4.4 Arboriculture Officer

No objection. There is 1 no. tree with a root protection area that may conflict with the installation of the new proposed parking area. Featherbed lane separates the tree from the development area and therefore it is likely that root growth has been inhibited by the lane

4.5 Conservation Officer

Conversion is acceptable in principle, number of suggested external alterations. Request to define residential curtilage. PD rights need to be removed.

Update

Agent has taken on board majority of suggestions of conservation officer and has now defined associated residential curtilages.

4.6 Public Rights of Way

No objection in principle subject to advisories.

4.7 Lead Local Flood Authority

Before we may comment further we request clarity on the existing floor levels as described in the submitted Flood Risk Assessment (FRA) dated 27th June 2017 / V2.

Section 3 states the existing floor level follows the lie of the land and is 6.25 AOD in the South and 6.9 AOD in the North, although Fig.5 illustrates an existing Floor level of 6.13 AOD.

Within Fig.12 it is depicted that the existing levels are 6.34 AOD in the South and 6.88 AOD in the North.

A further discrepancy is stated in the summary of levels table whereby it states that the finished floor level whilst being raised in the South to 6.64 AOD will be reduced in the North to 6.82 AOD, which contradicts Environment Agency (EA) local flood risk standing advice which states that no reduction of finished floor levels is to be permitted.

Update

A revised Flood Risk Assessment (FRA) dated 7th September 2017 v3 has now been submitted and accepted, therefore we have, No Objection.

Due consideration though, is needed in relation to the introduction of 'New Families' into a flood risk area (Zone 3).

- 4.8 Open Spaces Society
No comments received
- 4.9 Community Enterprise
No comments received
- 4.10 Landscape Officer
No objection. Applicant will need to submit landscaping scheme in line with CS1 including tree planting, this could be orchard trees to satisfy the landscape strategy for the Landscape Character Area 19 – Oldbury Levels.

Other Representations

- 4.11 Local Residents
1no. objection was received from a local resident. Comments as follows:
- Refusal previously given for annexe.
 - Issues with main drainage system, lane could face higher risk of flooding.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development – Housing Supply
The Council cannot demonstrate a five year housing land supply, meaning paragraph 49 of the NPPF is engaged. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. The paragraph goes onto suggest that if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites then their relevant policies for the supply of housing should not be considered up-to-date.
- 5.2 Regardless of this, the NPPF is a material consideration and the starting point for any decision-taker is the adopted development plan. Paragraph 14 states a presumption in favour of sustainable development, and states that proposals that accord with the development plan should be approved without delay, and where relevant policies are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF.
- 5.3 In keeping with the decision-taking approach set out within paragraph 14 of the NPPF, this proposal will be assessed in terms of whether the proposal's benefits would be outweighed by any adverse impacts that would result from the development, such adverse impacts would have to be significant and demonstrable.
- 5.4 Principle of Development – Conversion of existing building in the countryside
The development would comprise the conversion of an existing barn which is located 40 metres outside of the western edge of Oldbury on Severn settlement boundary. It is therefore deemed to be in the countryside, albeit with an obvious relationship with the settlement. The NPPF sets out in paragraph 55 that local planning authorities should avoid new isolated homes within the countryside unless there are special circumstances. One of these being; where the

- development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting.
- 5.5 In addition to the above, Saved policy H10 sets out that the conversion and re-use of existing buildings for residential purpose will be acceptable subject to a number of criterion. This includes;
- a. All reasonable attempts have been made to secure a suitable business re-use
 - b. The buildings are of permanent construction and capable of conversion
 - c. Buildings are in-keeping with their surroundings
 - d. Development would not have a harmful effect on the countryside
 - e. The building is well related to an existing settlement or group of buildings.
- 5.6 It is recognised that this policy is ‘out of date’ due to the absence of a five year land supply of housing. Nevertheless, some weight can still be given to the criteria b-e as they are considered compliant with the NPPF. The economic re-use of a redundant or disused building is not considered as part of paragraph 55 and as such limited weight is afforded to criteria a.
- 5.7 The emerging policy PSP40 similarly reflects policy H10, but also includes that the conversion would not adversely affect the operation of a rural business or working farm, and that the conversion should not result in disproportionate additions to the original building. This emerging policy is thought to be compliant with the NPPF and is given moderate weight.
- 5.8 Principle of Development – Flood Risk
Flood Zones are defined by the Environment Agency and are categorised according to risk. Land classed as Zone 1 has the lowest probability of flooding, Zone 2 and medium probability, and Zone 3 a high probability. The site is located within Flood Zones 2 and 3 and is therefore subject to a high flood risk. When development is proposed within the flood zone, it must be assessed against section 10 of the NPPF. This sets out that when determining applications LPA’s should only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment, following the sequential test, and if required the Exception test.
- 5.9 Paragraph 104 of the NPPF sets out that applications for changes of use should not be subject to the Sequential or Exception Test but should still meet the requirements for site-specific flood risk assessment. In this instance the development is considered a change of use. The applicant has submitted the appropriate site-specific flood risk assessment. This will be covered in more detail in the Flood Risk section (5.17) of this report.
- 5.10 Principle of Development – Design and Character
Policy CS16 ‘Housing Density’ of the Core Strategy requires developments to make efficient use of land, but importantly requires that new development be informed by the character of local area in line with the advice provided within Policy CS1 of the Core Strategy.
- 5.11 Policy CS1 ‘High Quality Design’ of the Core Strategy which will only permit development where the highest possible standards of design and site planning

are achieved. In addition to this, high quality design is seen as a 'key aspect of sustainable development...indivisible from good planning' within paragraph 56 of the NPPF, this paragraph goes on to state that good design contributes positively to 'making places better for people'.

5.12 As the barn is locally listed, the application will also be considered against L15 (Local Plan, 2006), the emerging PSP17 and para. 129 of the NPPF, which seek to protect non-designated heritage assets. The proposal accords with the principle of development subject to the consideration below.

5.13 Principle of Development – Summary

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

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

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

5.15 Design and Heritage

The host building is locally listed and as such, is considered to make a significant contribution to local character and distinctiveness. The proposal introduces fairly limited external alterations to the building to facilitate its conversion to 2no. dwellings. An existing single storey garage directly to the rear of the barn would be utilised for parking. Throughout the course of the application the agent made alterations which were suggested by the conservation officer. The alterations to the building include:

South West Elevation

- Introduction of replacement timber doors, windows and a balcony.

North East Elevation

- Replacement door with sashed glazed double doors leading into house from exterior staircase.

South East Elevation

- Replacement of existing double doors with glazed sliding doors.
- Introduction of 2no. conservation rooflights.
- Introduction of 2no. front entrance doors which utilise existing openings
- Additional window to ground floor

North West Elevation

- Introduction of solar panels
- Re-build existing single storey rear extension with mono-pitch roof to match existing.
- Installation and alterations of windows

- 5.16 It is considered that these revised works respect the existing building and would enable it to retain its special character. Having said this, to ensure a high quality of design is executed it is considered necessary to recommend a condition that full details are provided of certain aspects which would be introduced through the conversion. In addition, given its special character, it is considered necessary to remove the householder permitted development rights to ensure that the local planning authority have the opportunity to assess any further alterations to the locally listed building.
- 5.17 Flood Risk
As aforementioned, the development comprises a change of use, and as such a Sequential Test or Exception Test is not required. The agent has submitted a site-specific flood risk assessment (FRA). It proposes a number of different measures including raised floor levels, having bedrooms at ground floor and permeable hardstanding areas. The report concludes that the proposal will be safe for the lifetime of the development and complies with the guidance in the NPPF. During the course of the development an updated FRA was submitted. Local residents raised concerns that the development could lead to an increased risk of flooding. However, the lead local flood authority have reviewed the revised document and have confirmed that they have no objection. A condition is recommended to ensure the development proceeds in accordance with the submitted FRA.
- 5.18 Residential Amenity
The 2no. dwellings would be located a minimum of 15 metres from Albion House. Given the orientation of this property and the proposed dwellings it is not considered that there would be any material overlooking or other detrimental impacts. The proposed dwellings would otherwise be located approximately 45 metres from the second nearest property. Given the nature of the development it is not thought that there would be a detrimental impact to the residential amenity of these occupiers.
- 5.19 The access to adequate amenity space can play an important role in the physical health, mental health and wellbeing of people. The development involves 1no. 1- bedroom dwelling and 1no. 3 – bedroom dwelling. The emerging Policy PSP43 which is awaiting adoption sets out standards for private amenity space. A 1-bedroom dwelling is expected to have 40m² of amenity space, and a 3-bedroom house is expected to have 70m² of amenity space. Officers have assessed that both properties would meet these standards, furthermore they would be close to a public footpath with access easy access to green space.
- 5.20 Overall, therefore, it is considered that the development would be acceptable with regard to residential amenity.
- 5.21 Highway Safety
Colleagues in transportation have reviewed the proposal and have stated that given that policy allows for the conversion rural buildings there is no objection based on the unsustainable location of the proposal. With regard to the car parking at the site, this is proposed to utilise an existing single storey garage and a permeable parking area. The parking is considered acceptable and in

- line with the Councils Residential Parking SPD. However, the applicant has not provided details of cycle storage or waste storage. As such, a condition is recommended that details of such are provided prior to occupation of the dwelling.
- 5.22 A previous proposal at the site for an annexe was refused in 1998 on the basis that Featherbed Lane was not suitable for further development. However, transportation colleagues have concluded in this instance that Featherbed Lane is a quiet rural lane with a number of passing places. As such, in the context of paragraph 32 of the NPPF, it is not thought that the additional traffic associated with this proposal would result in a severe residual impact.
- 5.23 Conversion of a Rural Building
The application for a change of use from an existing barn to 2no. dwellings will be assessed under relevant criteria as set out in, H10 and the emerging PSP40.
- 5.24 *Is the building of permanent and substantial construction?*
The building is of permanent construction which is considered suitable to form a conversion to 2no. dwellings.
- 5.25 *Impact on immediate setting*
The barn is currently located directly south west of the main Albion House which occupies an extensive plot to the front and rear. The building is bounded by trees directly to the west and an access track to the east. It is otherwise surrounded by a managed lawned area. Throughout the course of the application the agent clarified proposed residential curtilages for the dwelling as well as boundary treatments.
- 5.26 The curtilages would be relatively modest and would largely occupy the immediate area surrounding the existing building. They would include an area of permeable parking, an existing garage and permeable paths. An area of lawn outside the application site would remain directly to the south and beyond the access track to the east. Plans show that boundary treatments would be formed of low level timber fences. However, it is not clear what sort of landscaping would be introduced at the site. The landscape officer has advised that this should include planting of orchard trees in line with the Oldbury levels landscape character area. Given the countryside setting and the buildings local list status, the case officer agreed with the agent that a detailed landscaping scheme will be required which will include full details of hard and soft landscaping, planting and boundary treatments. This is recommended as a condition.
- 5.27 As part of the Design and Heritage section (5.15) of this report, the development was assessed as being respectful of the existing building. There would be no external *extensions* to the building and it is not thought that it would appear out of place in the immediate surrounding area.
- 5.28 Given all of the above, it is not thought that the development would have a harmful impact on the character of the countryside or the amenities of the surrounding area.

- 5.29 *Relationship with other buildings*
As aforementioned, the building would be located just 40 metres from the settlement boundary of Oldbury on Severn. Albion House and the host building can be considered part of the linear development which runs along Featherbed Lane. As such, the building is thought to be well related to the existing settlement.
- 5.30 The application site is not considered to adversely affect the operation of a rural business or working farm.
- 5.31 Permitted Development
The case officer notes that the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q sets out provisions for an agricultural building to be converted to a Class C3 (dwellinghouse) without planning permission. In this instance the applicant has chosen to proceed with a full application, however, Officers are mindful of this 'fall back' position.
- 5.32 Conclusions
In concluding the assessment, Officers find it appropriate to return to the context of paragraph 14 of the NPPF, this paragraph states that proposal should be permitted unless:

'..any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole'
- 5.33 This proposal for the conversion of a barn into 2no. dwellings is found to be acceptable. The preceding assessment has found that the conversion of the rural building to residential accommodation would meet relevant criteria as set out in saved policies H10 and the emerging PSP40. Furthermore, the development is not considered to have significant or demonstrable adverse impacts which would outweigh the benefit of 2no. additional residential units. Officers therefore recommend that the application is approved subject to conditions.

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: Lucy Paffett
Tel. No. 01454 863436

CONDITIONS

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

Reason

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

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

Reason

To protect the character of the area, and to accord with Policy CS1, and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013), and the requirements of The National Planning Policy Framework March 2012.

3. Prior to the relevant parts of the development hereby approved, the detailed design of the following items shall be submitted and approved in writing by the local planning authority.
 - a. Balcony
 - b. All new doors
 - c. All new windows and fixed glazing (including cill, head, reveal and glass details)

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

Reason

To ensure that the works serve to preserve the architectural and historic interest of the locally listed building, in accordance Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

4. The development hereby approved shall be carried out in accordance with the 'Flood Risk Assessment and Drainage Strategy' as received by the Council on 7th September 2017.

Reason

To minimise the effect of any flooding which may occur and to comply with Policy EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to the first occupation of the development hereby approved, cycle parking and waste storage facilities must be installed, and retained as such thereafter. For the avoidance of doubt: the cycle storage facilities shall be in accordance with the standards set out in Policy T7 of the South Gloucestershire Local Plan (Adopted) January 2006 and the waste storage facilities shall be in accordance with the South Gloucestershire Council Waste Collection: Guidance for new developments SPD (Adopted) January 2015.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, to encourage sustainable transport choices and to accord with Policy CS8 and CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013; and the South Gloucestershire Council Waste Collection: Guidance for new developments SPD (Adopted) January 2015.

6. Prior to the first occupation of the development hereby approved, the construction of the vehicular parking must be completed in accordance with the submitted Proposed Block Plan (dwg no. 179-PL-SITE-03 REV A), and retained as such thereafter. For the avoidance of doubt: the car parking area must be formed of a permeable and bound material.

Reason 1

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.

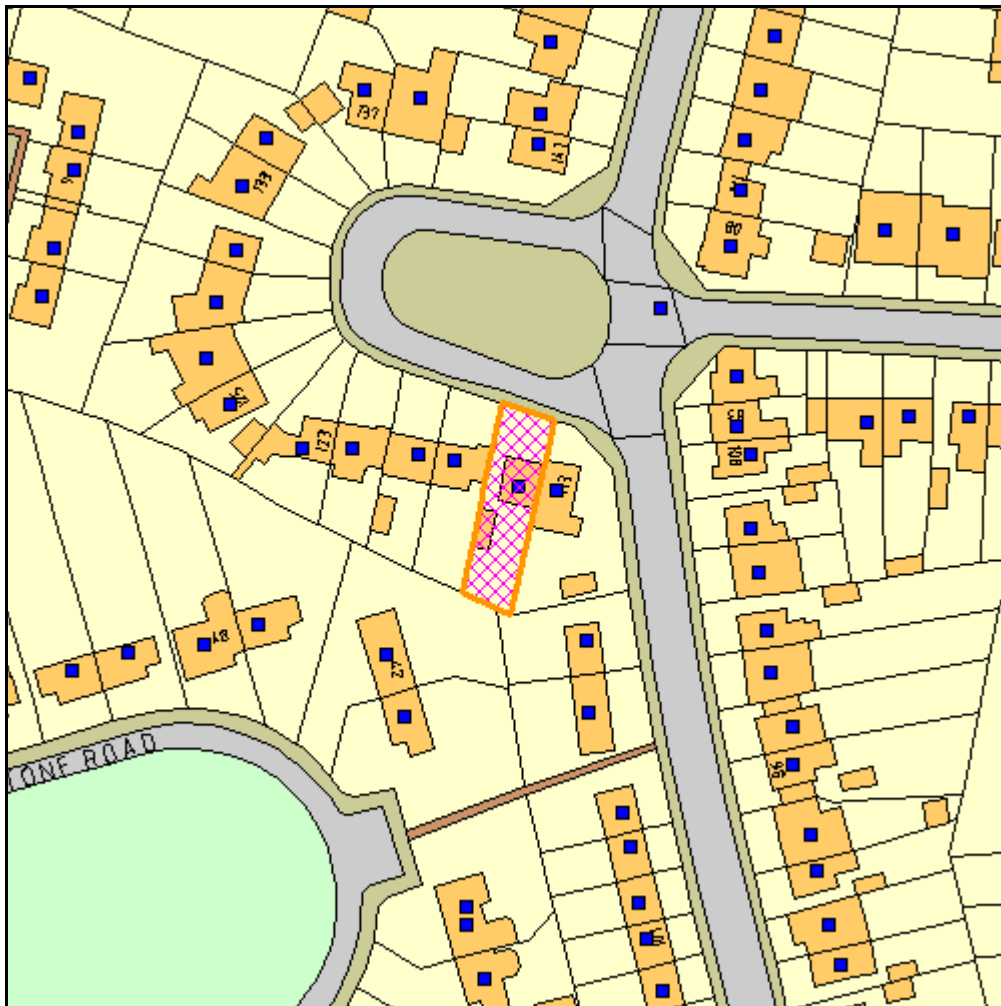
7. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, E, F, G and H) (* delete/add substitute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

Reason

To ensure that any further works serve to preserve the architectural and historic interest of the locally listed building, in accordance Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

CIRCULATED SCHEDULE NO. 39/17 – 29 SEPTEMBER 2017

App No.:	PT17/3353/F	Applicant:	Mr Michael Naish
Site:	115 Bradley Avenue Winterbourne Bristol South Gloucestershire BS36 1HW	Date Reg:	24th July 2017
Proposal:	Demolition of existing garage and erection of single storey front, side and rear extensions to provide additional living accommodation.	Parish:	Winterbourne Parish Council
Map Ref:	365039 180303	Ward:	Winterbourne
Application Category:	Householder	Target Date:	8th September 2017



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INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The application is for the demolition of an existing garage and erection of single storey front, side and rear extensions to provide additional living accommodation.
- 1.2 The property is a semi-detached, volume built, dwelling located on a residential road containing similar properties within the Winterbourne settlement boundary.

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 None relevant

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection.

Sustainable Transportation

The applicant seeks to demolish the existing garage and erect a single storey front, side and rear extension. The proposals include a replacement garage. Off street parking will also remain on the driveway. There are no transportation objections.

Other Representations

4.2 Local Residents

Letters of objection have been received from one neighbour, as follows:

'The demolition and rebuilding of the existing garage into the garden room will change the roof over this building from flat to a high pitched. When this garage will be adjoined to the extension on the side of the property also containing a high pitched roof it will leave my property without a considerable amount of the daylight and damage my lawn as there will be no sun there at all. I am fine with the extension on the side of the house (new planned garage) and the roof above it but any roof over the adjoining area of the new garage and the new planned garden room need to stay flat or very low pitched as it considerably damage the view and the sunlight from my property.'

'The major concern is the daylight that will be reduced because of the unreasonable roof pitch over the proposed garage. It will significantly reduce daylight for my whole property, the view from it and the value and I will face higher electricity and heating bills which is very serious matter for me being a single working mother'

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 Residential Amenity

The amenity concerns raised by the neighbouring property, above, are noted. The side extension would extend from the front of the dwelling, down the side and into the rear garden. The front/side extension would be over a driveway area and extend to the full width of the property at single storey level. This would meet a garage and extension on the side of the adjacent property, also at single storey level, and given this situation this aspect would not give rise to any amenity impacts. The rear part of the extension would continue the building into the rear curtilage area and extend beyond the rear wall of the existing dwelling by approximately 8 metres, at single storey level. Of material consideration is the existence of a detached garage in the rear curtilage. This is currently located right on the shared boundary and set back from the application dwelling. This is approximately 3 metres in length, however will be demolished under the proposals. The issue for consideration therefore is the impact of any additional building on this boundary line, which essentially would amount to a combined additional total of 5 metres building length. Much of the land on the adjoining property is slightly higher than that of the application property, thereby slightly reducing any potential impact. Also of material consideration is the potential to construct boundary treatment to a height of 2 metres, without the requirement for planning permission. The proposed side parapet wall of the extension would be approximately 3 metres. Right to views

and property values are not material planning consideration, notwithstanding this likely levels of impact upon residential amenity and any overbearing impact are considerations. Whilst the concerns regarding the roof are noted, the applicants have submitted and proposed a pitched roof and in the first instance, that is what must be considered as to its acceptability. In this respect the angle of the pitched roof is shallow pitched, and sloping away from the shared boundary. The maximum height of the roof would be 70cm above the side wall of the extension with the ridge being some 1.8 metres off the shared boundary. Given the above, it is not considered in this instance that the extent of development proposed, at single storey level, taken into context with the existing and potential situation, scale and location, that the extension would be unreasonable or have a significant or material overbearing impact such as to warrant and sustain an objection and subsequent refusal of the application on this basis. .

5.3 Design / Visual Amenity

The scale and design of the proposals is considered to adequately integrate with the existing dwelling and surrounding area, and is therefore not considered to give rise to material or significant impact upon the streetscene such as to warrant and sustain an objection and refusal of the application on this basis. Materials would match the existing dwelling and sufficient private amenity space would remain within the property.

5.4 Transportation

The proposals include a replacement garage. Off street parking will also remain on the driveway. The level of parking available complies with the Council's off-street parking requirements and there are no transportation objections to the proposals on this basis.

5.5 Equalities

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

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

6. CONCLUSION

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

considerations indicate otherwise.

- 6.2 The proposals are of an appropriate standard in design and are not out of keeping with the context of the area and surrounding properties. Furthermore the proposal would not materially or significantly harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact. As such the proposal accords with Policies H4 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).

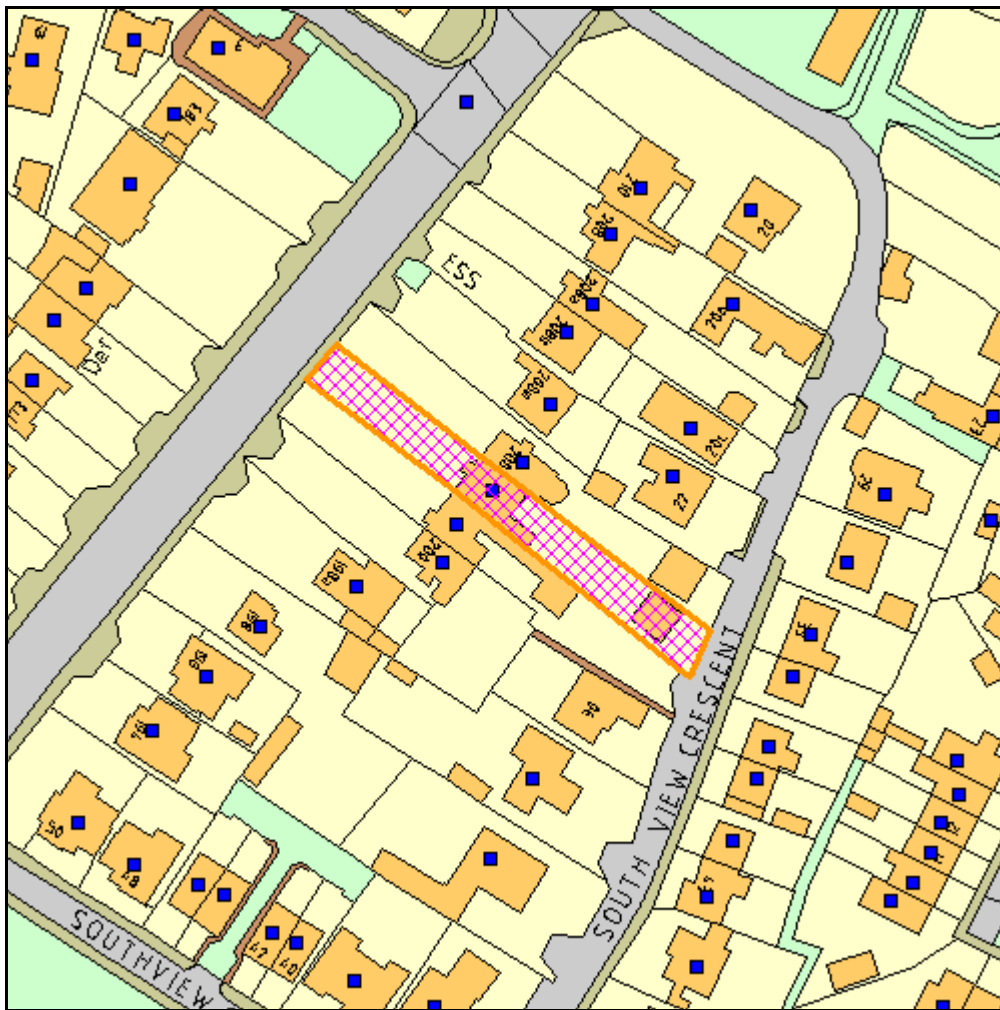
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

CIRCULATED SCHEDULE NO. 39/17 – 29 SEPTEMBER 2017

App No.:	PT17/3591/F	Applicant:	Mr ANDREW BAKER
Site:	204 Badminton Road Coalpit Heath Bristol South Gloucestershire BS36 2ST	Date Reg:	11th August 2017
Proposal:	Alterations to existing garage to facilitate ancillary annex.	Parish:	Westerleigh Parish Council
Map Ref:	367533 180819	Ward:	Westerleigh
Application Category:	Householder	Target Date:	25th September 2017



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1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for conversion of existing garage area to a residential annexe ancillary to the main dwelling 204 Badminton Road, Coalpit Heath.
- 1.2 The main property is two storey terraced property which has stone elevations and a tiled roof. It has been previously extended to the rear. The property is bounded by Badminton Road to the front and South View Crescent to the rear. There is an existing detached single garage located adjacent to South View Crescent. This application proposes alterations to the garage to form an annexe. The case officer noted there is similar examples of other annexes in the surrounding area, notably the immediate next door neighbour at No.206 Badminton Road.
- 1.3 The application site is located within the settlement boundary and residential area of Coalpit Heath.
- 1.4 Following concerns expressed by Officers with regard to residential amenity, the arrangement of the windows has now been altered to the rear of the proposed annexe.

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
CS34 Rural Areas

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
PSP7 Development in the Green Belt
PSP8 Residential Amenity
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages

- 2.4 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 N804/1 Approve with Conditions 08.09.1983
Erection of double domestic garage.

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
No objection
- 4.2 Sustainable Transport
No objection
- 4.3 Archaeology Officer
No comment

Other Representations

- 4.4 Local Residents
2no. objections were received from local residents. Comments as follows:
- Velux windows are out of place along South View Crescent
 - Proposed dormer window would result in invasion of privacy to neighbouring properties
 - The annexe would be used as an independent dwelling and should be assessed as such.
 - Location of vents and flues as well as associated impact on neighbouring annex.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Annexe Test

For a proposal to be an annexe it should only contain ancillary accommodation to the main dwelling and have some form of functional and physical reliance upon the main dwelling. In this instance the proposal has the majority of the elements of principal living accommodation (ie bedroom, bathroom, living room) that would enable it to be used as an independent unit of residential accommodation. However, Officers note that it would share a garden, parking area and services with the main dwelling. As such, it does seem to show some physical reliance on the main property. Furthermore, given the relationship and location to the main house, its use as an independent dwelling would likely be unacceptable. As such, overall, Officers are satisfied that the annexe would be used ancillary to the main house.

- 5.2 However, and notwithstanding the above, it is prudent for a condition to be attached to the decision notice to ensure the unit can only be used in an ancillary capacity. This condition is appropriate as further assessment would

be required to assess whether the use of the annexe as a dwelling would be appropriate in residential and highway amenity terms.

5.3 *Other considerations*

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

5.4 Design and Visual Amenity

The garage would see a number of alterations, this would include the introduction of 2no. rooflights, 1no. window and door to the front elevation. It would also introduce a small dormer window to the rear. There are examples of larger dormer windows in the immediate vicinity, as such no objection is raised in this instance. The materials proposed would match the existing garage and main property and are considered acceptable. To ensure this is the case a compliance condition is recommended.

5.5 Local Residents commented that rooflights would be out of place along South View Crescent. However, No. 206 annexe which is immediately adjacent to the proposed annexe also has rooflights, as do a number of other nearby properties. Accordingly, it is thought that they would be acceptable.

5.6 Residential Amenity

Objections have been received from local residents relating to the impact of the proposed dormer window on their residential amenity. It would be located to the rear of the building and would face the rear of the main property. Officers consider that there would be a noticeable change to the existing situation for those immediate neighbours at Nos. 202 and 206 Badminton Road. However, this kind of relationship is not unusual, particularly in the surrounding area of the application site.

5.7 The Council's draft Amenity and Living Conditions advice note sets out acceptable window-to-window distances. For two storey properties this should be a minimum of 20 metres. In this instance, the nearest rear window of No. 206 would be approximately 23 metres away from the nearest window of the annexe and is considered acceptable. It is noted that No. 202 Badminton Road has an annex which does have a first floor rear window which would be 13 metres away from the nearest *viewable* window of the annexe (measured at an angle of approx. 45 degrees). The advice note sets out that where houses face each other at an angle the less likely that there would be inter-visibility between rooms. It is thought that the orientation of each of the windows would be such that there would not be detrimental impacts.

5.8 The dormer window would introduce a single casement window which would serve a bathroom. This would be nearer to No. 202 and as such, to protect

residential amenity a condition is recommended to ensure this is obscure glazed.

5.9 Given all of the above, it is thought the proposal is acceptable with regard to its impact on residential amenity.

5.10 Sustainable Transport

Transportation colleagues have reviewed the parking provision at the site and deem it acceptable. The access would remain unchanged. As such, no objection is raised to this matter.

5.11 Other Matters

Comments were received in relation to the location of vents and flues. This would be something that would be considered at building regulations stage and does not form part of the consideration of this planning application.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application be **APPROVED** subject to the conditions attached to the decision notice.

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

CONDITIONS

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

Reason

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

2. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 204 Badminton Road, Coalpit Heath, Bristol, South Gloucestershire, BS36 2ST.

Reason

The application has been assessed on the basis that it is ancillary accommodation. Use as a separate dwelling would have significant implications in terms of privacy and amenity of neighbouring occupiers, and parking arrangements. This is to accord with Policy H4 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006; and the National Planning Policy Framework.

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

Reason

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

4. Prior to the use or occupation of the annex hereby permitted, and at all times thereafter, the proposed first floor single casement window to the south west of the north east (rear) elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

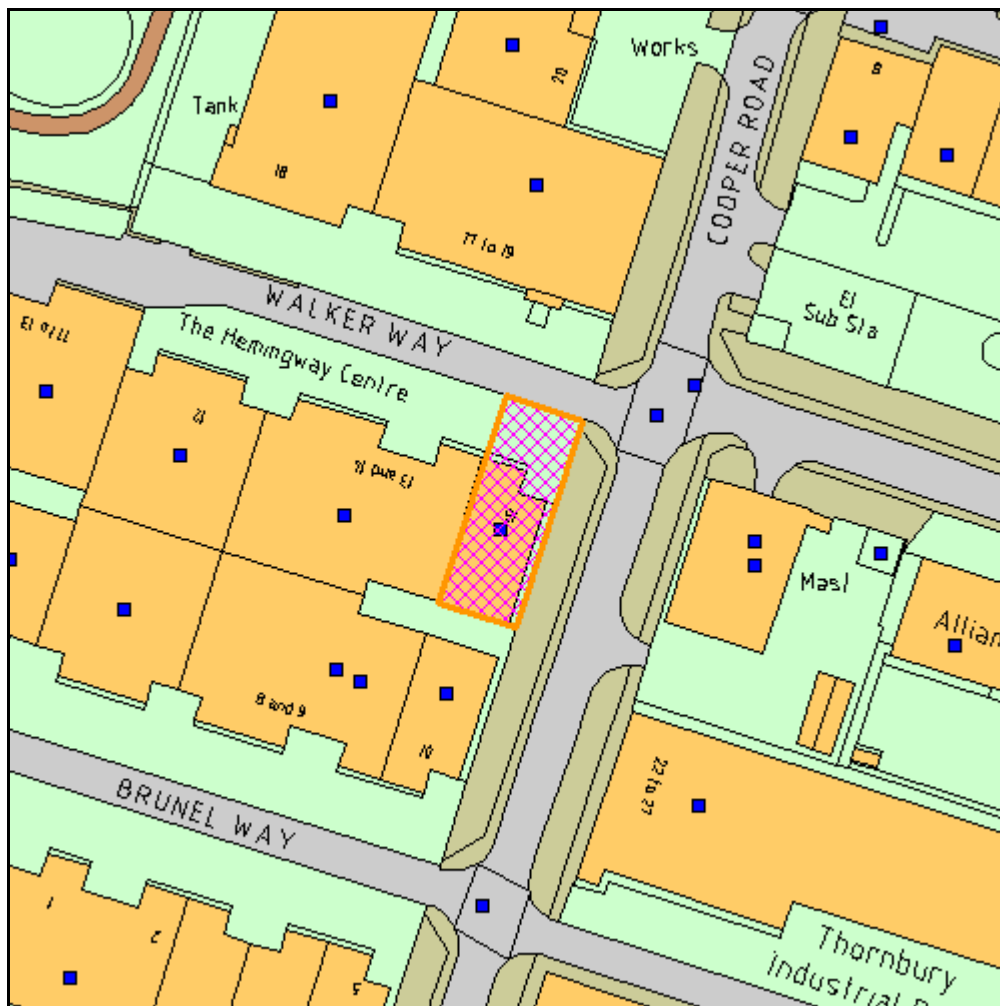
For avoidance of doubt: The subject window is the first floor window of the dormer window which would be closest to No. 202 Badminton Road.

Reason

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

CIRCULATED SCHEDULE NO. 39/17 – 29 SEPTEMBER 2017

App No.:	PT17/3610/F	Applicant:	Mr Tanveer Hussain Savills c/o Threadneedle UK Property Trust
Site:	15 Walker Way Thornbury Bristol South Gloucestershire BS35 3US	Date Reg:	24th August 2017
Proposal:	Alterations to raise roofline by 225mm to allow insulation over existing roof, replacement of window by full height roller shutter and infill existing first floor window.	Parish:	Thornbury Town Council
Map Ref:	363817 189403	Ward:	Thornbury South And Alveston
Application Category:	Minor	Target Date:	26th September 2017



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1. THE PROPOSAL

- 1.1 The proposal seeks alter the roofline by 225mm to allow insulation of the existing roof.
- 1.2 The subject property forms part of a commercial estate. The property itself is a late 20th century structure with concrete portal frame construction and corrugated metal cladding.
- 1.3 Other properties on the estate are currently undergoing similar works.
- 1.4 The site is located within the built up industrial area of Thornbury.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

- T12 Transportation

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

- PSP1 Local Distinctiveness

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (adopted) August 2006

3. RELEVANT PLANNING HISTORY

- 3.1 PT16/6894/F – Approval – 15/02/2017 – Alterations to raise roof height by 225mm to insulate over existing roof. (No.12 + 13 Walker Way (Identical Scheme))
- 3.2 P96/1344 – Approval – 29/04/1996 - Removal of existing roof and wall cladding and recladding with new, together with related refurbishment works.

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
No Objection (only one comment uploaded to the two identical application files)

4.2 Other Consultees

Transportation Department

No Objection

Drainage and Flood Risk

No Objection

Highway Structures

No Comments

Other Representations

4.3 Local Residents

No Comments Received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they; enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development.

5.2 Design and Visual Amenity

The proposal is very limited in scope and would only lead to a small increase in the overall size of the building. Furthermore the proposed facing materials would be identical to the existing. Lastly other properties nearby have been subject to identical alterations including no.12 and a second application has been submitted in parallel on the adjacent building. Overall, it is considered that the proposed alterations 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.

5.3 Residential Amenity

The host property is located within an established commercial estate on the edge of Thornbury. There are no nearby residential units and the proposal is very modest in terms of additional form. There is no objection with regard to this. The subject property is located within an established commercial estate and given the scale and location of the proposed development will not result in an unacceptable detrimental impact on the residential amenity of its neighbouring occupiers, meaning the proposal is in accordance with saved policy E3 of the adopted Local Plan.

5.4 Sustainable Transport and Parking Provision

The proposal site is served by parking within a car park to the front of the property. The proposal does not include any additional floor space and as a result the proposal is not considered to have a harmful impact on highway safety or the delivery of an acceptable level of parking provision, as a result the proposal is considered to accord with the provisions of policy T12 of the adopted Local Plan (2006) and the NPPF (2012)..

5.5 Consideration of likely impact on Equalities

The proposal would have a neutral impact on equalities.

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).