

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: 23/23

Date to Members: 09/06/2023

Member's Deadline: 15/06/2023 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2020. Under the arrangement certain reports are circulated on a weekly basis. The reports assess the application, considers representations which have been received, and make a recommendation regarding the proposal.

Having considered the reports, those applications that Councillors feel should be referred to the relevant Planning Committee must be notified to the Strategic Planning section by email within five working days of the publication of the schedule (by 5pm) in line with the procedure set out below. If there has been no valid Member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule.

Before referring an item to the Committee, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee. You may also wish to refer to the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

PLEASE NOTE: The circulated schedule process is only open to elected Members of South Gloucestershire Council.

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate planning committee then a referral should:

- a) Be made in writing using the attached form by emailing MemberReferral@southglos.gov.uk identifying the application reference and site location
- b) Within 5 working days of the date of this schedule e.g. if the schedule is published on a Friday, comments have to be received by end of the following Thursday (see cover page for the date)
- c) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral You may wish to consider the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

If would be helpful if you could indicate if you:-

- Have discussed the application(s) with the Case Officer and/or Development Manager
- Have discussed the application(s) with ward Member(s) if the site is outside of your ward
- Consider the site would benefit from a visit by the committee, setting out the reasons

Valid referral requests will be considered by the Committee Chair, in consultation with the Spokes, against the criteria given in the Members' Planning Code of Good Practice in the Council's constitution and you will be notified of the Chair's decision. Applications which are not referral, or where the referral request is not agreed by the Chair, will be determined by officers under delegated powers

The Circulated Schedule will always contain the following applications unless the application is required to be determined by Committee:

- 1) Any application submitted by, or jointly, or on behalf of the Council.
- 2) Any application submitted by or any matter directly affecting or involving any

Member of the Council and any application(s), submitted by an Officer of the Council working in the Strategic Planning area (specifically the Policy and Specialist Advice, Development Management, Strategic Major Sites and Planning Enforcement, Validation & Registration and Planning Technical Support teams) or any Member or Officer of the Council acting as a planning agent.

- 3) Any application requiring a new planning agreement.
- 4) Any applications requiring a modification of an existing planning agreement where in the opinion of the Director, there would be a detriment to the public benefits secured.

5) Any application where the proposed decision of the Director would, in his opinion, be contrary to the policies of the Council as expressed in the Development Plan and/or any emerging plan and require referral to the Secretary of State following approval in principle by the Council for the purposes of development control decision making.

6) Any applications, except those listed below a-f where three or more representations contrary to the Officers recommendation are received within the notification period other than from officers of the Council acting in their professional capacity.

7) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

8) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officer's recommendation from any Member of South Gloucestershire Council.

Applications that will not appear of the Circulated Schedule procedure as a result of representations received:

- a. All applications, where approval is deemed to be granted upon the expiry of a defined period
- b. All applications to be determined the lawfulness of a proposed or existing use of a site
- c. All applications for non-material amendments
- d. All applications to discharge planning conditions
- e. All applications solely required because of the removal of Permitted Development Rights or Article 4 direction
- f. Any footpath stopping up or diversion required to implement an approved scheme

Additional guidance for Members

Always make your referral request by email to MemberReferral@southglos.gov.uk (not individual email addresses), where referrals can be picked up quickly by the Technical Support Team.

Please note a copy of your referral e mail will appear on the website.

Before referring an application always contact the case officer or Development Manager first to see if your concerns can be addressed without the application being referred.

If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward Member(s) to see what their views are, before referring the application.

Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. Please do not leave it to the last minute.

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:

2. Site Location:

3. Reasons for referral:

The referral should include the reasons for the referral indicating why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issues the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay of the referral

4. If the site is outside your ward have you contacted the ward Member(s) to inform them of the referral?

5. Have you discussed the referral with the case officer or Development Manager?

6. Do you feel a site visit is required or can issues be addressed by other means e.g. further information in the report, additional presentation material, video etc.

Do you consider this is an application of strategic importance such that you would request the Director to consider using his discretion to refer the matter to the Strategic Sites Delivery Committee? If so please set out your reasons:

Date:

To be emailed to MemberReferral@southglos.gov.uk

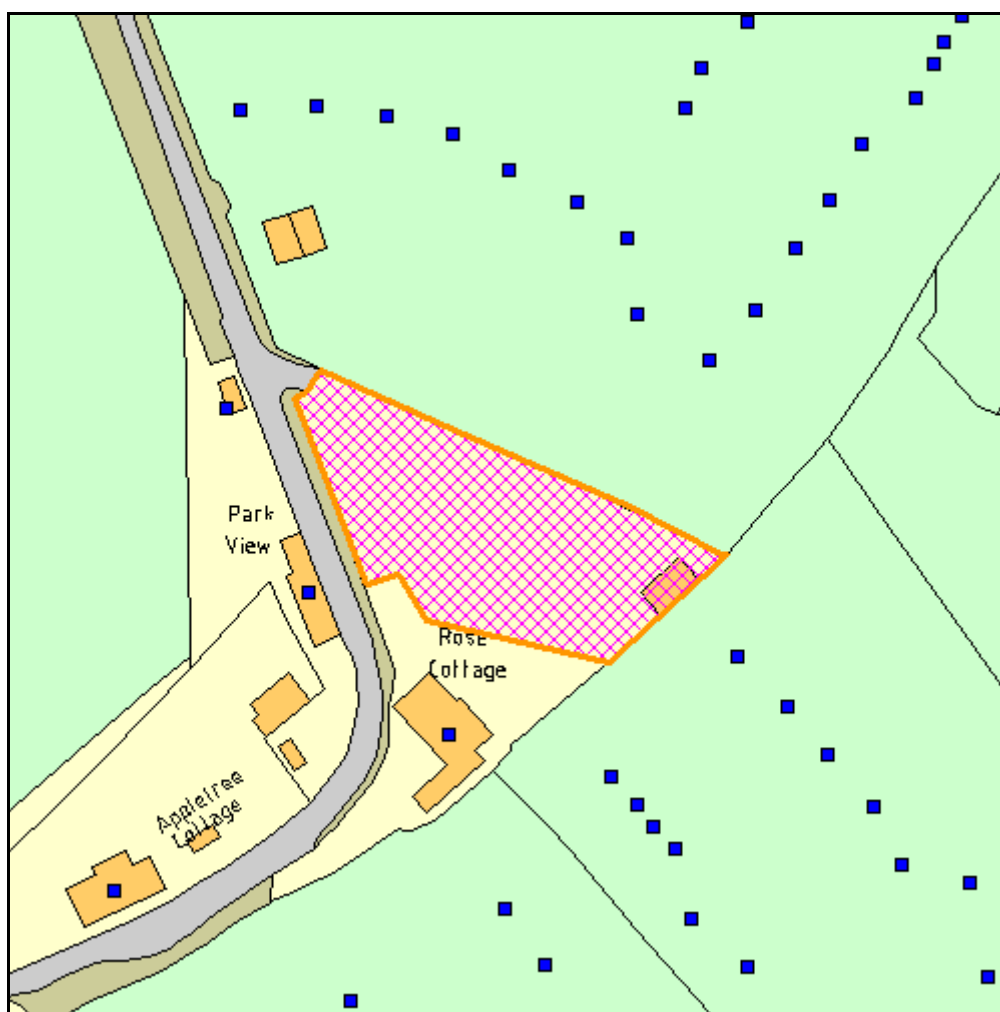
CIRCULATED SCHEDULE 09 June 2023

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P22/06574/F	Approve with Conditions	Land Adjacent To Old Rose Cottage Dyers Lane Iron Acton South Gloucestershire BS37 9XT	Frampton Cotterell	Iron Acton Parish Council
2	P22/06863/F	Approve with Conditions	40 Conygre Grove Filton South Gloucestershire BS34 7DP	Filton	Filton Town Council
3	P23/00892/F	Approve with Conditions	Foxhole Farm Barn Pilning Street Pilning South Gloucestershire BS35 4JJ	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
4	P23/00894/LB	Approve with Conditions	Foxhole Farm Barn Pilning Street Pilning South Gloucestershire BS35 4JJ	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
5	P23/01163/R3F	Approve with Conditions	Wick Ce Primary School Church Road Wick South Gloucestershire BS30 5PD	Boyd Valley	Wick And Abson Parish Council
6	P23/01352/HH	Approve with Conditions	3 Tynning Close Yate South Gloucestershire BS37 5PN	Yate Central	Yate Town Council
7	P23/01402/F	Approve with Conditions	7 Dibden Road Downend South Gloucestershire BS16 6UD	Emersons Green	Emersons Green Town Council
8	P23/01530/HH	Approve with Conditions	3 Lower Cock Road Kingswood South Gloucestershire BS15 9RT	Woodstock	

CIRCULATED SCHEDULE NO. 23/23 -9th June 2023

App No.:	P22/06574/F	Applicant:	Mr Denys Leflaive
Site:	Land Adjacent To Old Rose Cottage Dyers Lane Iron Acton South Gloucestershire BS37 9XT	Date Reg:	23rd November 2022
Proposal:	Erection of 1 no. detached dwelling and associated works.	Parish:	Iron Acton Parish Council
Map Ref:	369517 183400	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	30th June 2023



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N.T.S.

P22/06574/F

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

INTRODUCTION

This application appears on the Circulated Schedule due to the need for a S 106 planning obligation, and due to an objection from the parish Council contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the erection of a new two storey dwelling house within the grounds of Rose Cottage to create a separate independent C3 planning unit.
- 1.2. Rose Cottage is a large triangular plot on the southern bend of Dyers Lane slightly north of Yate and Iron Acton Way and west of Yate Town Football Club. Rose Cottage has two existing access driveways, one of which would be utilised by the new dwelling, which would be located in the north eastern half of the existing residential curtilage which is characterised by a large number of mature trees, some of which are TPO'd.
- 1.3 The site is located outside the settlement boundary of either Yate or Engine Common. It is outside the Green Belt, but immediately adjacent to it-Dyers Lane forming the Green Belt eastern edge. The site and surrounding buildings are not within a conservation area, are not listed and the site lies within flood zone 1.
- 1.4 During the course of the application, revised plans were received to secure the following:
 - Amendment to design to better reflect the local character
 - Retention of more trees on site
 - Amendments to planting plan
 - Agreement to fund the cost of off- site new tree planting
 - Relocation of construction access in the interests of the TPO
 - Submission of a full arboricultural impact assessment and method statement report
 - Amendment to first floor layout in the interests of privacy

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
CS2	Green Infrastructure
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development Within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

Residential Parking Standard SPD (Adopted) December 2013

Landscape Character Assessment SPD (Adopted) November 2014

CIL and S106 SPD (Adopted) March 2015

Waste Collection SPD (Adopted) January 2015 (updated March 2017)

Trees and Development Sites SPD, adopted 2021

Biodiversity and Planning SPD adopted March 2023

3. RELEVANT PLANNING HISTORY

- 3.1 PK09/0116/F: Proposal: Erection of single storey and first floor rear extensions, single storey rear extension and conversion of existing garage to form additional living accommodation. Decision: Permission granted 17-FEB-09
- 3.2 **Adjacent Site:** P19/0575/F, Site Address: Land Between Iron Acton Way And North Road, Engine Common.
Proposal: Erection of 118 dwellings, public open space, drainage, landscaping and ancillary works. Full planning permission granted 13th January 2022.

4. CONSULTATION RESPONSES

4.1 Iron Acton Parish Council

Concerns over the size of the dwelling on the plot with the lack of a garage for the existing and new house and additional traffic on Dyers Lane.

4.2 Other Consultees

4.3 SGC Transport DC

4.4 This development does not fully comply with the locational requirements of Policy PSP11 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places document. However, would we suggest that, as a single property is unlikely to generate a significant number of vehicular trips per day, we do not consider that this development will have a severe or unacceptable impact on the adjoining highway. Consequently, there is not a highways or transportation objection in principle to this application.

4.5 The dwelling would be provided with a garage and a large area of hardstanding in front of the property. It can readily accommodate three or four vehicles on-site as is required to conform the Councils minimum residential car park standards as set out in the Residential Parking Standards SPD and Policy PSP16 of the Policies, Sites and Places document.

4.6 It does not appear to be necessary to modify the site access arrangements as part of this development. However, should changes to these arrangements be needed then the applicant should note that as with all works on or immediately adjacent to the public highway, they will probably require a Section 38 license and that this may not be automatically forthcoming even if planning approval for them is secured.

4.7 Overall, this proposal is unlikely to create any significant highway or transportation issues subject to conditions regarding EV charging, and loose stone being dragged onto the highway.

4.8 SGC Tree Officer

The Tree Officer has no objection in principle and notes the large number of trees to be removed to facilitate the development, and therefore defers to the Landscape Officers comments relating to mitigation planting however, it is not considered the T01 Oak to the North of the site has been given sufficient protection during the development of the proposed dwelling as construction traffic will enter the site via the existing site access to the north-east. Whilst a majority of the RPA of T01 has protection, the rest needs to be fenced off to ensure that no access during construction. The entire area of RPA must be enclosed by protective fencing and the South East entrance used as access to the site. Please have the Arboricultural Report and Tree Protection Plan altered to reflect the comments above.

4.9 SGC Landscape Architect

Much of the NE part of the site is covered in trees. 2No. Oaks are covered by TPOs. One is within the application site, and one is in the retained garden area of Rose Cottage.

Much of the existing tree group will need to be removed to facilitate the proposed development. Originally, there was no submitted AIA with tree survey to BS5837:2012 calculating tree root zones .

Trees and Development Sites: Guidance for New Development SPD provides guidance on the appropriate number of replacement trees for any loss to development. The Tree Felling and Protection Plan states 20No. compensatory trees need to be planted. The Landscape Plan shows 20No. replacement trees together with native hedge planting around the boundaries of the site, which is welcomed. Amendments were sought to the 3No. new Birch to be eased away from the new and TPO Oak to prevent overcrowding. Other amendments sought were frontage trees as either selected or heavy standard stock for more instant impact.

- 4.10 *Visual Issues:* The proposed dwelling will be visible from adjacent section of lane, and in private views from properties overlooking the site and lane, but its appearance will be softened by replacement trees and new hedge planting.

No landscape objection. It is noted that the proposed dwelling has a large footprint when compared to that of Rose Cottage and adjacent existing/proposed properties. If planning permission is granted, the following will be required to be submitted as a condition of planning:

- AIA and updated tree/hedgerow protection plan.
- Updated detailed planting plans specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting (to be implemented in the first season following completion of construction works).
- Details of all proposed boundary and hard landscape surface treatments, including gates

Follow up comments

Now that the AIA has been provided, I note that many of the compensatory tree planting locations will lie within the root protection zones of retained trees, in particular the 2No. TPO Oaks on the SE boundary and lane frontage Oak. The remaining/unbuilt plot size may be too small to accommodate the compensatory tree planting without the proposed lawn area being covered in trees.

4.11 SGC Drainage

No objection, subject to an informative regarding the sewage treatment plant. No public foul sewers are readily available. A Package Treatment plant is specified and its location is shown. The method of irrigation for the effluent overflow must be indicated. A percolation test for discharge to a 'drainage field' is necessary. The applicant must consult the Environment Agency for the need to obtain an 'Environmental Permit' and produce a copy if required. Building Regulation approval must also be obtained.

Note: Package Treatment Plants must be located 10 metres away from any watercourse and structures including the public highway.

4.12 SGC Ecologist

A Preliminary Ecological Assessment, a Badger Survey Report and a Planting Plan, which details the location of proposed bird boxes, have been submitted.

The site has been assessed as providing negligible roosting opportunities for bats. There is no ecology objection subject to conditions.

Other Representations

4.13 Local Residents

No responses received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site is outside of the established settlement boundary of either Yate or Engine Common. However, recent appeals relating to Land West of Park Farm (Thornbury) and Land South of Badminton Road (Old Sodbury)¹ have determined that the settlement boundaries on which CS5 rely are out of date. Following the issuing of the Thornbury appeal decision, the Council has however been able to update its annual monitoring report (AMR) and is able to demonstrate a 5-year housing land supply. The most up-to-date figure as of 15th March 2023 is 5.26 years.²

Whilst the Council has a 5 year HLS, the settlement boundaries being out of date means that, in accordance with paragraph 11(d) of the NPPF, the 'tilted balance' is engaged. This is because the policies such as CS5, CS34 and PSP40 are considered 'out of date' for decision making purposes. This means in practice that permission should be granted unless:

The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

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

5.2 Location

5.3 Whilst the development is outside the settlement boundary, as discussed above, these boundaries are out of date. Nevertheless, the starting point of assessment is still the local plan. In this case, the site is located within an existing residential curtilage and is not a significant distance from the existing Yate and Chipping Sodbury settlement boundary, which starts to the South of the site (c.140 metres, as the crow flies).

5.4 The Yate and Chipping Sodbury settlement is a large settlement with access to a substantial range of services and facilities, including employment. The development site would clearly read as forming part of the small collection of dwellings and other uses accessed from Dyer's Lane, and given its location in

¹ APP/P0119/W/21/3288019 and APP/P0119/W/22/3303905 respectively.

² Authority's Monitoring Report, March 2022, page 36: [Authority Monitoring Report 2022 \(southglos.gov.uk\)](https://southglos.gov.uk).

relation to the settlement boundary, and as explained below, would not be in a sufficiently unsustainable location as to object to a new dwelling in this location, notwithstanding the site being outside the settlement boundary. Moreover, any dwelling in this location would not be isolated, and so would not come into conflict with paragraph 80 of the NPPF which aims to avoid isolated homes in the countryside.

- 5.5 Access would be via Dyer's Lane which would allow access to the settlement boundary to the south on Iron Acton Way via PROW LIA/21/10. This PROW would be diverted along estate roads with the implementation of major development P19/2575/F which granted full planning permission for 118 dwellings on fields immediately adjoining the current application site. Access would also be possible to the settlement via Wade Road to the West. In addition, some 30m to the north of the application site access would be a pedestrian link through the western boundary of the new estate from Dyer's Lane. It is acknowledged that there is no guarantee that this development will be constructed, albeit some of the pre- commencement conditions have been submitted and discharged. It is therefore necessary to also assess the application without the connections these new routes would provide.
- 5.6 The walking route along Dyer's Lane and Wade Road towards Iron Acton Way is narrow and largely unlit without pavements. However the distance along this route is some 0.5km – a 7 minute walk to the nearest bus stops on Iron Acton Way, which provide access to Yate Town Centre, Bristol, Thornbury and Cribbs Causeway. It is also less than 2km walking distance to Brimham Green Secondary School, and complies with the Policy PSP11 minimum distances to the Primary School on North Road, the public house on Iron Acton Way and the safeguarded employment area south of Iron Acton Way. There is a multi-user route located segregated from Iron Acton Way which connects to the Bristol and Bath cycle path and provides safe walking and cycle links to Brimsham Green School via Lodge Road and Broad Lane; both are roads with low levels of traffic. A large industrial estate is located on the opposite side of Iron Acton Way and would be within easy walking and cycling distance from the application site. The site is also within relatively close proximity to Yate Railway Station (20min walk and 8 min cycle), which provides frequent services to key destinations such as Bristol Temple Meads and Bristol Parkway; this, it is considered, elevates the merits of the application site above most other sites in terms of sustainability.
- 5.7 The harm by reason of being located outside any settlement boundary is considered further at the end of this report, in the *Conclusion and Planning Balance* section at the end of this report.
- 5.8 Other Transport issues
The vehicular access to the proposed dwelling is already in use by the host dwelling as a second access, therefore there is no objection to its use for the new dwelling. Furthermore, the other existing access closer to the host dwelling would be retained for that purpose, therefore there would be no change to the vehicular accesses onto Dyer's Lane.

It is acknowledged that due to the lack of passing places, if opposing vehicles met along Dyers Lane and Wade Road, one would need to reverse back up. Overall however, Transport DC considers that a single property is unlikely to generate a significant number of vehicular trips per day, therefore this development will not have a severe or unacceptable impact on the adjoining highway.

5.9 It is noted that the parish Council are concerned that there is no proposed garage for the new dwelling. This however is incorrect, as an integral garage is proposed, as well as parking and turning within the driveway for several vehicles. It could readily accommodate three or four vehicles on-site as is required to conform the Councils minimum residential car park standards as set out in the Residential Parking Standards SPD and Policy PSP16 of the Policies, Sites and Places document. Furthermore, despite the Parish Council's concerns that there would be insufficient parking for the host dwelling, the substantial driveway, sufficient for several cars would remain for the host dwelling.

5.10 A condition required electric vehicle charging has been requested by Transport DC, however this condition is no longer relevant due to it being covered by other legislation – Building Regulations. As requested, a condition requiring bound surfacing within 5m of the public highway is appropriate. It does not appear to be necessary to modify the site access arrangements as part of this development, however, should changes to these arrangements be needed all works on or immediately adjacent to the public highway will probably require a Section 38 license. An informative regarding this would be imposed.

5.11 Trees and Landscape

PSP38 requires development within existing residential curtilages to not lead to the loss of trees and vegetation that provide gardens that form part of the settlement pattern that contribute significantly to the local character.

Fifteen trees, five hedges and one tree group containing seven young trees are proposed for removal to facilitate the proposal. The proposed tree removals are all within a dense tree group dominated by unmanaged cypress hedges. There are no trees of significant arboricultural merit within the group as they all have suppressed crown forms due to competition with the dominant cypress. The group has a density that is unsustainable in the long term as individuals will inevitably be lost due to shading and poor form. It is acknowledged however that collectively the group has value as a landscape feature.

There is one B category willow (T28) proposed for removal on the north-east side of the tree group due to the conflict of the proposed dwelling with the RPA and crown spread. The remainder of tree removals would be C or U class only. During the course of the application the tree removal plan was amended to enable to retention of a very large B Class willow (T30) which will help reduce the visual impact of the new dwelling.

5.12 Also during the course of the application it was agreed to delete the proposed arboricultural works to a TPO'd mature oak (T1) with branches overhanging the site access. It is now proposed to fence off the whole of T1 to ensure that

no access during construction, footfall, machinery or storage of materials causes compaction or leaching of chemicals can occur. The entire area of RPA is shown as enclosed by protective fencing. Only the south east entrance – the access to Rose Cottage-the host dwelling- should be used during construction. A condition is required to secure this. The Council's Tree Officer had no objections to the proposal subject to this issue with T1 being resolved, which it now is, together with securing the appropriate level of compensatory tree planting.

The Council's Landscape Architect does not object to the proposal and has noted that the proposed dwelling would be visible from the adjacent section of lane, and in private views from properties overlooking the site and lane, but its appearance will be softened by replacement trees and new hedge planting.

5.13 *Proposed New Planting*

The proposed landscaping scheme includes the retention of the native hedge along Dyer's Lane – a critical component of the existing character of the lane. In addition, new native hedgerow planting – 68m in total length- is proposed around the other boundaries of the site. New tree planting along the lane will also soften the impact of the new dwelling and aid its integration, as well as significant areas of new pollinator and wildflower planting.

- 5.14 There was originally concern that many of the compensatory tree planting locations would lie within the root protection zones of retained trees, which would have lead to physical impact of tree pits, and competing tree demands for water/nutrients, on existing tree RPZs. Following this, revised plans were received which provide for the compensatory tree planting elsewhere within the existing or proposed gardens without the proposed lawn area (existing and proposed dwelling) being covered in trees. Excluding hedgerows, it was proposed to plant 24 trees, which is acceptable for the loss of trees to facilitate the development, however this number ad to be reduced, or the above reasons. Following the receipt of revised plans, it is necessary to secure a contribution as per the Council's Trees on Development Sites SPD for planting elsewhere (£800 per tree in open ground) for 9 trees off- site. The applicant has agreed to this, and therefore a S106 will be required to secure this contribution. Subject to this, the application is acceptable in terms of the mitigation for loss of mature trees, taking into account that all but one of the losses will be Class C and U trees. Furthermore, having regard to the amount of trees that will remain both on and adjacent to the site, the character of the area will not be significantly harmed, having regard to PSP38.

5.15 Design

The proposed dwelling has been designed in a traditional style a multi gabled and chimneyed roofscape, rendered facades, pitched roofs and gables to match the adjacent dwellings. Rooftiles would be red/brown, with the details to be agreed by condition, as well as the render colour.

- 5.16 Following officer concern that the originally submitted design and mass of the dwelling was too imposing to harmonise with the style of the adjacent cottages,

the scheme was amended to reduce the main roof ridge height by 400mm, lower the gables by 500mm and simplify the window design. It is noted that the footprint of the dwelling remains the same as originally submitted, and the Parish Council are concerned about this. Whilst still a large dwelling – its footprint some 30% larger than the host dwelling- there are examples further along Dyer's Lane of this more substantial dwelling interspersed with the smaller scale older cottages. The new dwelling would be a larger house in a larger plot. A plan of the surrounding area shows a large amount of rural housing at the same footprint around 200+ sqm. There is a diverse mix and the proposed dwelling is of the same scale as properties at Coach House Pool, Pool House, Dystone, and Bradfield Farm, the largest being Drystone at 302sqm. This gives a valuable street scene mix and variety and the proposal is not out of scale with this context of the immediate 250m radius around the site. The proposed house delivers a high-quality design that provides a new house not out of scale and with materials that enhance the area and it sits well with the larger scale Rose Cottage.

The design of the dwelling is now acceptable in terms of the character of the area, taking into account its reduced height and other amendments, and taking into account the multi- gabled and chimneyed roofscape, which breaks up its mass and provides the distinctiveness and high quality design advocated by policy CS1.

It will be important that the building platform does not result in a greater height, so finished floor level condition is required, as well as the materials condition.

5.17

Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan states that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration. Similarly Policy PSP38 requires this consideration, as well as the provision of sufficient amenity space for both host and proposed dwelling.

Due to the size of the existing residential curtilage, the new dwelling would be accommodated whilst retaining a garden depth of over 20m for both the host and proposed dwelling. The new dwelling would be located some 18m from the host dwelling, and due to their orientation at around 90 degrees to each other, there would be no significant intervisibility between the two dwellings. On the other side of Dyer's Lane stands Park View, a cottage with its front elevation abutting the edge of the highway carriageway. The new dwelling has been considered in terms of any impact on the residential amenity of the occupants of this existing dwelling. The new dwelling would be a minimum of 12m from Park View, which has some habitable room windows on this roadside elevation. This is sufficient distance, in accordance with the Council's Household Design SPD to preclude a significant overbearing effect. In addition it is noted that with a highway between, this relationship is not unusual between dwellings.

Furthermore,, the new dwelling would be angled in such a way as to be a maximum of 20m away.

- 5.18 In terms of privacy, the front elevation of the new dwelling is sufficiently obtusely angled away from the habitable room windows of Park View so as to not cause an overt loss of privacy. With regard to the proposed south elevation however, due to officer concern that the nursery window could cause loss of privacy to the occupants of Park View, the first floor layout was rearranged, and this window swapped for the obscure glass of a bathroom, and the nursery located further away ticked beyond the slightly projecting gable. At an distance of 18m, on an angle and across the road, this is considered to retain a satisfactory level of privacy. Policies PSP8 and PSP38 are complied with.

5.19 Ecology

A Preliminary Ecological Assessment a Badger Survey Report) and a Planting Plan which details the location of proposed bird boxes, have been submitted. The site is not located on or adjacent to any designated sites.

The site is dominated by poor, mixed species woodland (comprised mostly of conifer) and amenity grassland. Adjacent habitats include amenity grassland, buildings and hardstanding, and scrub. The mixed species woodland will be removed to facilitate the proposals. New native tree planting has been recommended at a minimum ratio of 1:1 to compensate for the loss of existing woodland trees.

5.20 *Species protected under the Conservation of Habitats & Species Regulations 2017 ('European Protected Species) and Wildlife & Countryside Act 1981 (as amended):*

Bats: A single, timber framed, tin sheet building was recorded on the site and was assessed to provide negligible roosting opportunities for bats. The trees on the site were assessed to provide negligible roosting opportunities for bats. Foraging habitat has been dismissed. The woodland on site will provide foraging opportunities for bats. New native tree and hedge planting located along the boundaries of the site will help compensate for the loss of existing foraging opportunities.

Dormice: The site does not provide suitable habitat to support hazel dormice.

Great Crested Newts: Whilst there are ponds located within 500 m of the site, the site provides limited suitability to support great crested newts. Proportionate mitigation has been provided.

5.21 *Species protected under the Wildlife and Countryside Act 1981 (as amended):*

Birds: The existing woodland and trees onsite provide suitable bird nesting habitat. Sensitive timing of the works has been recommended to avoid the main bird nesting season, in addition to the implementation of five bird nesting boxes to compensate for the loss of any bird nesting habitat.

Reptiles: A stone pile was recorded on the site which provides some limited habitat suitability for reptiles. Proportionate mitigation has been provided.

Badgers: protected under the Badger Act 1992, a single mammal hole was recorded to the north-west of the site, however further investigation carried out during June and July 2022 using camera traps, recorded only fox, muntjac deer and rabbit.

Species of principle importance (Priority Species) Section 41 Natural Environment Communities (NERC) Act and Local Biodiversity Action Plan Species:

Hedgehog: Not considered within the PEA. Whilst garden areas do provide suitable habitat for hedgehogs, it is not expected that hedgehogs will be adversely affected by the proposals.

Invertebrates: It is expected that the site will support a common assemblage of invertebrates.

5.22 *Ecology Conclusion and Recommendations*

There are no further requirements prior to determination, and no ecology objections, subject to conditions to secure:

1. The development shall proceed in strict accordance with the Mitigation Measures provided in the PEA and the Planting Plan
2. Installation of five bird nesting boxes.
3. External lighting for bats.

5.23 Drainage

The site is located in Flood Zone 1. As noted under *Consultation*, there is no objection from the Council's drainage officer subject to a condition to secure approval of a detailed drainage plan, with details to include a clearly labelled drainage layout plan showing the exact location of any soakaways, sewage package treatment plant and 'drainage field'. Evidence is required to confirm that the ground is suitable for soakaways. Further, an informative regarding the proposed sewage treatment plant due to their being no public sewers readily available is required. Subject to this condition and informative, the proposal is acceptable in drainage terms.

5.24 Conclusion and Planning Balance

Whilst the Council can demonstrate a 5 year HLS, the settlement boundaries are out of date and so the 'tilted balance' as set out in para. 11(d) of the framework is engaged. The development would not be contrary to the policies of the framework that protect assets or areas of particular importance. The location of the site, whilst outside the settlement boundary is reasonably sustainable, having regard to all the factors considered under *Location* above.

The development would result in the addition of a further dwelling within the District which would make a small positive contribution to the housing Supply, a public benefit of modest weight. In accordance with 11(d)(ii), there are also no adverse impacts that significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

On balance, it is the planning officer's judgement that in this instance and considering the proposal on its own merits, there are considered to be material considerations which outweigh the harm that has been identified and indicates

that the development plan should not be followed and that planning permission should be granted.

5.25 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. This planning application is considered to have a neutral impact on equality.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That authority be delegated to the Director of Place to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into a legal agreement under Section 106 of the Town and Country Planning act 1990 (as amended), to secure the following:

- i) A sum of £7,200 payable to the Council for the purposes of replacement tree planting.
- ii) Should the Legal Agreement not be completed within 6 months from the date of this decision, then a further recommendation, on the basis of the requirements of the Section 106 Agreement not having being met, be made.

CONDITIONS

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

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

2. Prior to the commencement of the development hereby approved (including any ground clearance, tree works, demolition or construction), protective barriers around the retained trees in accordance with the Arboricultural Impact Assessment and

Method Statement for (Assured Trees April 2023) shall be implemented. The development thereafter shall be implemented in strict accordance with the approved details.

Reason:

In order to protect retained trees, and required prior to the commencement of development in order to ensure that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Policies CS1 and CS2 of the adopted South Gloucestershire Local Plan: Core Strategy, and Policy PSP3 of the adopted South Gloucestershire Policies Sites and Places Plan.

Prior to commencement is required as the condition relates to the construction period.

3. The development shall proceed in strict accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal (Fenswood Ecology, June 2022) and the Planting Plan 003 Rev C.

Reason:

To protect the wildlife and the ecological interests of the site to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and PSP 19 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan 2017.

4. Prior to first occupation, the five bird nesting boxes as detailed within the Planting Plan (003 Rev C) shall be installed.

Reason:

To protect the wildlife and the ecological interests of the site to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and PSP 19 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan 2017.

5. Prior to installation of any external lighting, details shall have been first approved in writing by the Local Planning Authority. All external lighting shall be installed in accordance with the specifications and locations approved.

Reason:

To protect the wildlife and the ecological interests of the site to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and PSP 19 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan 2017.

6. No later than the first planting season following occupation of the dwelling hereby approved, the landscaping scheme hereby approved shall be carried out. Any trees (retained or planted) which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting seasons with others of a size and species as shall reasonably be specified by the Local Planning Authority.

Reason:

To prevent losses or damage and to achieve the earliest possible establishment of the landscape and its retention, and protect the character and appearance of the area,

and in accordance with Policy PSP2 of the adopted South Gloucestershire PSP, and CS2 of the adopted South Gloucestershire Core Strategy.

7. Only the South East entrance - the vehicular access closest to Rose Cottage- shall be used at all times during construction of the development hereby approved.

Reason:

In order to ensure the protection and health of the TPOd oak tree adjacent to the northern access, and in accordance with Policy PSP2 of the adopted South Gloucestershire PSP, and CS2 of the adopted South Gloucestershire Core Strategy.

8. Prior to development above damp proof course level, drainage details shall be submitted to and approved in writing by the LPA. Such details shall include:
 - A clearly labelled drainage layout plan showing the exact location of any soakaways, sewage package treatment plant and 'drainage field'
 - Evidence is required to confirm that the ground is suitable for soakaways. Percolation / Soakage test results in accordance with BRE Digest 365 and as described in Building Regs H - Drainage and Waste Disposal.
 - The submitted infiltration rate/s must be expressed in m/s (meters per second).Evidence that the soakaway is appropriately sized in accordance with BRE Digest 365 Soakaway Design.
Only such details as approved shall be implemented prior to the first occupation of the dwelling.

Reason:

In the interests of surface water drainage and flood risk, and in accordance with Policy CS9 of the South Gloucestershire Council Local Plan Core Strategy 2013 and Policy PSP20 of the South Gloucestershire Council Local Plan, Policies Sites and Places Plan 2017.

9. Samples of the materials to be used in the construction of the external surfaces of the proposed building shall be submitted to and agreed in writing by the Local Planning Authority (LPA) before being incorporated or applied to the building. Only such details as approved shall be used.

Reason:

To ensure a satisfactory standard of external appearance of the development, in the interests of visual amenity and to accord with Policy CS1 of the adopted South Gloucestershire Local Plan: Core Strategy.

10. Notwithstanding the proposed finished floor level as shown on the Site Plan- 1420-22/3000 Rev D, details of existing site levels and proposed finished floor levels shall be submitted to and agreed in writing by the Local Planning prior to commencement of the development hereby approved. Only the finished floor level as approved shall be implemented.

Reason:

In the interests of the character of the area, to ensure a satisfactory standard of external appearance of the development, in the interests of visual amenity and to accord with Policy CS1 of the adopted South Gloucestershire Local Plan: Core Strategy.

Prior to commencement is required as the FFL needs to be known at this stage.

11. The development hereby approved shall be carried out only in accordance with the following plans:

Received 16.5.23:

Proposed Site Plan 1420-22/3000 D

Landscape Scheme - 002C

Planting Plan 003C

Arb Impact Assessment and Tree Protection Plan

Received 6.5.23

Comparison elevations 3205

Received 20.2.23:

Front Elevation 3200A

North side elevation 3203A

Rear elevation 3201A

Received 6.6.23

South side elevation 3202B

Floorplans 1420-22-3101C

Received 18.11.22- Location Plan 1420-22-SPL

Reason:

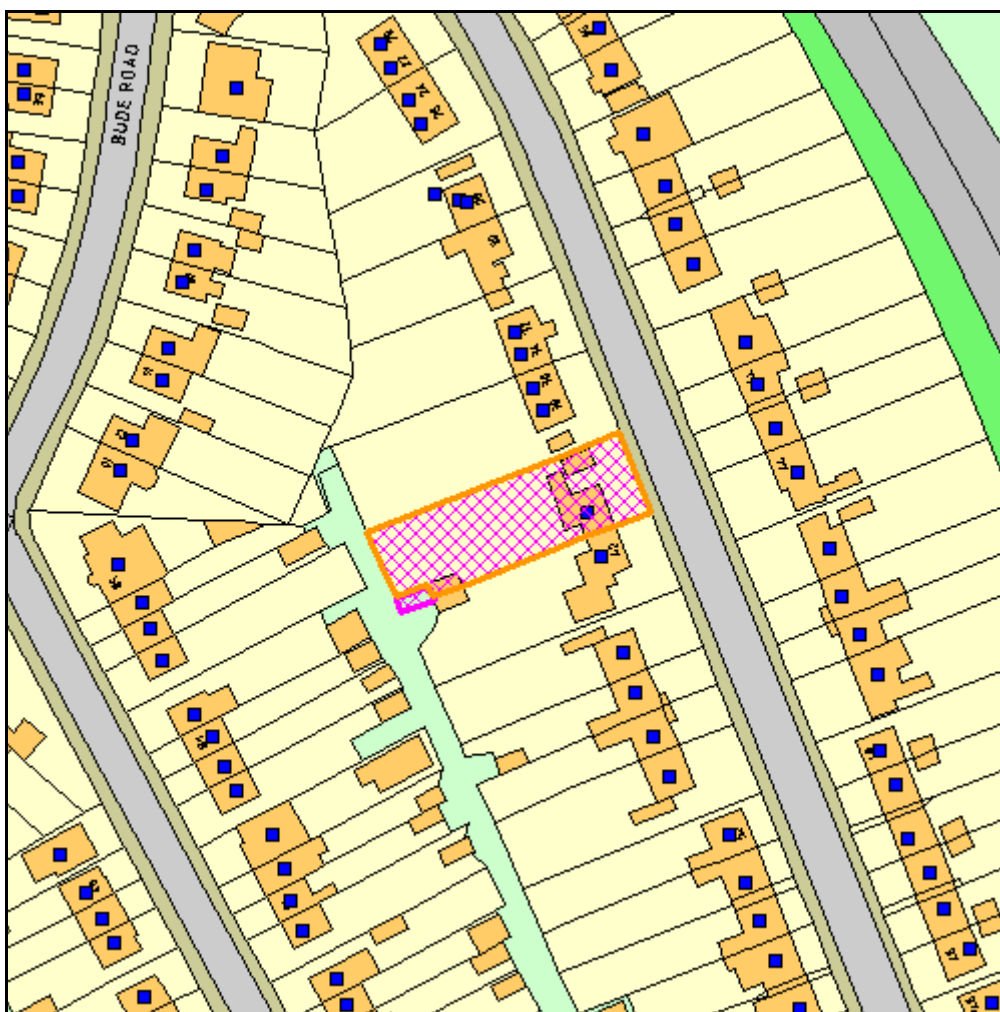
In order to define the permission for the avoidance of doubt.

Case Officer: Helen Ainsley

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 23/23 -9th June 2023

App No.:	P22/06863/F	Applicant:	Mr Graham Hampson
Site:	40 Conygre Grove Filton South Gloucestershire BS34 7DP	Date Reg:	6th December 2022
Proposal:	Demolition of existing side extension. Erection of attached dwelling and associated works.	Parish:	Filton Town Council
Map Ref:	361005 179485	Ward:	Filton
Application Category:	Minor	Target Date:	16th June 2023



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P22/06863/F

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

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as representation has been received from Filton Town Council which is contrary to the officer recommendation.

1 THE PROPOSAL

- 1.1 The application seeks full planning permission for the demolition of an existing side extension and erection of an attached dwelling with associated works.
- 1.2 The application site relates to 40 Conygre Grove, Filton. The existing property is a two-storey semi-detached dwelling which is located within a built up residential area.

2 POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design
CS2 Green infrastructure
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS25 Communities of the North Fringe of Bristol Urban Area

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP3 Trees and Woodland
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP17 Heritage Assets and the Historic Environment

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

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

3 RELEVANT PLANNING HISTORY

- 3.1 **P21/00917/F**
 Erection of a single storey side extension to form additional living accommodation.
 Approved with conditions: 06/05/2021
- 3.2 **P86/1961**
 Erection of detached pitched roofed single garage.
 Approved with conditions: 23/07/1986

4 CONSULTATION RESPONSES

- 4.1 **Filton Town Council**
 Concerns of overloading of the sewerage system.
- 4.2 **Drainage**
 No objection, subject to informative.
- 4.3 **Transport**
 no objection, subject to conditions.

Other Representations

- 4.4 None received.

5 ANALYSIS OF PROPOSAL

- 5.1 **Principle of Development**
 The application site is located within the defined north fringe of Bristol Urban Area. New development is directed towards the defined urban area and therefore, based solely on the location, the proposal is acceptable under the provisions of policy CS5 of the Core Strategy.

However, the impacts of the development proposal must be further assessed to identify potential harm. The further areas of assessment are discussed below.

5.2 **Design and Visual Amenity**

The host dwelling forms part of a semi-detached pair with a simple dual pitched roof design. The surrounding area is characterised by two-storey terraces, though the semi-detached pair are an exception within the streetscene as they sit between hipped roof terraces to the north and mansard roof terraces to the south.

5.3 The proposal would extend to the side of the existing house to create a terrace of 3 properties, this is deemed acceptable considering the character of the area. The proposal would continue the building line, roof ridge and eaves of the existing terrace and, although the frontage would be slightly narrower than the existing dwelling, it would broadly reflect the appearance of the adjoining properties as not to cause any significant harm to the visual amenity of the area. All materials would match those of the existing property which would help to aid successful integration.

5.4 The proposed gable end projecting from the rear elevation of the new dwelling would extend slightly further, and would be wider, than those found on the adjoining properties. However, given the siting at the rear, this is not thought to result in any significant harm to the character or appearance of the host or surrounding area.

5.5 The new dwelling would sit comfortably within the plot with parking to the front and a substantially sized garden to the rear which is in line with the existing pattern of development.

5.6 No detail of boundary treatments or hard and soft landscaping have been provided. This will be required by condition to ensure a satisfactory appearance.

5.7 Given the above, it is thought that the proposed attached dwelling would not result in any adverse impact to the appearance of the host property, nor detrimentally affect the overall character of the area, subject to a condition for landscaping details.

5.8 **Residential Amenity**

The impact of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties has been considered. The proposed building would be separated from the neighbouring property to the south by approximately 5 metres and would be separated by a single storey outbuilding. Furthermore, the neighbouring property does not include any side elevation windows. While the rear gable would cause some tunnelling to the adjoining property, the window in question serves a stairwell and not primary living accommodation. As such, the proposal would not result in any significantly detrimental overbearing or loss of light impacts on any surrounding properties.

- 5.9 Given the proposed siting and placement of windows, there would be no overlooking or inter-visibility concerns.
- 5.10 In terms of amenity space, Policy PSP43 of the PSP plan states that 4- bed dwellings should provide 70m² of private amenity space. The proposed dwellings and existing dwellings would both be afforded private amenity space to the rear well in excess of the requirements of PSP43.
- 5.11 **Transport**
Policy PSP16 of the PSP plan requires 3 and 4 bedroom properties to provide 2 off-street parking spaces.
- 5.12 The submitted site plan indicates that both the existing and proposed dwellings would be afforded 2 parking spaces to the front of the site, as well as bin and cycle storage. The frontage of the site is currently a concrete surface and has vehicular access from the highway. In that sense, there would be little change to the current parking arrangements other than the requirement to extend the dropped kerb which will require a separate authorisation from the council's highways department. It should be noted that the modification of the access adjacent to the highway will also require a section 38 licence from the highway authority.
- 5.13 No indication has been provided of the proposed surface treatment of the parking area. This should be a bound material, details of which will be required as part of a landscaping condition.
- 5.14 **Drainage**
The Council's flood and water management team have raised no concerns with the proposed drainage of the site and the addition of 1 dwelling would not cause overloading of the sewerage system. Given the location, suitable drainage could be provided. It should be noted that the maintenance of public sewers is the responsibility of Wessex Water and will be subject to 'building over or 'building in close proximity to' restrictions. Therefore, the applicant is advised to contact Wessex Water to discuss this matter prior to commencement. An informative will be included on the decision stating this.
- 5.15 **Equalities**
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It

requires equality considerations to be reflected into the design of policies and the delivery of services.

- 5.16 With regards to the above this planning application is considered to have a neutral impact on equality as it does not impact on any protected characteristics.

6 CONCLUSION

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

7 RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. Prior to commencement of the relevant works, a scheme of landscaping, which shall include details of proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Boundary treatments and hardsurfacing works shall be carried out in accordance with the agreed details prior to first occupation and the agreed planting shall be implemented during the first planting season following first occupation of the development hereby approved.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

3. The materials to be used in the construction of the external surfaces of the attached dwelling hereby approved shall match those used in the adjoining dwelling known as 40 Conygre Grove.

Reason

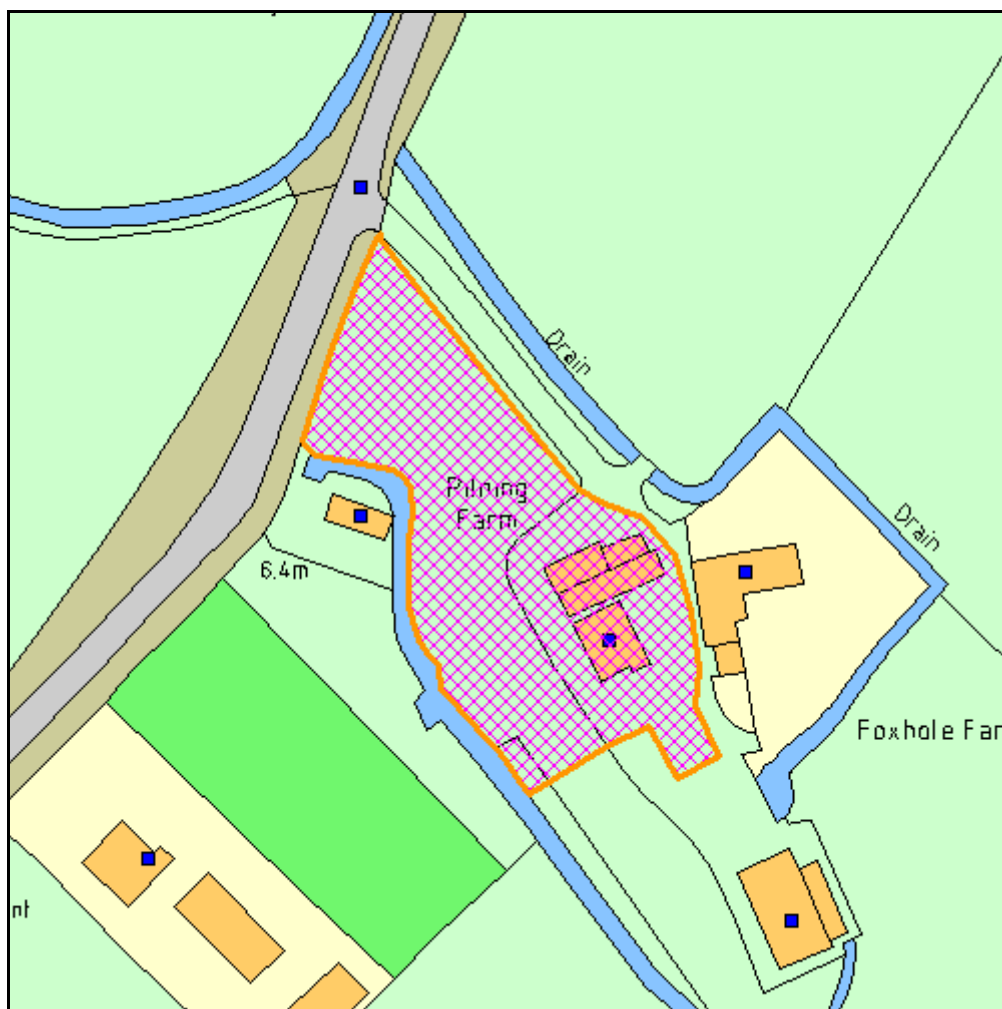
To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

Case Officer: James Reynolds

Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 23/23 -9th June 2023

App No.:	P23/00892/F	Applicant:	Mr and Mrs Simmonds
Site:	Foxhole Farm Barn Pilning Street Pilning South Gloucestershire BS35 4JJ	Date Reg:	9th March 2023
Proposal:	Works to listed building, comprising changes to the external elevations, roof lights and associated works.	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	356980 184791	Ward:	Pilning And Severn Beach
Application Category:	Householder	Target Date:	9th June 2023



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P23/00892/F

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

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection by the Parish Council, contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for works to a listed building, including the infilling of windows, rooflights and external finishes at Foxhole Farm Barn, Pilning.
- 1.2 By way of its date, and its historic functional and associative connection with the Grade II listed Foxhole Farmhouse, the subject building (Foxhole Farm Barn) is considered to be curtilage listed, and thus the law provides that it is to be treated as part of the listed building during the consideration of the development proposals. The application building also lies within the direct setting of the Grade II Foxhole Farmhouse and is located within a rural Green Belt location. No other restrictive designations apply.
- 1.3 Since the point of submission of the application, revisions have been submitted including infilling with stone some of the unauthorised windows and the installation of two conservation rooflights. This application should be read in conjunction with the listed building consent ref. P23/00894/LB.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance – Enhancing and Conserving the Historic Environment
Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)
Historic England's Good Practice Advice in Planning Note 2 "Managing Significance in Decision-Taking in the Historic Environment"
Historic England's Good Practice Advice in Planning Note 3 "The Setting of Heritage Assets (2nd Edition)"
- 2.2 South Gloucestershire Local Plan Core Strategy (Adopted) 2013

CS1	High Quality Design
CS2	Renewable and Low Energy Carbon Generation
CS4a	Presumption in Favour of Sustainable Development
CS9	Managing the Environment and Heritage
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP7	Development in the Green Belt
PSP17	Heritage Assets and the Historic Environments
PSP38	Development within Existing Residential Curtilages
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Standards

- 2.3 Supplementary Planning Guidance
Householder Design Guide SPD (Adopted) 2021

3. RELEVANT PLANNING HISTORY

- 3.1 P21/05580/F. Withdrawn, 5/11/2021
Erection of single storey rear extension to form additional living accommodation.
- 3.2 P21/05586/LB. Withdrawn, 5/11/2021
Erection of single storey rear extension to form additional living accommodation
- 3.3 PT11/2779/LB. Approve with Conditions, 26/10/2011.
Internal and external repairs and alterations to facilitate the conversion of barn to form 1no. dwelling with access and associated works. Amendment to previously approved scheme PT11/0637/LB to convert adjacent garage to living accommodation and incorporate with barn by means of a glazed link corridor. Change in slope of pitched roof on existing north elevation extension.
- 3.4 PT11/2780/F. Approve with Conditions, 26/10/2011.
Conversion of barn to form 1no. dwelling with access and associated works. Amendment to previously approved scheme PT11/0639/F to convert adjacent garage to living accommodation and incorporate with barn by means of a glazed link corridor. Change in slope of pitched roof on existing north elevation extension.
- 3.5 PT11/0639/F. Approve with Conditions, 26/04/2011.
Conversion of existing barn to form 1no. dwelling with access and associated works.
- 3.6 PT11/0637/LB. Approve with Conditions. 26/04/2011.
Internal and external alterations to facilitate the conversion of existing barn to form 1no. dwelling.

4. CONSULTATION RESPONSES

- 4.1 Pilning and Severn Beach Parish Council
Objection. Pilning & Severn Beach Parish Council objects as per previous iterations of this application.

Other Consultees

Conservation Officer – No objection to the revised scheme subject to a condition to ensure that the revisions are undertaken within a fixed timescale.

Other Representations

4.2 Local Residents

No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for extensions and alterations at an existing residential property. Policy PSP38 of the Policies, Sites and Places Plan permits development within established residential curtilages subject to an assessment of design, amenity and transport (where necessary). The development is acceptable in principle but will be determined against the analysis set out below.

Heritage and Design

- 5.2 Paragraph 194 to 208 of the National Planning Policy Framework sets out how Local Planning Authorities should assess applications that impact heritage assets. Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.3 Policy CS9 of the Core Strategy and Policy PSP17 of the Policies, Sites and Places Plan seek to ensure that development proposals should serve to protect, and where appropriate, enhance or better reveal the significance of heritage assets and their settings. They should be conserved in a manner that is appropriate to their significance.
- 5.4 Policy CS1 of the Core Strategy and Policy PSP1 and PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.5 To understand the context of this application, the implementation of the residential conversion of this curtilage listed barn was not undertaken in accordance with the approved plans as per ref. PT11/2779/LB in respect to internal layout and external alterations. There were also issues concerning the extent to which this structure was "converted", as we have photographic evidence which suggests that the building was also largely demolished and rebuilt thus rendering it a new built.

- 5.6 As within the original submission of this application, a number of openings were proposed to be retained/ repositioned. The impact of which resulted in an erosion of the historic functional character of the building, as the proportions, character and appearance have changed to that of what appears as a suburban bungalow. If these openings were proposed as part of the original application, they would not have been supported, as simply the level of opening on these key elevations is too great and announces the residential use of the building to a harmful degree.
- 5.7 Throughout a lengthy negation process with the applicant, the window to the north elevation and the two windows to the west elevation are now proposed to be infilled with stonework to match the original, with two conservation roof lights inserted in the western elevation. The dome roof lights would also be replaced with a flat/ low profile lightwell. As a result of these changes, the buildings historic identity and appearance would be restored and would not result in harm to the historic significance of the building. Due to this application following enforcement procedure and the limited degree of required building operations, it is not unreasonable to ensure commencement of development within 6 months, and completion within 1 year so to comply with s91 of the 1990 Town and Country Planning Act.
- 5.8 There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when planning permission for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It is considered that full consideration has been given to these duties and the proposal is considered acceptable in this regard.
- 5.9 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. This planning application it is considered to have a neutral impact on equality.

6. CONCLUSION

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

7. RECOMMENDATION

7.1 It is recommended that planning permission is GRANTED.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 6 months and be fully completed (as per dwg. Proposed Plans and Elevations (Rev A) - received 3rd May 2023) before 12 months from the date of this permission.

Reason

A reduced time period has been set which is compliant under Section 91 of the Town & Country Planning Act 1990 (as amended). This is due to the application following enforcement procedure, the limited degree of building operations required, and to provide a timely resolution to remediate the existing harm and unlawful works.

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

Received by the council on 7th March 2023: Site Location Plans. Received by the council on 3rd May 2023: Proposed Plans and Elevations (Rev A).

Reason

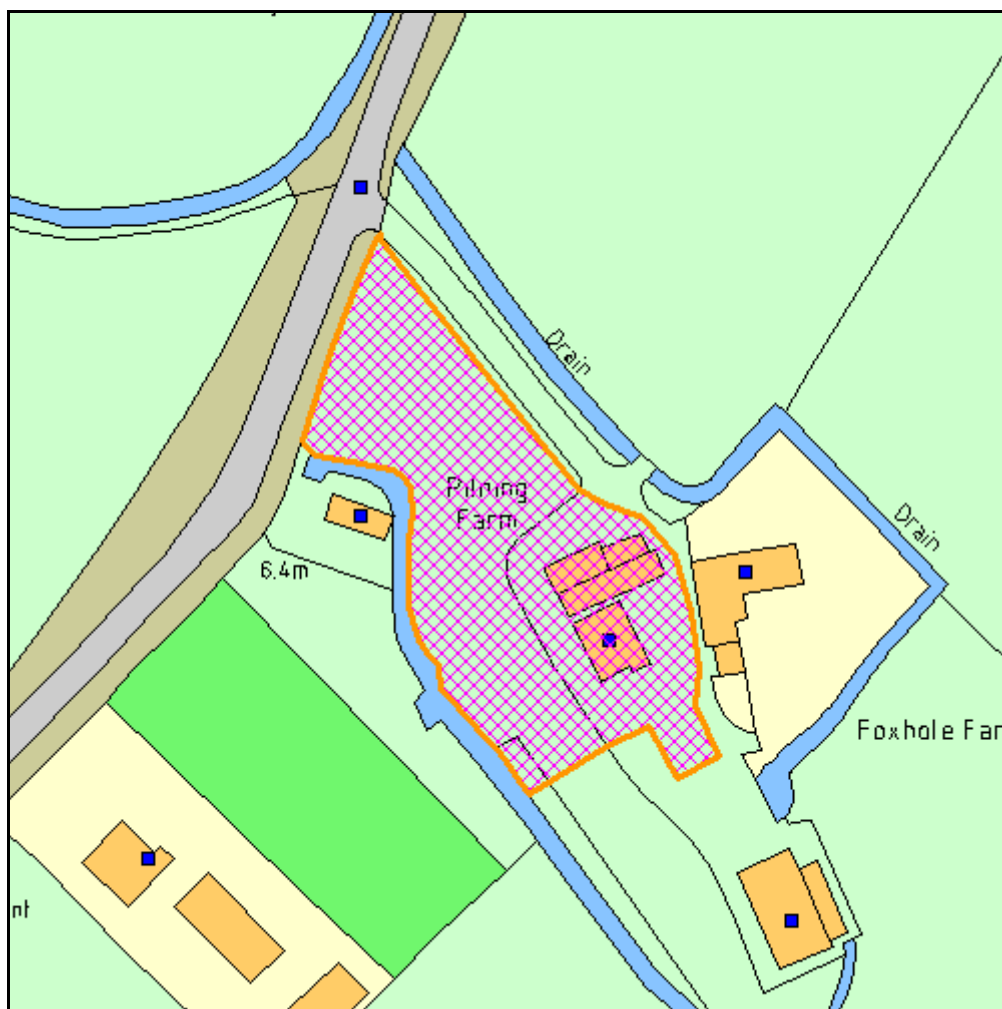
To define the terms and extent of the permission.

Case Officer: Thomas Smith

Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 23/23 -9th June 2023

App No.:	P23/00894/LB	Applicant:	Mr and Mrs Simmonds
Site:	Foxhole Farm Barn Pilning Street Pilning South Gloucestershire BS35 4JJ	Date Reg:	9th March 2023
Proposal:	Works to listed building, including changes to the external elevations, roof, and associated works.	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	356980 184791	Ward:	Pilning And Severn Beach
Application Category:	Minor	Target Date:	9th June 2023



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P23/00894/LB

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

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection by the Parish Council, contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 Listed Building Consent is sought for works to a listed building, including the infilling of windows, rooflights and external finishes at Foxhole Farm Barn, Pilning.
- 1.2 By way of its date, and its historic functional and associative connection with the Grade II listed Foxhole Farmhouse, the subject building (Foxhole Farm Barn) is considered to be curtilage listed, and thus the law provides that it is to be treated as part of the listed building during the consideration of the development proposals. The application building also lies within the direct setting of the Grade II Foxhole Farmhouse and is located within a rural Green Belt location. No other restrictive designations apply.
- 1.3 Since the point of submission, revisions to the scheme have been submitted , including the infilling of unauthorised windows with stone and the installation of conservation roof lights. This application should be read in conjunction with the supporting planning application ref. P23/00892/F.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance – Enhancing and Conserving the Historic Environment
Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)
Historic England's Good Practice Advice in Planning Note 2 "Managing Significance in Decision-Taking in the Historic Environment"
Historic England's Good Practice Advice in Planning Note 3 "The Setting of Heritage Assets (2nd Edition)"
- 2.2 South Gloucestershire Local Plan Core Strategy (Adopted) 2013
CS9 Managing the Environment and Heritage

3. **RELEVANT PLANNING HISTORY**

- 3.1 P21/05580/F. Withdrawn, 5/11/2021
Erection of single storey rear extension to form additional living accommodation.
- 3.2 P21/05586/LB. Withdrawn, 5/11/2021
Erection of single storey rear extension to form additional living accommodation
- 3.3 PT11/2779/LB. Approve with Conditions, 26/10/2011
Internal and external repairs and alterations to facilitate the conversion of barn to form 1no. dwelling with access and associated works. Amendment to previously approved scheme PT11/0637/LB to convert adjacent garage to living accommodation and incorporate with barn by means of a glazed link corridor. Change in slope of pitched roof on existing north elevation extension.
- 3.4 PT11/2780/F. Approve with Conditions, 26/10/2011.
Conversion of barn to form 1no. dwelling with access and associated works. Amendment to previously approved scheme PT11/0639/F to convert adjacent garage to living accommodation and incorporate with barn by means of a glazed link corridor. Change in slope of pitched roof on existing north elevation extension.
- 3.5 PT11/0639/F. Approve with Conditions, 26/04/2011.
Conversion of existing barn to form 1no. dwelling with access and associated works.
- 3.6 PT11/0637/LB. Approve with Conditions. 26/04/2011.
Internal and external alterations to facilitate the conversion of existing barn to form 1no. dwelling.

4. **CONSULTATION RESPONSES**

- 4.1 Pilning and Severn Beach Parish Council
Objection. Pilning & Severn Beach Parish Council objects as per previous iterations of this application.

4.2 Other Consultees

Conservation Officer – No objection, conditions recommended.

Other Representations

4.3 Local Residents

No comments received.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

This application stands to be assessed against National Planning Policy Framework July 2021 and Planning (Listed Buildings and Conservation Areas) Act 1990.

Heritage and Design

5.2 Paragraph 194 to 208 of the National Planning Policy Framework sets out how Local Planning Authorities should assess applications that impact heritage assets. Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.3 Policy CS9 of the Core Strategy and Policy PSP17 of the Policies, Sites and Places Plan seek to ensure that development proposals should serve to protect, and where appropriate, enhance or better reveal the significance of heritage assets and their settings. They should be conserved in a manner that is appropriate to their significance.

5.4 Policy CS1 of the Core Strategy and Policy PSP1 and PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

5.5 To understand the context of this application, the implementation of the residential conversion of this curtilage listed barn was not undertaken in accordance with the approved plans as per ref. PT11/2779/LB in respect to internal layout and external alterations. There were also issues concerning the extent to which this structure was "converted", as we have photographic evidence which suggests that the building was also largely demolished and rebuilt thus rendering it a new built.

5.6 As within the original submission of this application, a number of openings were proposed to be retained/ repositioned. The impact of which resulted in an erosion of the historic functional character of the building, as the proportions, character and appearance have changed to that of what appears as a suburban bungalow. If these openings were proposed as part of the original application, they would not have been supported, as simply the level of opening on these key elevations is too great and should announce the residential use of the building to a harmful degree.

5.7 Throughout a lengthy negation process with the applicant, the window to the north elevation and the two windows to the west elevation would be infilled with

stonework to match the original, with two conservation roof lights inserted in the western elevation. The dome roof lights would also be replaced with a flat/ low profile lightwell. As a result of these changes, the building's historic identity and appearance would be restored and would not result in harm to the historic significance of the building. Due to this application following enforcement procedure and the limited degree of required building operations, it is not unreasonable to ensure commencement of development within 6 months, and completion within 1 year so to comply with s91 of the 1990 Town and Country Planning Act. The works are, therefore, considered to protect the special character, interest and setting of the listed building in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5.8 There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when planning permission for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It is considered that full consideration has been given to these duties and the proposal is considered acceptable in this regard.

5.9 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. This planning application it is considered to have a neutral impact on equality.

6. CONCLUSION

- 6.1 The recommendation to **grant** Listed Building Consent has been taken having regard to the section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Government advice contained in the National Planning Policy Framework.

7. RECOMMENDATION

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

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 6 months and be fully completed (As per dwg. Proposed Plans and Elevations (Rev A) - Received by the council on 3rd May 2023) before 12 months from the date of this permission.

Reason

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

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

Received by the council on 7th March 2023: Site Location Plans. Received by the council on 3rd May 2023: Proposed Plans and Elevations (Rev A).

Reason

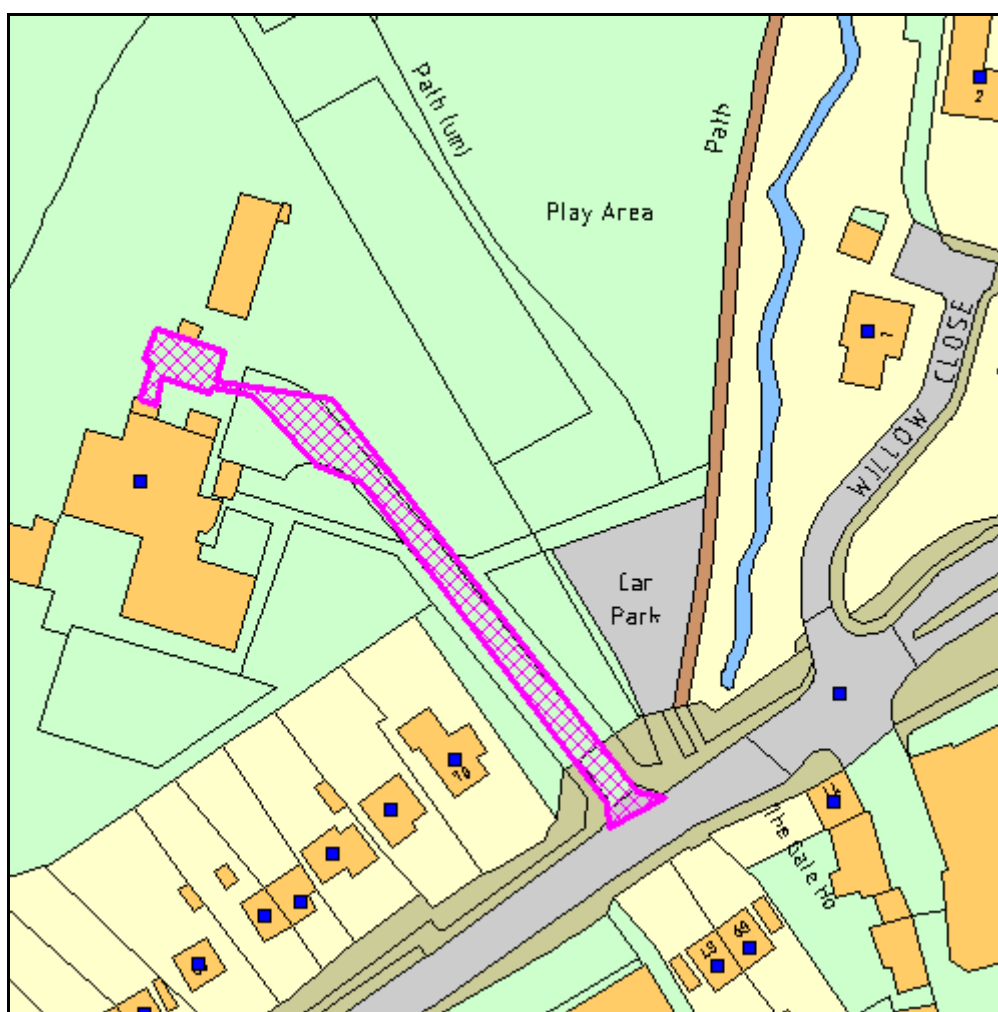
To define the terms and extent of the permission.

Case Officer: Thomas Smith

Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 23/23 -9th June 2023

App No.:	P23/01163/R3F	Applicant:	South Gloucestershire Council South Gloucestershire Council - Property Services
Site:	Wick Ce Primary School Church Road Wick South Gloucestershire BS30 5PD	Date Reg:	30th March 2023
Proposal:	Installation of 3no. external Air Source Heat Pump units to replace existing gas boiler central heating system, with 2.5m fencing and associated works.	Parish:	Wick And Abson Parish Council
Map Ref:	369785 172867	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	16th June 2023



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

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This report/recommendation is referred to the Circulated Schedule in accordance with constitution given that the applicant is South Gloucestershire Council.

THE PROPOSAL

- 1.1 Planning permission is sought for the Installation of 3no. external Air Source Heat Pump units to replace existing gas boiler central heating system, with a 2.5m fencing enclosure and associated works Wick Ce Primary School. The application site is located adjacent to the settlement boundary and is washed over by the Bristol and Bath Green Belt.
- 1.2 The proposed works would be located to the rear of the school on an existing area of hard standing. The fence encompassing the heat pumps would be close boarded to a height 2.5m and a width of 8.6m.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021
National Planning Policy Guidance
- 2.2 Development Plans South Gloucestershire Local Plan Core Strategy Adopted December 2013.

CS1 High Quality Design
CS2 Green Infrastructure
CS3 Renewable and Low Carbon Energy Generation
CS9 Managing the Environment and Heritage
CS23 Community Infrastructure and Cultural Activity
CS34 Rural Areas

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP6 Onsite Renewable and Low Carbon Energy
PSP7 Green Belt

3. RELEVANT PLANNING HISTORY

The application site has been subject to a number of consents, however none are considered relevant to this proposal.

4. CONSULTATION RESPONSES

4.1 Wick and Abson Parish Council

No comment

4.2 Sustainable Transport

No comment

4.3 Lead Local Flood Authority

No objection.

4.4 Climate and Nature Emergency Team

Support.

4.3 Local Residents

No response received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for Installation of 3no. external Air Source Heat Pump units to replace existing gas boiler central heating system, with a 2.5m fencing enclosure and associated works as set out in Section 1 above. Policy CS23 supports development that contributes to the enhancement of Community Infrastructure and this development it is considered would fall within that category.

5.2 The development is located within a rural location and is washed over by the Bristol and Bath Green Belt.

5.3 Green Belt

Paragraph 147 of the National Planning Policy Framework (the Framework) sets out that inappropriate development is, by definition, harmful to the GB and should not be approved except in very special circumstances. The Framework sets out that the construction of new buildings within the GB is inappropriate development, unless the development falls within one of a number of stated exceptions (Paragraphs 149 and 150).

5.4 In this instance, the proposal would result in 3no air source heat pumps and a close boarded fence enclosure on previously development land. The proposal would therefore constitute inappropriate development in the Green Belt. Whether *very special circumstances* exist will be considered later on.

5.5 As policy CS5 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 includes a requirement that development in the Green Belt will need to comply with the provisions in the Framework, then

whether the proposal in conflicts with this policy depends on whether very *special circumstances* exist (as set out in the Framework). Similarly, policy PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 states that inappropriate development is harmful to the Green Belt and will not be acceptable unless very special circumstances exist.

- 5.6 However, policy CS34 simply states that a proposal should protect the designated Green Belt and the Cotswolds AONB from inappropriate development. As this proposed development would be inappropriate in the Green Belt then it would conflict with this policy.

Effect on Openness

- 5.7 A fundamental aim of Green Belt policy, as set out in paragraph 137 of the Framework, is to keep land permanently open. Openness is generally accepted to mean absence of structures or activity.

- 5.8 The proposed air source heat pumps and associated infrastructure would be located to the rear of the school, for which would be screened by 2.5m close boarded fencing. Whilst the proposed development would result in a loss of openness by the very nature of built development, it would be read as being part of the school and would not be visible from views outside the site. Subsequently, the development would not result in urban sprawl, retain the openness and would not conflict with the five purposes for which the Green Belt serves under paragraph 138 of the Framework.

Very Special Circumstances

- 5.9 Paragraph 148 of the NPPF sets out that in the case of proposals which come forward in the Green Belt, stating that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 5.10 Furthermore, the NPPF also states that the fundamental purpose of the Green Belt is to preserve its openness. The proposed development does not fall within one of the defined categories of appropriate development within the Green Belt, as set out in paragraphs 149 and 150 of the NPPF, and does not preserve its openness. As such, very special circumstances are required to enable the development to be permitted.
- 5.11 The National Planning Policy Framework does however set out that in the case of renewable energy projects under paragraph 151, for which it states:

"When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources."

- 5.12 This carries the objective of reducing the reliance on unsustainable energy generation in the interests of reducing the impacts of climate change. This is directly linked to the UK commitment to reducing the impact of climate change.

In this regard, the Framework, at paragraph 152 is relevant as this states that:

‘The planning system should support the transition to a low carbon future in a changing climate.....and support renewable and low carbon energy and associated infrastructure’.

- 5.13 In conclusion, The National Planning Policy Framework sets out that in the case of renewable energy projects, ‘very special circumstances’ can include the wider environmental benefits which could be achieved through the development. This carries the objective of reducing the reliance on unsustainable energy generation in the interests of reducing the impacts of climate change. This is directly linked to the UK commitment to reducing the impact of climate change. In this instance, the proposal is not large in scale, the proposed installation would still make a positive contribution and would bring positive wider environmental benefits, and this should be given weight in determining this application.
- 5.14 As set out in the introduction to this section significant weight is given to the harm that will by definition result from this inappropriate Green Belt Development that will result in built form and to other resultant harms. Whilst the proposal would have an impact upon the openness of the Green Belt, this is of a negligible degree. The sustainable elements of the case as discussed above, amount to “very special circumstances” and would outweigh the limited harm identified. In summary, having regard to National and Local Policy, including consideration of the impact upon the Green Belt, the development is considered acceptable in principle. As such the proposal would comply with national and local planning policy.

Other Matters

- 5.15 The Town and Country Planning (Consultation) (England) Direction 2009, which has been replaced by the Direction 2021 came in force on 21 April 2021, sets out those matters that should be referred to the Secretary of State prior to the issuing of a decision by the Local Planning Authority (the decision-maker).
- 5.16 As set out in this report the proposed development is situated in the Green Belt and does not fall within the list of appropriate development set out in the National Planning Policy Framework. Officers have, as set out above, accepted that there is “Very Special Circumstances” to support the proposal.
- 5.17 Section 4 of the direction in setting out those matters that must be referred to the states:

For the purposes of this Direction, “Green Belt development” means development which consists of or includes inappropriate development on land allocated as Green Belt in an adopted local plan, unitary development plan or development plan document and which consists of or includes-

- a) *The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or*
- b) *Any other development which by reason of its scale or nature or location, would have a significant impact on the openness of the Green Belt.*

5.18 In this instance, it should be noted that the Direction does not define what is 'significant'. Taken into consideration of the small scale and discrete location, the proposal would not have a significant impact upon the openness of the Green Belt, hence, it is considered that that proposal would not need to refer to the Secretary of State.

5.19 Equalities

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

6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 It is recommended that the application be APPROVED subject to conditions.

CONDITIONS

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

Reason

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

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

Received by the council on 2nd June 2023: Site Location Plan. Received by the council on 29th March 2023: Proposed ASHP External Plant Location Plan, Plant Enclosure West Elevation, Plant Enclosure North Elevation. Received by the council on 24th March 2023: Block Plan.

Reason

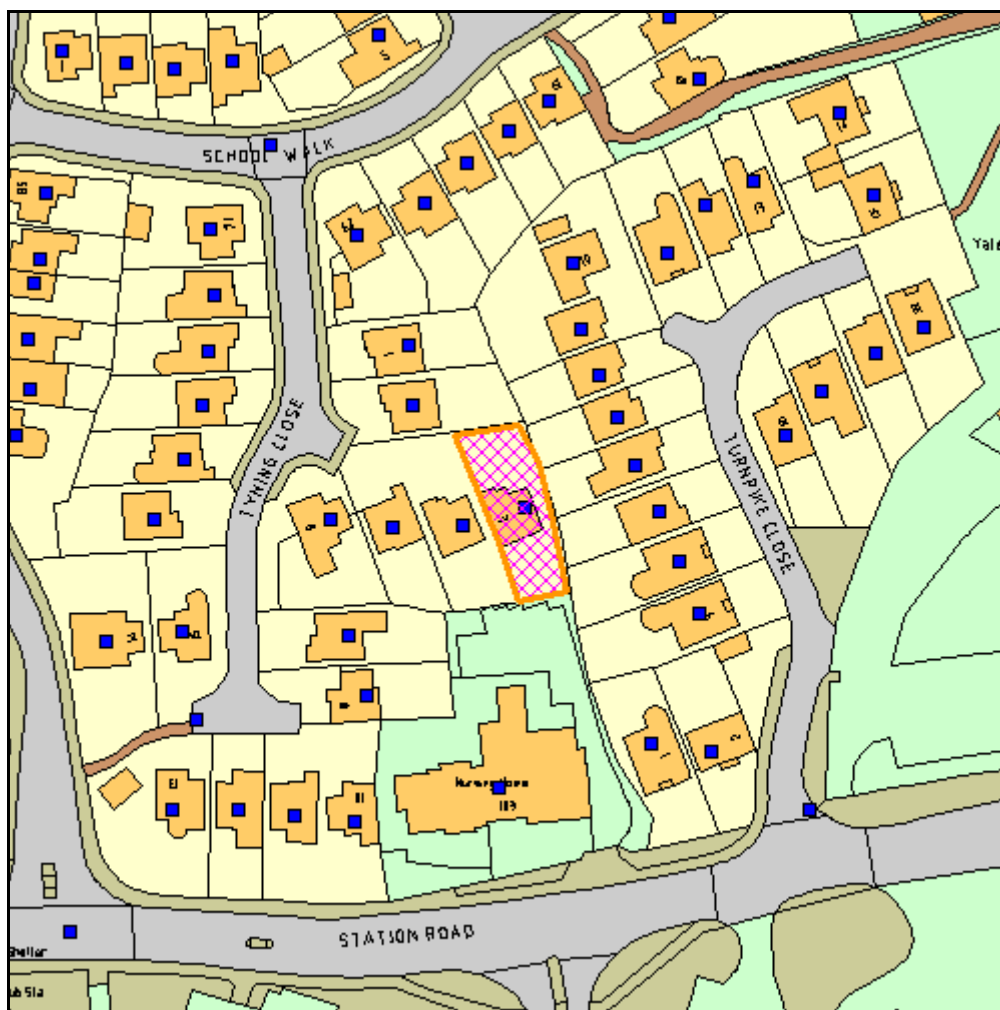
To define the terms and extent of the permission.

Case Officer: Thomas Smith

Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 23/23 -9th June 2023

App No.:	P23/01352/HH	Applicant:	Mr Nicholas Evans
Site:	3 Tying Close Yate South Gloucestershire BS37 5PN	Date Reg:	18th April 2023
Proposal:	Erection of 1no. incidental outbuilding to form workshop.	Parish:	Yate Town Council
Map Ref:	371313 182670	Ward:	Yate Central
Application Category:	Householder	Target Date:	13th June 2023



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P23/01352/HH

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

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of 1no.incidental outbuilding to form a workshop.
- 1.2 The application site relates to a detached dwelling, within the residential area of Yate.

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
CS6	Infrastructure and Developer Contributions
CS8	Improving Accessibility

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007)
South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013
South Gloucestershire Householder Design Guidance SPD

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
No objections

Internal Consultees

- 4.2 Sustainable Transportation
No objection

Other Representations

- 4.3 Local Residents

4 letters of objections have been received, raising the following points:

- concern that the it is for setting up a business
- noise pollution will arise from such use
- when will he be able to work?
- concern over noise affecting enjoyment of nearby gardens
- the proposal will be very near other properties and boundaries

- It is a workshop, is not a shed for storage, this implies the creation of noise -
banging, sawing, drilling etc. any day and at any time
- if electric is installed this would make noise impacts even louder
- noise will be persistent as opposed to occasional grass cutting

- An additional concern is whether now or in the future, an application is made to
run a business from this workshop. This would mean possible extra customer
and supplier traffic, meaning more disruption in this quiet neighbourhood.

- small noises are amplified in this quiet environment, noise from a workshop
would be even greater, particularly in warmer months when the 4ft wide doors
may have to be opened due to the heat - leading to increased noise levels.

- potential fire hazard from large wooden workshop building

- the proposed outbuilding doesn't completely lie at the side of the house and
protrudes forward of the principle elevation
- this impacts visual amenity and is detrimental to the open plan nature of the
area
- It is within the property deeds and registry documents that the occupier must
maintain any parts of land which lie in front of the building as an ornamental
garden entrance driveway.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. Extensions to dwellings and outbuildings within residential curtilages are acceptable in principle subject to detailed development control considerations in respect of local amenity, design and

transportation; as set out in policy PSP38. The issues for consideration in this respect therefore are whether the proposals would have an adverse impact on the amenities of nearby occupiers and whether the design of the proposal is sufficiently in keeping with the site and surroundings. The proposals are for a workshop incidental to the dwelling and no change of use from residential is proposed.

5.2 Design

The proposals would consist of a shed style structure with pitched roof. In terms of the overall design and proposed materials the property would be acceptable as an outbuilding to the main dwelling and to the character of the area and is therefore acceptable in these terms.

5.3 In terms of location and layout, it is noted that the existing footprint of the host dwellinghouse and its adjacent 3no. neighbouring properties feature a gradual 'stepped' pattern of development. The building is set forward from the nearest part of the existing front wall of the dwelling but in line with other parts. Although the proposed workshop building would create an infill to the side of the host dwelling house, between the side wall and side curtilage boundary, it would not however extend beyond the cumulative existing building line of these properties or indeed the front most part of the host dwelling. In this respect, and given the end of the cul de sac location the proposals would not protrude to a significant degree or materially impact upon the wider streetscene such as to sustain objection and warrant refusal of the application on this basis.

5.4 The purpose of this planning application is to assess the planning merits of the proposals, whilst the comments regarding registry, deeds and any potential covenants are noted, these would be a legal civil matter for the homeowners to be satisfied with, as opposed to policy considerations.

5.5 Residential amenity

The proposed outbuilding would be single storey with a pitched roof. It would be situated on the side of the existing dwelling between the side wall of the house and the curtilage boundary. The eaves would be relatively low, and the side of the building would not be a dominant feature towards properties or curtilages to the east. It is not considered the structure itself would give rise to issues of materially overbearing impact or overlooking.

5.6 The proposed building would be an outbuilding incidental and ancillary to the residential dwelling house and so in that respect would be used in conjunction with the property as a residential dwelling. Commercial use of the building would need to be subject to separate assessment and investigation whilst noise nuisance or anti-social use would also be subject to separate consideration beyond the remit of planning. A condition is recommended to ensure it is clear that this remains the case under this application and that the building is ancillary and incidental to the main dwelling. On this basis, the proposals in their own right would not therefore be considered to give rise to an unreasonable or material impact such as to sustain objection and warrant refusal of the application on this basis.

5.7 Transport

The proposals would not materially impact upon existing or required parking.

5.8 Impact on Equalities

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

With regards to the above this planning application is considered to have a neutral impact on equality as it would not positively or negatively impact upon protected characteristics.

6. CONCLUSION

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

6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 It is recommended that the application is approved subject to the conditions recommended.

CONDITIONS

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

Reason

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

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

Location Plan, Block Plan and Existing and Proposed Plans and Elevations, received by the Council on the 13th, 16th, 17th and 18th of April 2023.

Reason:

To define the terms and extent of the permission.

3. The building hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as 3 Tynning Close.

Reason

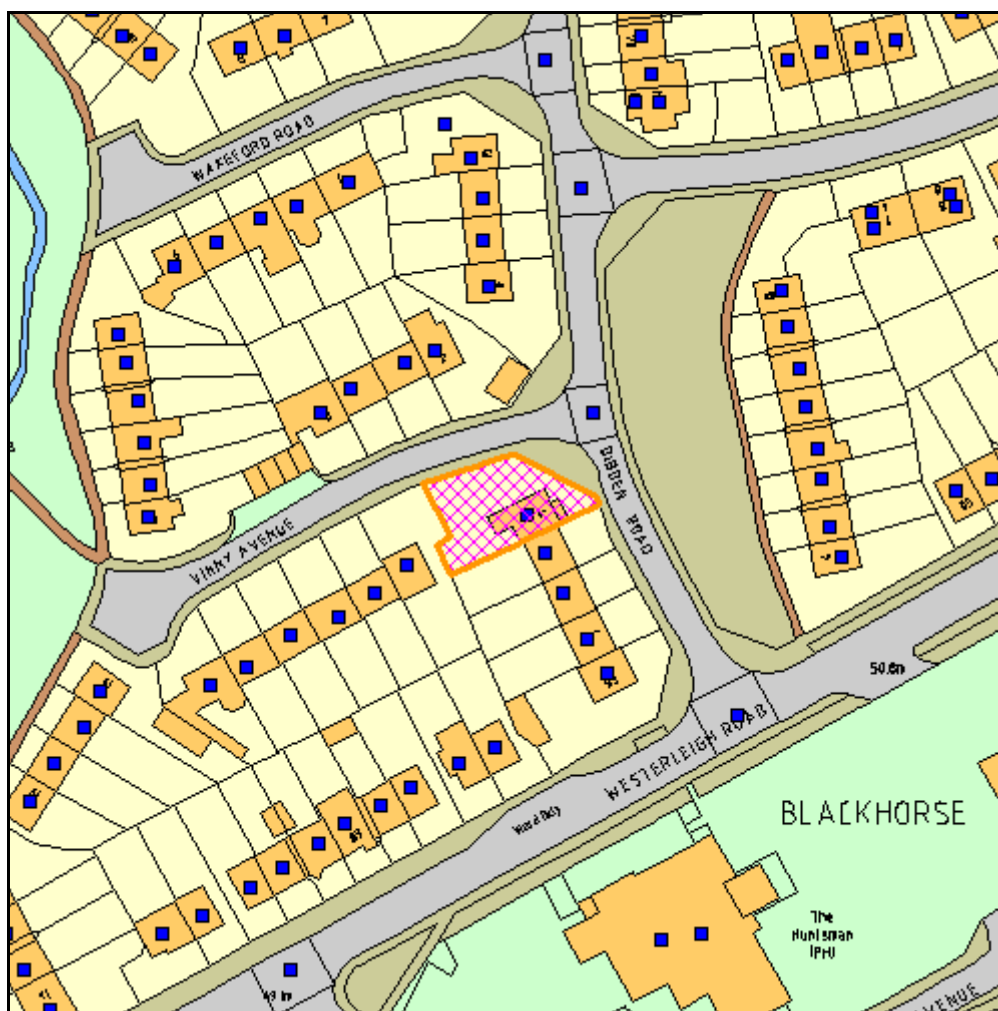
The development has been permitted on the particular circumstances of the case and use of the building for any other use would require separate and further planning consent which would be required to be considered afresh, in accordance with Policies PSP8 and PSP38 of the South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017.

Case Officer: Simon Ford

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 23/23 -9th June 2023

App No.:	P23/01402/F	Applicant:	E Donaghy
Site:	7 Dibden Road Downend South Gloucestershire BS16 6UD	Date Reg:	21st April 2023
Proposal:	Demolition of Existing Conservatory. Erection of single storey side and rear extension to provide additional living accommodation to facilitate change of use from dwelling (Class C3) to 7 bedroom, 7 person House in Multiple Occupation (HMO) (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Emersons Green Town Council
Map Ref:	366190 177427	Ward:	Emersons Green
Application Category:	Minor	Target Date:	30th June 2023



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N.T.S.

P23/01402/F

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

This planning application will be added to the Circulated Schedule because the proposal has received 16No objections from public consultees, which is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the erection of single storey side and rear extension to provide additional living accommodation to facilitate change of use from dwelling (Class C3) to 7 bedroom, 7 person House in Multiple Occupation (HMO) (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), as detailed on the application form and illustrated on the accompanying drawings. The application also includes the demolition of the existing conservatory.
- 1.2 The application site can be found at 7 Dibden Road, is set within a good sized plot, and the host dwelling is an existing end of terrace property. It is located within the established built up residential area of Downend.
- 1.3 An HMO is a residential property where 'common areas' exist and are shared by more than one household. Planning permission is not required when converting a residential property into an HMO that would be shared by up to 6No unrelated individuals, by reason of permitted development.
- 1.4 This application site was recently granted consent, under the application ref (P23/00755/HH) for the demolition of an existing conservatory and for the erection of single storey side and rear extension to provide additional living accommodation in March 2023. This consent has not been implemented.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021
National Planning Policy Guidance
- 2.2 Development Plans
South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS25	Communities of the North Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

Residential Parking Standards SPS (Adopted) 2013

Householder Design Guide SPD (Adopted) 2021

Houses in Multiple Occupation SPD (Adopted) 2021

3. **RELEVANT PLANNING HISTORY**

3.1 P23/00755/HH. Demolition of Existing Conservatory. Erection of single storey side and rear extension to provide additional living accommodation. Approved. 22.03.2023.

3.2 K4441. Erection of porch (previous ID: K4441). Approved. 29.02.1984.

4. **CONSULTATION RESPONSES**

4.1 Emersons Green Town Council
No Comments received.

4.2 Other Consultees
Economic Development
No Comments received.

Planning Policy
No Comments received.

Sustainable Transport – Transportation DC
No Objection – conditions and informatives recommended.

Other Representations

4.3 Local Residents

16 No letters of Objection comments received –

- *Concern that property is proposed as an HMO;*
- *Concern over area is predominantly a residential with a mixture of families;*
- *Concerns of an HMO in such a family dominated area;*
- *Concerns over the potential residents occupying this HMO – will they be a risk to others, particularly children, living in the area;*
- *Dibden Road/Vinny Avenue is a quiet family residential area;*

- *Concerns over the potential of additional on-street parking;*
- *Concerns that the streets surrounding the application site are already overwhelmed with on-street parking by other residents;*
- *Concerns raised over potential impacts to emergency vehicles accessing the Vinny Avenue;*
- *Concern that on-street parking on Dibden Road is already congested and that any additional parking on the surrounding nearby roads will only make the current situation worse;*
- *Concerns over the potential restrictive movement impact to the regular refuse and delivery vehicles that go into Vinny Avenue by the potential parked on-street vehicles to the application site;*
- *Concerns that any additional on-street parking from the application site will impact upon the resident blue bag holders in Vinny Avenue;*
- *Not enough space/provision for an accumulation of waste by the potential 7No residents living in this HMO;*
- *Concerns over the impacts of additional air and noise pollution potentially generated from an HMO and the possible anti-social behaviour;*

1No letter of General Comments received –

- *Concerns raised over the potential use of such a HMO property in this area – working professionals; rehabilitation or refugee persons?*

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. It states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area. They should not prejudice the amenities of neighbours, or that of highway safety and the parking provision should be of an acceptable level for any new and existing buildings.

- 5.2 Policy PSP39 of the PSP Plan is supportive of Houses in Multiple Occupation provided they would not harm the character of the area; not prejudice the amenity of neighbours; provide adequate amenity space, refuse storage and parking. As set out at the start of this report, the property can be used currently for up to 6 people as a 'small HMO' (Class C4) without the need for planning permission. Therefore in effect the key consideration is the change of use to a 7 person HMO that triggers the need for planning permission.

- 5.3 Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.

5.4 Impact on the character of the area

The application is for a change of use into a 7 person HMO.

HMO and perceived impacts

- 5.5 Concerns have been raised in terms of noise, antisocial behaviour and traffic. The surrounding locality is made up largely of dwellings under C3 use.
- 5.6 Policy CS17 seeks housing diversity and states that the sub-division of existing dwellings to form flats or HMOs can make a valuable contribution suitable for smaller households and single people. These are generally acceptable where it is in compliance with policy PSP16 (Parking and transportation are - discussed elsewhere in the report).
- 5.7 Policy PSP39 within the adopted Policies, Sites and Places Plan (2017) states that where planning permission for an HMO is required, this will be acceptable, provided that this will not prejudice the amenity of neighbours. Supporting text states that the term “neighbours” should be taken to mean properties adjacent to, and surrounding, the site which have a reasonable potential to be directly affected by harmful impacts arising from the proposal(s).
- 5.8 In addition, Policy PSP8 maintains that development proposals will only be acceptable provided that they do not ‘have unacceptable impacts on residential amenity of occupiers of the development or of nearby properties’. Unacceptable impacts could result from noise or disturbance, amongst other factors, which could arise from HMOs functioning less like traditional single households on a day-to-day basis. Prejudicing the amenity of neighbours can arise at a localised level when developments of such HMO uses are inappropriately located, or become concentrated, particularly at an individual street level.
- 5.9 A Supplementary Planning Guidance document on HMO’s has been adopted which provided guidance on the consideration of applications for HMO’s. The SPD provides a way of using available data (licensed HMOs) to provide tangible and substantiated evidence regarding the concentration of HMOs and overall housing mix within the locality of the proposal. Additional Explanatory Guidance 1 sets out that the following factors should be taken into account when determining if the proposal would prejudice the amenity of adjacent neighbours:
- *Whether any dwelling house would be ‘sandwiched’ between two licensed HMOs; or*
 - *Result in three or more adjacent licensed HMO properties.*
- 5.10 In the case of the current application site, the property would not be sandwiched between two licensed HMOs, or result in three or more adjacent licensed HMO properties in this road.
- 5.11 As set out in Policy CS17, providing a wide variety of housing type and sizes to accommodate a range of different households, will be essential to supporting mixed communities in all localities. Sub-division of existing dwellings and non-residential properties to form flats or HMOs can make a valuable contribution suitable for smaller households and single people as part of these mixed

communities.

- 5.12 As there are localities which are already experiencing concentrations of HMOs, the SPD requires consideration of existing localities that are already experiencing levels of HMOs which harm the ability to support mixed communities and preventing impact on character and amenities, and applications which would result in a level of HMOs that could contribute towards harmful impacts.
- 5.13 Additional Explanatory Guidance 2 sets out that the following factors should be taken into account when determining if the proposal would contribute to harmful impacts in respect of a mixed community and the character and amenity of an area:
- *An additional HMO in localities where licensed HMO properties already represent more than 10% of households; or,*
 - *More than 20% of households within a 100m radius of the application property.*
- 5.14 For the purposes of this assessment, a 'locality' is defined by a statistical boundary known as a Census Output Area.
- 5.15 In the case of 7 Dibden Road, HMO properties do not meet or exceed these thresholds. The licensed HMO capacity in the COA area is 0.7%. There proposals would not result in more than 20% of households within a 100m radius of the application property.
- 5.16 The principle of a change of use to an HMO is therefore considered to comply with policies PSP39, PSP8 and CS17 and the SPD.
- 5.17 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance. No additional development is proposed and the property would remain in residential use.
- 5.18 There are no adopted standards for amenity space when it comes to HMOs. If each amenity space is measured against the requirements for each individual bedroom provided, as per the adopted requirements for flats, this would amount to 5m² per bedroom. The property benefits from rear amenity space of 87m². This would also amount to sufficient amenity space to meet the requirements of PSP43 for a 4+ bed dwelling.
- 5.19 Internally, all habitable rooms benefit from a satisfactory level of light and outlook from windows. In addition, to be granted a license, the internal room sizes would need to comply with the relevant licensing requirements in order to obtain a license, should permission be granted.

- 5.20 Following the above assessment, officers do not consider there to be any material residential amenity issues, to warrant refusal of the application.
- 5.21 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. The proposal is for a 7No bedroom HMO and therefore generates a demand of 3No parking spaces in accordance with the Council's adopted standards.
- 5.22 Plans submitted with the application demonstrate that there is 1No existing parking space and an additional 2No parking spaces that are to be provided as part of this application, all of which can be accessed independently and will be located within the residential curtilage of the property.
- 5.23 Furthermore, a secure and covered cycle store for 6No bicycles is also provided in the rear garden, and there is a dedicated refuse and recycling store to the front of the property, with access for collection day. Subject to recommended conditions and informative's, the application is therefore acceptable in transportation terms.
- 5.24 The site is in a sustainable location with good access to walking and cycling routes. Further to this, the site also has good connections to the public transport facility. The site is within commuting distance (by foot, bicycle, and public transport) of a number of major employments and town/ city centre locations.
- 5.25 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.
- 5.26 With regards to the above this planning application it is considered to have a neutral impact on equality.
- 5.27 Summary
Dibden Road is a residential road and the proposed change of use would result essentially in a residential use in a residential area. The site and proposals meet the acceptable criteria as an HMO. As considered above, the proposed development offers a policy compliant level of parking.
- 5.28 Accordingly, officers conclude that the proposal can be considered to be in compliance with PSP39, and not in conflict with the objectives of CS17 or

PSP38. As such, it is not considered that there are any grounds to resist the proposal on the basis of harm to the character or amenity of the area.

6. CONCLUSION

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. The development shall not be occupied until the access and car and cycle parking arrangements have been completed in accordance with the submitted details and the car parking area shall be surfaced with a consolidated material (not loose stone or gravel).

Reason

In the interest of highway safety, to promote sustainable travel and to accord with Policies PSP11 and PSP16.

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

Location Plan (Date received 18/04/23)

PLN-1 Combined Plan (Date received 18/05/23)

Reason

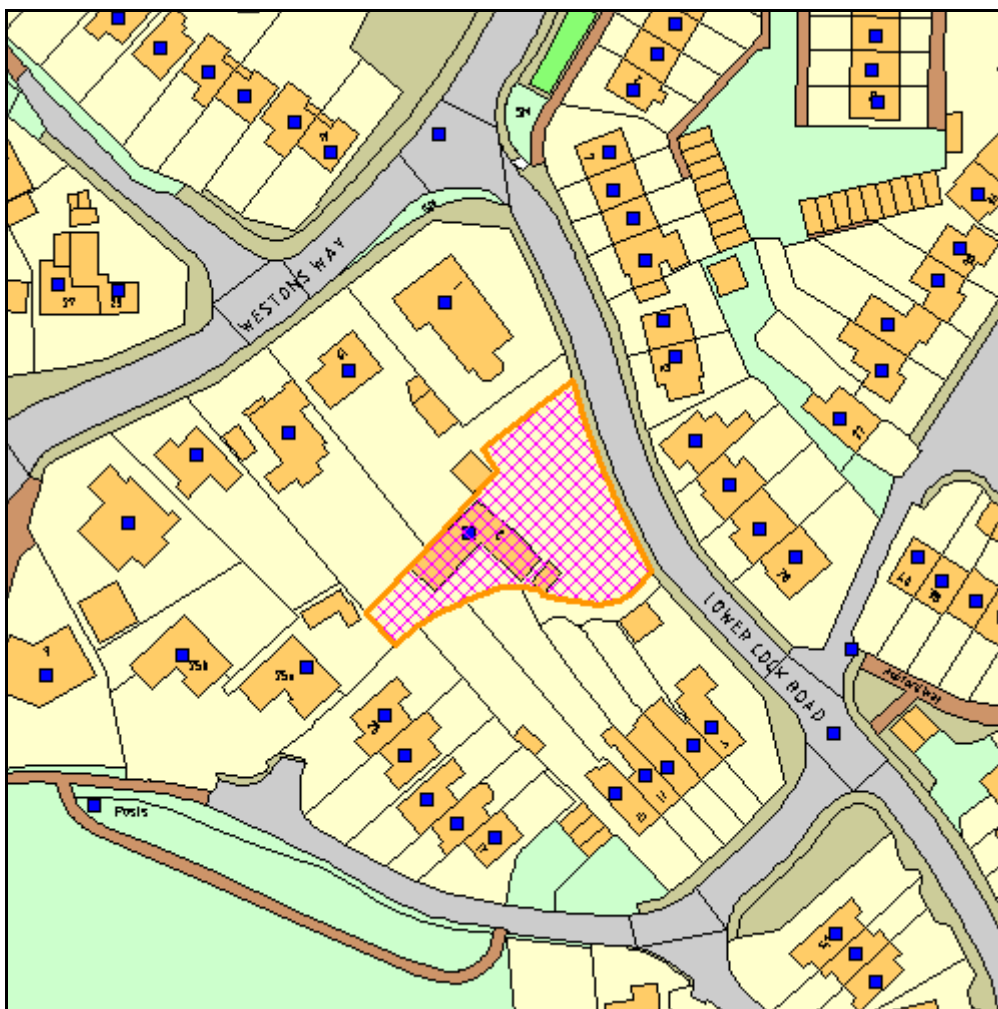
To define the terms and extent of the permission.

Case Officer: Helen Turner

Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 23/23 -9th June 2023

App No.:	P23/01530/HH	Applicant:	Mr D Yates
Site:	3 Lower Cock Road Kingswood South Gloucestershire BS15 9RT	Date Reg:	5th May 2023
Proposal:	Erection of two storey front extension with raising of existing ridge height and single storey side extension to form additional living accommodation. Erection of detached garage.	Parish:	
Map Ref:	365915 173126	Ward:	Woodstock
Application Category:	Householder	Target Date:	30th June 2023



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100023410, 2008.

N.T.S.

P23/01530/HH

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

REASON FOR REFERRING TO THE CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of 3no. representations from local residents that are contrary to the officer recommendation and the findings of this report.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the erection of a two storey front extension with raising of existing ridge height and single storey side extension to form additional living accommodation, and the erection of a detached garage and car port.
- 1.2 The application site is a 2no. bedroom detached dwelling, located at 3 Lower Cock Road, and is set within the settlement boundary of Kingswood.
- 1.3 This application is a resubmission of a previously withdrawn scheme, under planning reference P23/01044/HH. Due consideration has been given to whether concerns raised by the previous planning officer have since been overcome and will be discussed within this report.
- 1.4 Throughout the course of the application process, revised plans have been submitted to the Council following design concerns raised by the case officer. This assessment is therefore made on the basis of these revised plans and the amendments will be expanded upon further within this report however, for clarity, these changes have also been summarised below:
 - Realignment of the proposed first floor windows to the principal elevation
 - Alteration of the proposed roof form to the existing rear projection
 - Reduction in size of the proposed detached garage from quadruple to double

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility

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

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

- 2.3 Supplementary Planning Guidance
 Design Checklist SPD (Adopted) August 2007
 Residential Parking Standard SPD (Adopted) December 2013
 Annexes and Residential Outbuildings SPD (Adopted October 2021)
 Householder Design Guide SPD (Adopted) March 2021

3. **RELEVANT PLANNING HISTORY**

- 3.1 **P23/01044/HH (Withdrawn – 11 April 2023)**
Double storey front extension with ridge raise plus detached double garage and double car port.
- 3.2 **K2580/2 (Refused – 06 January 1995)**
Erection of 1no. 3 bed detached house. (Outline) (Rear of 12 Westons Way)
- 3.3 **K2580/1 (Refused – 29 November 1991)**
Erect bungalow. (Outline)
- 3.4 **K7816 (Refused – 20 December 1994)**
Erection of 4 dwellings and garages. (Outline)

4. **CONSULTATION RESPONSES**

- 4.1 Councillor Alison Evans
 Although the application has been adapted to bring the double storey extension height down from 2 to 1.5 storeys I still believe that my previous objections apply. Having observed the bungalow and surrounding dwellings from a neighbour's house and garden, I believe that the application as submitted is still over-bearing and out of keeping with the character of the area. As such, I feel it is contrary to many aspects of policy PSP38 and PSP8 in terms of form, scale and neighbour amenity. The double storey front extension will be visually prominent causing potential over looking of neighbour's gardens and properties. As the bungalow is set back from the road, it is very close to the boundaries of properties on Lower Cock Road and Weston's Way, potentially causing a loss of privacy. The form and scale of the extension and new garages will also dominate the original house and change the character of the property and surrounding street scene.
- 4.2 Sustainable Transport
 The only comment I have is that the proposal should be served with a single point of access. A 2nd access is not necessary as it presents a second point of potential conflict and as such a vehicle crossover permit would not be given.

4.3 Residents

6no. letters of objection have been received, as summarised:

- Not all neighbours have been notified of the application
- Planned for neighbours not to be notified to get the application passed
- No visits from a case officer
- Communication from the Council has been unacceptable
- Only slightly changes from the withdrawn application
- Overlooking of gardens and neighbouring properties
- Loss of privacy
- Extensions would result in an overbearing, dominant impact on the landscape and neighbourhood
- Out of keeping with the area
- Impact to views from property and gardens
- Dwelling would look out of proportion
- Overshadowing and loss of light
- Garage and carport does not fit in with the area, size and use of the property
- Subsequent planning applications likely to be submitted to turn outbuildings into residential dwellings/HMO or used for business purposes
- Impact of noise and disturbance
- Property is a bungalow for a reason, not to be obstructive to Westons Way
- There is space to extend to the front, so no need to go up in height
- One household would need parking garages for some 5 cars when it has enough space at the front to probably park 10 - why?
- Impact on properties values and enjoyment
- Front garden of property looks like a builders yard
- Additional garage and car port will be to run a business
- Double garage and car port is bigger than bungalow and close to boundary walls
- Existing windows and doors are white not grey

1no. letter of support has also been received, as set out below:

- Revised proposal addresses concerns raised under the withdrawn application
- Condition should be applied on height of build and obscurely glazed windows to the rear
- In dialogue with neighbour regarding retention of height of boundary trees
- Understand the sensitivity of the objections received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site

and its context. Additional guidance on achieving good design for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021. The development is acceptable in principle, subject to the following detailed consideration.

- 5.2 The proposal is fairly detailed in what it seeks to achieve. Each element of the scheme has therefore been broken down to describe in better detail.

5.3 Two storey extension

A two storey extension is proposed to the front of the application property. The plans show that this extension would measure 3m in depth and would span the full 13.8m width of the principal elevation. In terms of height, the front extension would be finished with a hipped roof, as proposed as part of the plans to raise the ridgeline. The front extension would also include the addition of a newly constructed porch, which measures 1.2m in depth, 4m in width and would be finished with a pitched roof measuring 3.6m in height.

5.4 Raising of ridgeline

The plans also show that it is proposed to raise the ridgeline of the property to create a first floor level. The existing dwelling essentially has an 'L' shaped footprint, with a southeast facing gable and a southwest facing gable. Due to a change in ground levels, the existing ridgeline of the property measures 5.5m at its highest and 5m at its lowest. The existing eaves of the property are staggered.

- 5.5 The proposal would see the roof form of the dwelling altered to create a hipped roof over the main dwelling, whilst retaining the southwest facing gable of the existing projection. The height of the eaves would measure 4.5m, increasing to 5.2m where ground level changes. Similarly, there would be a height increase to the ridge, measuring 6.9m and 6.7m respectively. The ridgeline would therefore be raised by a minimum of 1.4m at maximum of 1.7m.

- 5.6 The new roof form would also include the addition of 3no. integrated traditional style dormers at first floor level to both the front and rear elevations. The roof would be finished with interlocking concrete tiles which match the tiles of the existing roof.

5.7 Side extension

A single storey extension is also proposed to the southeast side of the property. This extension would essentially see the existing detached garage demolished and an attached garage erected in its place. The plans show that the existing garage measures 3.2m in width, 5.1m in depth and is finished with a pitched roof which measures 3.1m in total height. There is an existing separation gap of 1.1m between the existing garage and the main dwellinghouse.

- 5.8 The proposed garage would be attached to the southeast elevation and would measure 4.3m in width and would span 7.1m down the side elevation. The proposed garage would also be finished with a pitched roof, measuring 2.2m at the height of the eaves and 4m at ridge height.

5.9 Detached garage

Furthermore, it is proposed to also construct a detached double garage on a plot of hardstanding towards the northern side of the site. The revised plans show the footprint of the structure to measure 6.4m in width and 6.2m in depth. It would also be finished with a pitched roof, measuring 2.4m at the height of the eaves and 3.9m at ridge height.

5.10 Design & Visual Amenity

Policy CS1 of the Core Strategy and policy PSP1 and PSP38 of the Policies, Sites, and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

5.11 Lower Cock Road is generally characterised by a mix of property sizes, styles, designs and finishes. Even numbered properties to the northeast are fairly uniform two storey dwellings whilst the application dwelling and its immediate neighbours to the northwest, leading on to Westons Way, are generally single storey in nature. These properties primarily present open front gardens and driveways and benefit from various alterations and extensions to what would have been the original bungalows, including, the addition of dormers to create living accommodation within the loft space.

5.12 The application property is presented as a detached single storey dwelling within the built-up residential area of Kingswood. A site visit made by the case officer demonstrated that, from the roadside, the main dwelling is set back considerably from the footpath and highway and is partially shielded from public view due to an existing wall and hedge which borders the front boundary line of the site. There are 2no. existing dropped kerbs and crossovers for access into the front gardens, although only 1no. crossover is available for use as the boundary wall and hedge prevent use of the dropped kerb further down Lower Cock Road. Double gates secure the available driveway access where the crossover meets the boundary of the site. In terms of appearance, the property is finished with a mix of brick and render, interlocking roof tiles and white uPVC windows.

5.13 It is clear that the development would result in a substantial alteration to the property, essentially transforming a single storey bungalow into a 1.5 storey dwelling. Nevertheless, the application must be determined on its own merit, taking into account the context of the site and its locality, the design of the proposed extensions and alterations and the impact that the development will have on the character of the street scene from a design and visual amenity perspective.

5.14 Of relevance to this application is the adopted Householder Design Guide supplementary planning document (SPD). The guidance sets out general design principles and best practice for householder development and to encourage proposals which demonstrate high-quality design. In this instance, also of relevance is the guidance within the SPD for front extensions. The SPD states that any front extension:

- Must not dominate or be incongruous with the character of the host building by introducing an inharmonious element
- Should not span the width of the principal elevation or be of a scale which unbalances the existing façade
- Should not breach the front plane
- Should be set back from the front boundary
- Must retain a clear view of the front entrance from the street and not screen a neighbours entrance

- 5.15 It is acknowledged that the proposed front extension does span the width of the principal elevation, which would appear to conflict with the principles of the SPD. Particular attention has therefore been given to potential impact and harm caused as a result of the development proceeding. From the submitted plans, it can be reasonably determined that the proposed front extension would not result in an incongruous or inharmonious addition to the front of the property. This view is based on the judgement that proportions, finishes and features have been respected with regards to the design of the proposed front extension. Revisions have also been made to the front elevation plans to bring the first floor windows more in line with the ground floor level windows. Whilst the windows do appear to still be slightly off-centre, this is not found to result in substantial harm to the character of the building or the street scene.
- 5.16 It is also demonstrable that the front extension would not unbalance the existing façade, nor does it breach the front plane or existing building lines. As seen from the plans and from a site visit, there is no defined or uniform building line along this side of Lower Cock Road. With the extension, the principal elevation of the property would still be some 13.7m set back from the roadside, demonstrating that there is sufficient space and scope to carry out an extension of this scale to the dwelling without affecting building lines or relationships with other neighbouring properties.
- 5.17 Turning to the proposed raising of the ridgeline, it is clear from the withdrawn application that the roof height, design and form has been altered based on the comments of the officer previously allocated to the application. The case officer would agree that these revisions present a better proportioned and well-balance addition to the existing dwelling, mitigating such an impact of altering a single storey property in to a 1.5 storey property. Supporting this position is the presence of a mix of property heights, designs and styles within the immediate and wider area, meaning that the height increase would not appear incongruous within the setting of the locality.
- 5.18 A site visit further demonstrated that there is no sustained rhythm of dwelling frontages to this side of Lower Cock Road and, as such, there is no defined building line or street pattern that would be disturbed, if the development were to proceed. It would therefore also be again emphasised that, due to the setback nature of the property from the roadside and its generous plot size, the alterations to the ridgeline are unlikely to result in a finished dwelling which appears dominating, overbearing or out of keeping with the local vernacular.
- 5.19 With regards to the proposed double garage, of relevance is also the Annexes & Residential Outbuildings SPD. Although acknowledged that this relates

annexes and outbuildings for ancillary occupation, the SPD does set out clear guidance on incidental outbuildings within the curtilage of a property, and how high-quality design can be achieved. The definition of an incidental outbuilding encompasses the use of a building which cannot exist without the main building, such as garages, and is secondary to the main use of the building. Some of the key points to consider within this SPD, relevant to this application, includes:

- Relationship to the main building
- High standards of visual amenity
- High standards of residential amenity
- Providing adequate parking

- 5.20 The merits of the proposed structure relating to residential amenity and parking will be discussed further within this report however, matters regarding relationship to the main house and ensuring high standards of visual amenity will be expanded upon further.
- 5.21 It is made clear from the revised plans that the proposed garage has been reduced significantly in size, following design concerns raised by the case officer during the application process. It is clear that the double garage will be used for residential purposes, with a substantiated reliance on the dwellinghouse, and therefore confirming that there is an incidental relationship to the main property. Comments have been duly noted from neighbours with regards to the proposed use and need for a structure of this size and that there may be an intention to convert the structure into additional living accommodation. However, an assessment is being made on the proposed use of the garage and carport for residential purposes only. Any future changes to the use of the structure would require an application for planning permission, to be assessed under its own merit.
- 5.22 In terms of visual amenity, due consideration has been given to the proposed siting of the structure, the proposed finishing materials and the character of the site and wider area. The siting of the structure has been appropriately placed in that it sits within a recessed area of hardstanding on the approach to the property from the existing crossover. The revised plans show the garage to be suitable in size so as not to appear cramped and contrived into a small space and has also been set back from the front boundary line of the curtilage. Viewing the proposed siting in context on a site visit, the case officer has also been able to establish the true impact of such a structure within the setting of the street scene.
- 5.23 The structure would be sited close to the boundary shared with No. 1 Lower Cock Road. However, due to the change in ground levels and the siting of the property on a hill, only a small section of the roof of the garage would sit above the natural ground level of No. 1, which is also separated by a boundary fence and wall, and a separation gap where a private access path runs along the side boundary of No. 1. It is therefore demonstrable that, when approaching the property from the top of the hill from Lower Cock Road, that visibility would be reduced.

5.24 Furthermore, the structure would therefore be at its most visible when travelling up Lower Cock Road towards Westons Way. Lower Cock Road is not considered to be a main road, nor a 'through' road, meaning that its primary use is for access to properties further along Lower Cock Road and for access to No. 1-21 Ashford Way. This reduces its impact from a visual amenity perspective, when also considering that it would sit behind the boundary wall and hedge. Therefore, whilst the concerns raised regarding the garage are appreciated, it is demonstrated that there would be some element of change to the character of the street scene but that this would be less than substantial and ultimately would not be harmful.

5.25 In conclusion, and for the reasons set out above, it has been established that there would be an impact to the visual amenity and appearance of the property, its context and the prevailing character of the street scene, but that this impact would be positive and minimally intrusive, rather than detrimental so as to warrant a reason for refusal. The proposal is therefore found to satisfy the relevant policies within the development plan and the accompanying guidance within the SPD in relation to design and visual amenity.

5.26 Residential Amenity

PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts. Similarly, policy PSP43 reinstates the requirement for the provision of sufficient private amenity space standards and that private and communal external amenity space should be; functional, safe, accessible, of sufficient size and should take into account the context of the development and, including the character of the surrounding area.

5.27 The application property is detached and sits on a relatively sizable plot. The nearest neighbours to the host dwelling, in terms of distance as the crow flies between one physical building to another are:

- No. 1 Lower Cock Road – Approx. 19.6m to the north
- No. 12 Westons Way – Approx. 26.2m to the northwest
- No. 10 Westons Way – Approx. 21.7m to the northwest
- No. 25 Lower Cock Road – Approx. 15.2m to the southwest
- No. 25a Lower Cock Road – Approx. 21m to the west

The above properties have therefore been taken into account with regards to the impact of the development on nearby neighbouring amenity, whilst also considering the objections raised. There are further properties on Lower Cock Road to the south however, these neighbours are in excess of 29m away from the application dwelling. Therefore, as a result of the development proceeding, there is unlikely to be any harm caused to the amenity of these neighbours.

5.28 The Householder Design SPD also goes on to submit general design principals for ensuring that privacy is safeguarded. In particular, the guidance stipulates that, for 2 storey dwellings, proposals which would have a harmful impact on direct intervisibility between properties should be resisted. Likewise, the SPD sets out the best practice principles for window-to-window distances. In

particular, this principle states that where windows serving primary living accommodation to the rear of a dwelling face another dwelling, there should be a back-to-back distance of a minimum of 20m to ensure levels of privacy are protected and to mitigate overlooking and inter-visibility between properties.

- 5.29 The main consideration in this instance is to assess whether the proposed extensions and alterations would have an impact of an overbearing, shadowing or dominating nature or, likewise, whether the development would result in increased harm to overlooking or a loss of privacy. The trigger points identified are the additional windows to the proposed first floor level and the height of the proposed detached garage. Each will be addressed in turn.
- 5.30 When considering loss of privacy and overlooking, it has first been important to consider the level of overlooking that already exists. In this case, the site visit to the rear garden of the application property demonstrated that there is an existing element of overlooking from neighbouring properties into the host garden. This is particularly apparent due to the changes in ground levels from the rear garden of No. 10 Westons Way, as well as from first floor level of the two storey dwellings at No. 25 and No. 25a Lower Cock Road.
- 5.31 The proposed windows to the first floor level would be relatively set down from any direct sightline into the neighbouring garden of No. 25 and No. 25a (i.e. set down further than that of a two storey dwelling). Similarly, there would be a distance of 21.5m from the proposed siting of the first floor windows to the boundary lines shared with both of these neighbours. This is found to comply with the window-to-window distances principle as defined above and as set out within the Householder SPD as it is demonstrable that the proposed addition of the windows would greatly exceed this 20m distance. It is also evident that, due to these separation distances, any increased shadowing would be minimal from the raising of the ridgeline. It is therefore clear that consideration has gone into the impact of overlooking and any potential loss of privacy and, as such, the windows have been placed and sited appropriately at first floor level so as to respect the amenity of the surrounding neighbours.
- 5.32 Revisions to the plans have also been made with respect to the proposed windows at first floor level. There are 2no. proposed windows to the rear elevation which will serve a proposed bathroom and proposed en-suite and have therefore been made obscurely glazed, so as to mitigate any overlooking to the neighbouring properties at No. 9-15 Lower Cock Road. Although not annotated on the proposed plans, it has been confirmed throughout the application process that these windows are to be obscurely glazed. Nevertheless, a suitably worded condition is considered to be reasonable in this instance which ensures that these windows are obscurely glazed and remain so thereafter. Subject to this condition and taking into account the above, it can be reasonably demonstrated that the impact of overlooking, or loss of privacy would be minimal, when considering the proposed window placement, separation distances and levels of overlooking as existing.
- 5.33 Further consideration has gone into whether the proposed detached double garage would have a detrimental impact to the neighbour at No. 1. As demonstrated within the design and visual amenity section of this report, it is

clear that there would only be a small section of the roof of the structure visible from No. 1, due to the changes in ground level. This would therefore have a minimal bearing on the loss of light or outlook from the neighbouring conservatory.

- 5.34 Overall, it is demonstrated that there is an existing level of overlooking to the rear, given that the rear garden boundary lines are all adjoining/back-to-back. However, the addition of first floor level windows in this instance would result in a negligible impact of increased or significant loss of privacy and is compliant with the window-to-window distances best practice within the Householder SPD. Moreover, due to a change in ground levels and the height of the proposed garage structure, there would be no significant impact to the amenity of No. 1. The proposal is therefore found to accord with PSP8 and PSP43 of the development plan and the relevant guidance within the adopted supplementary guidance.

5.35 Parking Standards

PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase is proposed, proposals should demonstrate that adequate off-street parking can be provided to accommodate increase in demand.

- 5.36 The proposal seeks to alter both the number of bedrooms at the property, as well as the existing parking arrangements. The development would see the number of bedrooms increased at the property to 5no. bedrooms and off-street parking provision would be provided in the form of 1no. attached garage, 1no. detached double garage and existing driveway space within the front garden. PSP16 of the development plan requires a 5no. bedroom property to provide 3no. off-street parking spaces. This can be adequately provided and are of the required internal dimensional space standards to be considered suitable for parking of a modern vehicle. No further concerns with regards to parking provision are therefore raised.

- 5.37 It is noted that the proposal also includes reinstating the second access point which is sited slightly further down the road. This would provide 2no. access and exit points to the driveway, both from Lower Cock Road. Although comments from the transport officer have been noted with regards to the difficulty in getting the works approved for a second dropped kerb and crossover by the Council's StreetCare team, a site visit does confirm that this is already in place. The removal of the front boundary wall and hedge can therefore be carried out under permitted development rights to provide this second access point, and no further objections are raised in this respect.

- 5.38 For the reasons above, the proposal is found to provide adequate off-street parking provision, in line with PSP16 of the development plan and the accompanying guidance within the Residential Parking Standards SPD.

5.39 Procedural Matters

Furthermore, there are several matters raised within the comments received during the consultation process which relate to procedural matters and the

handling of the application, which the case officer will also address in turn so as to demonstrate that correct procedure has been followed.

5.40 Comments regarding the consultation and neighbour notification process are firstly acknowledged. In line with the Council's Statement of Community Involvement (SCI), neighbour notification cards will be sent to occupiers immediately adjoining the boundary of the proposed development site. Information before the case officer demonstrates that this has been suitably carried out and that the neighbours which adjoin the boundary have been consulted, in line with the requirement of the SCI. The case officer is therefore satisfied that the appropriate neighbour notifications and consultations have taken place.

5.41 Various concerns have duly been raised with regards to planning officers' not visiting neighbouring properties. In this instance, a site visit was carried out by the case officer to the application site and its surrounding area, after which it was concluded that a fair and thorough assessment was able to be made based on the information before the officer. Information on the Council's website goes on to state that officers are unable to respond to individual comments or discuss specific applications however, all emails sent directly to the case officer were appropriately responded to, setting out that a site visit to neighbouring properties was not required. An assessment is therefore being made on the plans and information before the officer, supplemented by the site visit which was carried out.

5.42 As also set out on the Council's website, there are various issues which cannot be taken into account during the application process, which include:

- Matters covered by other laws
- Private property rights e.g. boundaries or access disputes
- Developers motive
- Possible future development
- Loss of view from property/land
- Effect on value of property

Concerns raised which fall under these categories have therefore been acknowledged but cannot be considered as part of this assessment.

5.43 Consideration of likely impact on Equalities

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

6. **CONCLUSION**

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

7. **RECOMMENDATION**

- 7.1 It is recommended that permission is **APPROVED**.

CONDITIONS

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

Reason

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

2. The development/works hereby permitted shall only be implemented in accordance with the following plans:

Received by the Local Authority on 05 May 2023:
Site Location & Block Plan

Received by the Local Authority on 26 May 2023:
Existing & Proposed Elevations & Existing Floor Plan (80790-1 - Revision A)
Proposed floor Plans (80790-2 - Revision A)

Received by the Local Authority on 04 June 2023:
Existing & Proposed Site Plan & Proposed Garage Plans & Elevations (80790-3 - Revision B)

Reason

To define the terms and extent of the permission.

3. Prior to the use of the extension hereby permitted, and at all times thereafter, the proposed first floor bathroom window and first floor en-suite window to the rear elevation shall be glazed with obscure glass to level 3 standard or above.

Reason:

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy PSP8 of the South Gloucestershire Local Plan Policies Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

Case Officer: Lucie Rozsos
Authorising Officer: Helen Ainsley