

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: 11/23

Date to Members: 17/03/2023

Member's Deadline: 23/03/2023 (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

Dates and officer deadlines for Circulated Schedule Easter Bank Holidays 2023

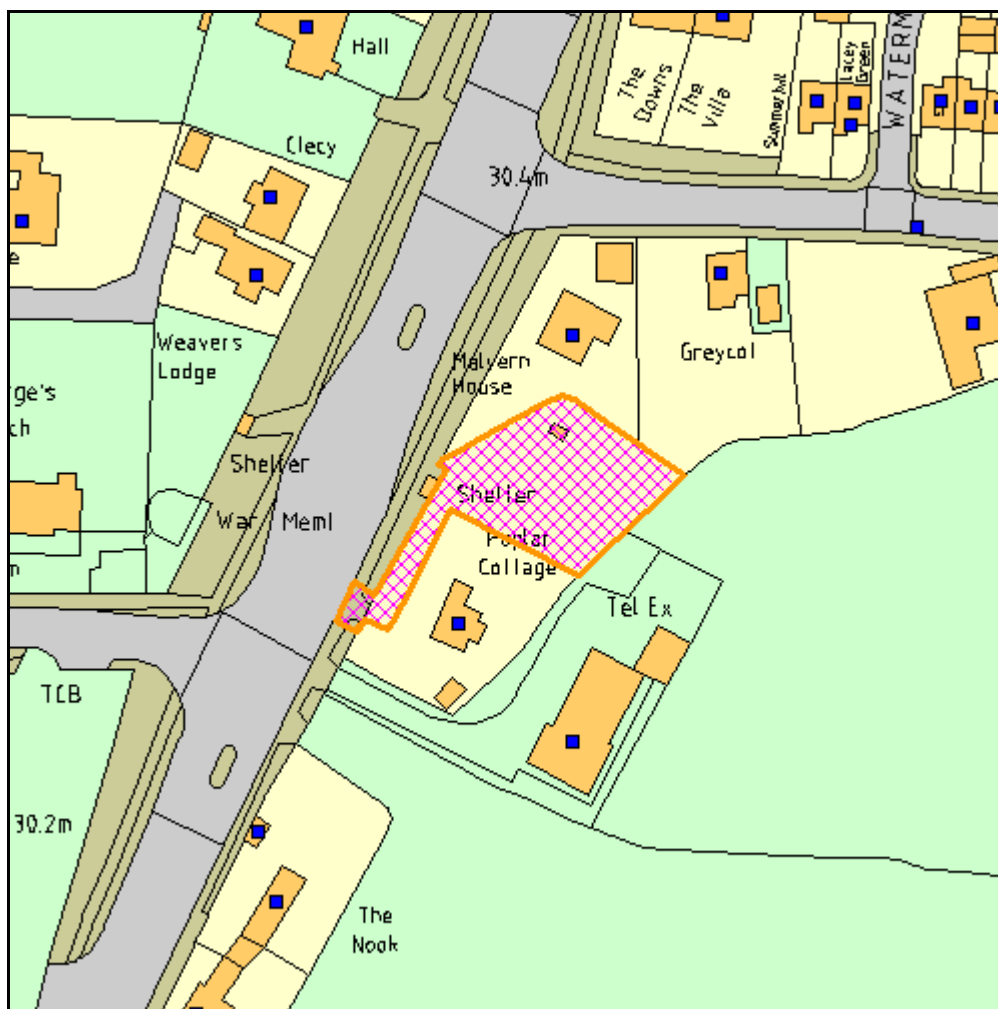
Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
14/23	5pm Wednesday 5 th April	9am Thursday 6 th April	5pm Friday 14 th April	Monday 17 th April
15/23	5pm Tuesday 5 th April	9am Thursday 13 th April	5pm Friday 14 th April	Thursday 21 st April

CIRCULATED SCHEDULE 17 March 2023

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/16734/O	Approve with Conditions	Poplar Cottage Bristol Road Falfield Wotton Under Edge South Gloucestershire GL12 8DW	Charfield	Falfield Parish Council
2	P22/06215/HH	Approve with Conditions	67 Ormonds Close Bradley Stoke South Gloucestershire BS32 0DT	Bradley Stoke North	Bradley Stoke Town Council
3	P22/06726/HH	Approve with Conditions	33 Tarragon Place Bradley Stoke South Gloucestershire BS32 8TP	Bradley Stoke South	Bradley Stoke Town Council
4	P22/06750/F	Approve with Conditions	1 Underhill Road Charfield South Gloucestershire GL12 8TQ	Charfield	Charfield Parish Council
5	P22/06890/F	Approve with Conditions	55 Gloucester Road North Filton South Gloucestershire BS7 0SN	Filton	Filton Town Council
6	P23/00275/HH	Approve with Conditions	50 Kingsway Little Stoke South Gloucestershire BS34 6JW	Stoke Gifford	Stoke Gifford Parish Council
7	P23/06968/HH	Approve with Conditions	45 Crantock Drive Almondsbury South Gloucestershire BS32 4HF	Severn Vale	Almondsbury Parish Council

CIRCULATED SCHEDULE NO. 11/23 -17th March 2023

App No.:	P19/16734/O	Applicant:	Mr Tim Horton
Site:	Poplar Cottage Bristol Road Falfield Wotton Under Edge South Gloucestershire GL12 8DW	Date Reg:	2nd December 2019
Proposal:	Erection of 1no dwelling with access and associated works (Outline) with access, landscaping, layout and scale to be determined; all other matters reserved.	Parish:	Falfield Parish Council
Map Ref:	368358 193239	Ward:	Charfield
Application Category:	Minor	Target Date:	24th March 2023



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P19/16734/O

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 THE CIRCULATED SCHEDULE

The application is reported to the Circulated Schedule, as 4 objections from members of the public and an objection from Falfield Parish Council have been received, which is contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 Poplar Cottage is a detached property, sited amongst other residential properties. The property is accessed from the A38, Bristol Road. The site is opposite the Grade II listed St George's Church. There are no site specific designations on the site.
- 1.2 This is an outline application for the erection of a single dwelling. Access, landscaping, layout and scale are to be determined with appearance being reserved for later determination. The proposed dwelling would be sited in the garden to the north of the existing property. It would be a four bedroom, two storey dwelling with a double garage.
- 1.3 There has been ongoing discussions between the Officers and the applicant with regards to the potential impact on the bus stop and the proposed access. Revised plans have been submitted on this basis.

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
CS5 Location of development
CS9 Managing the environment and heritage
CS34 Rural areas

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
PSP17 Heritage assets and the historic environment
PSP38 Dwellings within existing residential curtilages, including extensions and new dwellings

2.3 Supplementary Planning Guidance

Design checklist SPD (adopted August 2007)

Waste collection: guidance for new developments SPD (adopted March 2020)

3. **RELEVANT PLANNING HISTORY**

- 3.1 Various applications for extensions to the existing house, none of which are directly relevant to this application.

4. **CONSULTATION RESPONSES**

4.1 Falfield Parish Council

Object to the application, raising the following points;

- Access issues from using a shared access to and from the A38
- Widening of the access results in loss of the hedgerow
- Conflict with the bus stop
- Replacement of the hedge with a fence would be harmful to the character of the street scene
- Adverse impact on views from the church if a fence is erected
- Hedgerow is an important wildlife corridor
- A condition should be imposed requiring a replacement hedge
- Concern over foul water drainage
- Proposed septic tanks would not meet the building regs
- Can large vehicles access the site in a forward gear?
- Overbearing and overshadowing impact on the two adjacent properties
- Loss of trees and grass
- Overdevelopment
- Loss of view and outlook from adjacent properties
- Damage to value of the properties
- Village has already had 85 homes and there is no benefit from this proposal

4.2 Other Consultees

Sustainable Transport – No objection, subject to conditions

Lead Local Flood Authority – No objection, subject to conditions

Archaeology – No comments

Conservation – No objection in principle, though raise concerns over the loss of the hedge having a suburbanising impact on the character of the area

Other Representations

4.3 Local Residents

4 letters of objection received, raising the following points;

- Loss of privacy
- Loss of visual amenity by blocking views
- Loss of light
- Loss of character by removal of the hedge
- Adverse impact on wildlife from loss of the hedge

- Septic tanks do not work well in this area
- New build will be near neighbouring properties
- Impact of dust, noise etc. from the building works
- Loss of wildlife to adjacent neighbouring properties
- Detrimental to neighbours with no benefits
- Sufficient housing stock in Falfield
- Trees being planted would shade adjacent gardens
- Building would be visible
- Expectation of reduced council tax if this goes ahead

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The site is located within the settlement boundary of Falfield and as such, it is in a sustainable location. The principle of development is therefore acceptable, subject to other material considerations.

5.2 Impact on residential amenity

Impact on existing occupiers

The proposed dwelling would be sited to the north of the existing dwelling in an area of garden space. Although this is an outline application, scale and layout are to be determined at this stage, so the siting and height of the proposed dwelling are known and shown on the submitted drawings. Concerns have been raised by the adjacent neighbours that the proposed dwelling would have an adverse impact on their residential amenity. The impact on each adjacent property will be assessed in turn.

5.3 Malvern House is located to the north of the site, on the Bristol Road. The proposed dwelling would be located approx. 9m from the rear corner of Malvern House, which is set forward of the proposed dwelling. It is acknowledged that the introduction of an 8m high dwelling would have some impact on this neighbour and that there would be some overshadowing to parts of the garden. The test for considering the application is whether this would be significant enough to sustain a reason for refusal.

5.4 Due to the orientation of Malvern House, it is not considered that there would be any direct overshadowing into the rear windows of the properties. Furthermore, the proposed dwelling would comply with the forty five degree test when assessed against the rear of Malvern House. As appearance is reserved, the elevational treatment, including the fenestration has not been submitted, so the specifics in terms of overlooking cannot be assessed. However, it is considered that the site would be capable of accommodating a dwelling that would not cause a significant loss of privacy to Malvern House, subject to an appropriate design approach. It is therefore not considered that there would be a significant adverse impact on the residential amenity of this neighbour as a result of this proposal.

5.5 Greycot is located to the north east of the site on Mill Lane. The rear of Greycot is located over 20m from the boundary with Poplar Cottage. This distance means that any loss of privacy would not be sufficient to sustain a reason for refusal. Furthermore, as stated above, the elevational treatment has

not been submitted and therefore any adverse impacts could be designed out. The distance and relationship between the existing and proposed dwelling is also not considered to result in a significance overbearing of overshadowing impact. It is therefore not considered that there would be a significant adverse impact on the residential amenity of this neighbour.

5.6 The impact on the occupiers of Poplar Cottage must also be considered. PSP43 sets out the minimum standards for private residential amenity space. Poplar Cottage has 3 bedrooms and therefore requires 60 sq. m of private amenity space. The resultant private amenity space for Poplar Cottage would be in excess of this and it is therefore considered that it complies with this policy.

5.7 Due to the relationship between the proposed dwelling and the existing surrounding dwellings, it is not considered that there would be any significant adverse impacts on the residential amenity of existing occupiers.

5.8 *Impact on future occupiers*

The impact of future occupiers of the proposed dwelling must now be considered. The proposed dwelling would have four dwellings and therefore requires 70 sq. m of private amenity space. The proposed dwelling would have in excess of this as both the front and rear gardens would be private and could be used as amenity space. The proposal therefore complies with the requirements of PSP43. For the reasons set out above, in terms of relationship with the adjacent properties, it is considered that the proposed amenity space would be overlooked by the adjacent properties nor would there be any overbearing impacts on their amenity space.

5.9 The proposed dwelling would have a good standard of amenity for future occupiers in terms of internal living conditions. There would not be any significant levels of overlooking from adjacent properties nor would there be any overbearing impacts. Details of the internal layout and appearance are reserved and are not available at this time. It is considered that the proposed dwelling could comply with the National Space Standards. It is therefore not considered that there would be any adverse impacts on the amenity of future occupiers.

5.10 In conclusion, it is not considered that there would be any significant adverse impacts on the residential amenity of existing or future occupiers.

5.11 Impact on the street scene

The existing character of the area is a mixed style of detached dwellings, set within their plots. The proposed dwelling would be broadly in line with the existing property at Poplar Cottage. Appearance is a reserved matter, so this can be fully assessed when this application is submitted. Furthermore, a condition will be imposed to require samples of the proposed materials to ensure that they would be appropriate.

5.12 Concerns have been raised regarding the proposed removal of the front boundary hedge. Discussions have been had with the applicant regarding its retention and the applicant has declined to undertake this. Part of the hedge

would need to be removed to facilitate the entrance. It should be noted that the hedge is not protected and could be removed at any time and replaced with a fence or other boundary treatment up to 1m in height. In view of this, the assessment is effectively for the top 1m of fence. Whilst it is regrettable to lose the hedge, there is a mix of boundary treatments in this part of Bristol Road so the fence would not be out of character with the area.

- 5.13 In view of this, it is not considered that the proposed dwelling would be harmful to the character of the area.

5.14 Impact on the setting of the listed buildings

The Conservation Officer has raised concerns that the loss of the hedge would have an adverse impact on the setting of the grade II listed church and war memorial. This is echoed by the Parish Council and the representations received. As set out above, the hedge is not protected and could therefore be replaced with 1m high fence or wall.

- 5.15 The site is separated from the listed buildings by the A38 and there is vegetation to the front of the church. The proposed dwelling in itself isn't considered to be harmful to the setting of the listed buildings. For these reasons, it is not considered that a reason for refusal could be sustained on heritage grounds.

- 5.16 The Council has a statutory duty under the Act to ensure that new development would enhance or preserve the setting of listed buildings. For the reasons set out in this section, it is considered that this duty have been fulfilled.

5.17 Impact on highway safety.

The application has been subject to extensive negotiations between Officers and the applicant in relation to the proposed access and highway safety issues. The proposed development would utilise the existing access to Poplar Cottage. There has been various highways plans submitted alongside a Road Safety Audit. The proposal involves the widening of the access to provide appropriate visibility. Given this would result in the introduction of one additional dwelling, the level of additional car movements would be relatively small and therefore would have a negligible impact on highway safety.

- 5.18 There is a bus stop in front of the access to Poplar Cottage. Drawing number SK14 has been submitted, which shows a revised to the bus stop, namely raising the kerb adjacent to the bus stop. It is acknowledged that this does not represent an ideal solution in terms of the bus stop. It is however considered to offer a solution that would allow for the access to the proposed dwelling. In order to ensure that the bus stop remains accessible during the construction, a condition will be imposed to ensure that the works are completed prior to the commencement of development.

- 5.19 A pre-commencement condition will be imposed to ensure that construction and environmental management plan (CEMP) is approved. This will require the submission of details relating to working times, contractor parking and deliveries. This would ensure that there is adequate access to the bus stop during the construction phase.

5.20 Impact on ecology

Concerns have been raised regarding the potential loss of the hedge and its impact on wildlife. There is no evidence that there are protected species using the hedge. An informative will be applied to the permission to inform the applicant that there should be no works done to the hedge during the bird nesting period. It is not considered that there would be any adverse impacts on protected species as a result of this proposal.

5.21 Drainage and flood risk

The application has been considered by the Lead Local Flood Authority (LLFA). There is no in principle objection to the method of drainage proposed and a condition will be imposed to require the submission of drainage details prior to the commencement of development. It is not considered that there would be any adverse impacts on the drainage network nor would there be any increase in flood risk.

5.22 Other matters

The representations have raised concerns on the following matters;

- Loss of property value
- Loss of a view
- Expectation of a reduction in council tax

These matters are not material planning considerations.

5.23 Concern has been raised over the impact on neighbours during the construction phase. Construction nuisance is temporary in its nature thus would not result in a reason for refusal. The CEMP (detailed in paragraph 5.19) can be used to set working times to ensure that there would be no adverse impacts on residential amenity.

5.24 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 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.

- 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 Planning permission be **GRANTED**, subject to the conditions set out below.

CONDITIONS

1. Approval of the details of the appearance of the building(s), (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

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

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

Reason

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

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

Reason

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

4. No development shall commence until surface water and foul sewage drainage details including SUDS (Sustainable drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority.

Reason

To ensure that the proposed development has adequate drainage and to comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2018. This is a pre-commencement condition to ensure that the appropriate drainage measures are in place.

5. No development shall commencement until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, inter alia, details of working times, contractor parking, times and other delivery details. The development thereafter shall be carried out in accordance with the detail so approved.

Reason

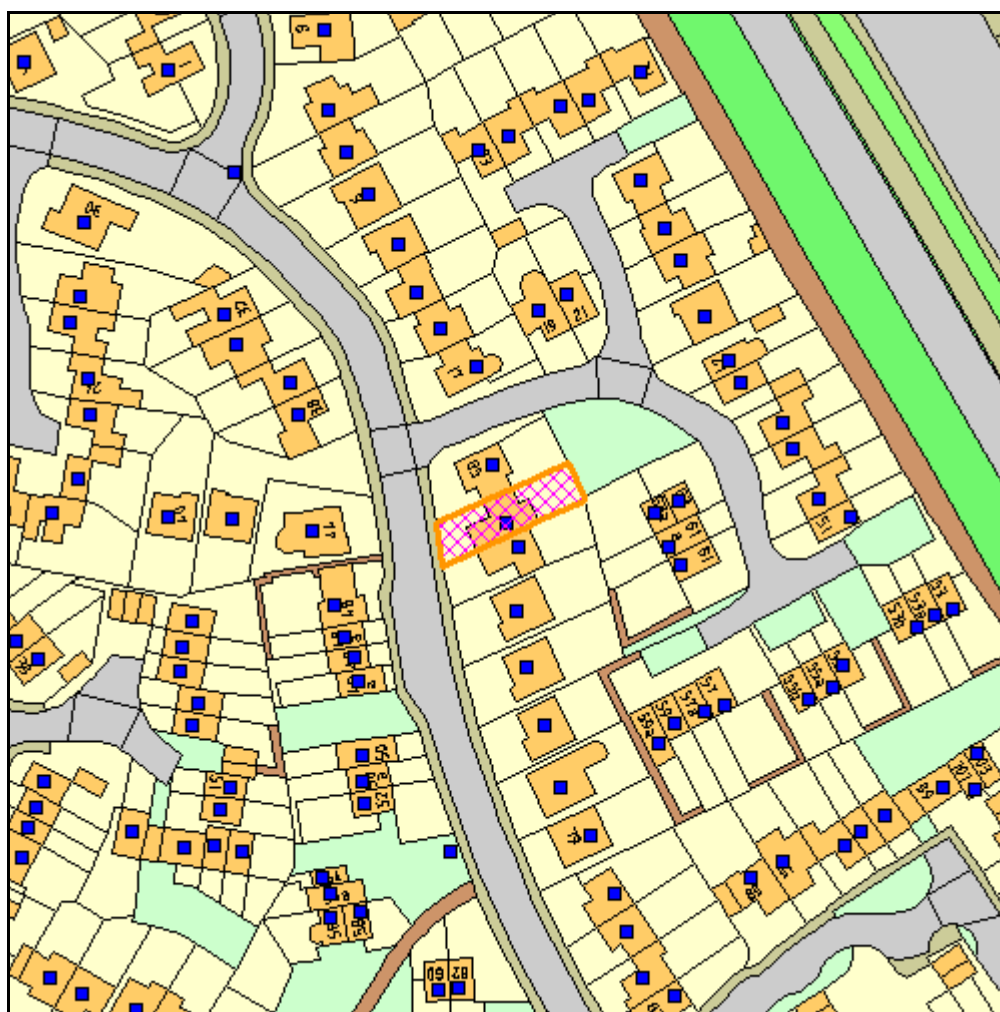
To ensure the safe operation of the bus stop and the highway in accordance with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP11; South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2018.

Case Officer: Suzanne D'Arcy

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 11/23 -17th March 2023

App No.:	P22/06215/HH	Applicant:	Caroline Leroy
Site:	67 Ormonds Close Bradley Stoke South Gloucestershire BS32 0DT	Date Reg:	8th November 2022
Proposal:	Erection of a two storey side extension to form additional living accommodation.	Parish:	Bradley Stoke Town Council
Map Ref:	362288 182602	Ward:	Bradley Stoke North
Application Category:	Householder	Target Date:	24th March 2023



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P22/06215/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 REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as representation has been received from Bradley Stoke Town Council and 3no. local residents which is contrary to the officer recommendation.

1 THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two-storey side extension to form additional living accommodation.
- 1.2 The application site relates to 67 Ormonds Close, Bradley Stoke. The property is a two-storey, link semi-detached dwelling. The dwelling is linked to no.65 by garages which are set back from the principal elevation of the dwellings.
- 1.3 The proposed extension would project from the side elevation of no.67 at a two storey level and above the existing garage.
- 1.4 During the course of the application amended plans were received reducing the size of the proposed two-storey side extension, setting the extension further back from the principal elevation of the main house.

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

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 Standards

- 2.3 Supplementary Planning Guidance
 South Gloucestershire Design Checklist (Adopted) 2007
 Residential Parking Standards SPD (Adopted) 2013
 Householder Design Guide SPD (adopted) March 2021

3 RELEVANT PLANNING HISTORY

- 3.1 None relevant.

4 CONSULTATION RESPONSES

- 4.1 **Bradley Stoke Town Council**
Objection- overbearing, out of keeping with streetscene and loss of parking provision.
- 4.2 **Transport**
 Increased to three bedrooms, SGC parking standards require 2 off-street parking spaces. Existing garage would be converted, and existing driveway shortened. Plan required showing 2 off-street spaces.

Other Representations

- 4.3 **Local Residents**
 Objection comments received by 3no. local residents, summarised as follows:

Highways/parking

- The new 'office room' on the ground floor could be used as a 4th bedroom requiring an additional parking space.
- Removes the garage and 1 parking space from the plot.
- Neighbour could not safely park in the garage/driveway- difficult to manoeuvre into space due to narrow tunnelling effect.
- Wheelchair users could no longer park on neighbouring driveway.
- Increase in on-street parking.
- New wall and pillar on the shared access would become an obstacle.
- Garage would be inaccessible for the elderly or people with physical disabilities.
- Visibility of vehicles exiting the driveway-Safety of pedestrians using the footpath.

Design/visual amenity

- Semi-detached pair would become unbalanced.
- Excessive development
- Harm the character of the area
- Room sizes would not meet building regulations.
- Issue over internal layout.

Residential Amenity

- New window would overlook neighbours garden.
- Loss of light in neighbours garden and first floor living space.
- Increase in noise levels.

Other

- Please assess the impact to the foundations of the front and back trees.
- Sewer not shown on plans- additional usage.
- Where is their satellite dish/antenna going to be located.
- Higher energy consumption for no.65 due to shade from extension.
- Excavation and vibrations would impact living conditions of no.65.
- Does it comply with fire regulations.
- a number of questions raised in regards to how the build will be carried out/access during build.
- Disruption during construction.

5 ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the Policies, Sites and Places Plan (November 2017) allows the principle of development within residential curtilages subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, policy CS1 of the Core Strategy (December 2013) 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.

- 5.2 The proposal accords with the principle of development subject to the consideration below.

5.3 Design and Visual Amenity

The proposal would extend above the existing garage and to the side of the main dwelling. It would be appropriately set down from the main roof ridge and back from the principal elevation of the main house to result in an appropriately subservient addition, in compliance with the design principles set out within the adopted Householder Design Guide SPD. The width of the extension is restricted by the space available, nevertheless the appearance would be entirely proportionate to the existing house. The proposed windows would be appropriately sized and positioned on both the front and rear elevations.

- 5.4 Concern has been raised by a local resident over the internal configuration of the rooms, however unless there is an identified harmful impact, it is not for the planning authority to dictate the internal layout of the extension. In this case, the layout raises no concerns.

- 5.5 Overall, the proposal would not cause any significant harm to the host dwelling, nor the appearance and character of the area. To ensure a satisfactory

appearance, a condition will be included on the decision for all materials to match those of the host property.

5.6 **Trees**

Following a site visit it appears the tree to the front of the property has already been removed and the location of the proposal would not impact on the existing trees to the rear.

5.7 **Residential Amenity**

The pattern of development is such that the host dwelling is stepped forward of the neighbour, while the garages that link the two are level with each other. Though concern has been raised by a neighbour of loss of light to first floor rooms from where they work from home, given the location at the side of the dwelling the proposal would not impact upon any primary living rooms of the neighbouring property; the only window affected at first floor level does not serve any bedroom. The existing windows on the rear elevation, serving the primary living rooms of no.65 would not be impacted by the proposed extension.

5.8 It is accepted that the new windows at the rear would somewhat overlook neighbouring gardens, however a degree of overlooking into gardens is expected in built-up residential areas such as this and the impact is not so severe as to warrant a refusal.

5.9 Furthermore, the extension would not project beyond the existing rear elevation wall and would therefore have no significant overbearing impact or loss of light impact to the neighbouring garden.

5.10 The addition of a relatively modest side extension to add an additional bedroom would not result in any substantial increase in noise levels.

5.11 **Transport**

South Gloucestershire Council's minimum parking standards require 2 bed properties to provide 1 off-street parking space, and 3 bed properties 2 off-street spaces. The proposed extension would alter the existing parking provision by removing the garage and part of the existing driveway, while increasing the number of bedrooms from 2 to 3.

5.12 Concerns have been raised by residents in relation to insufficient parking provision, however a proposed parking plan has been submitted that shows 2 spaces would be provided on the frontage of the property. No indication of the surface material has been provided, though this could be secured by condition. The proposed spaces comply with the required dimension of policy PSP16, as such no objections are raised in term of parking provision.

5.13 There has also been concern raised by residents over a possible tunnelling effect on the neighbouring driveway which could hinder their ability to

park/access their vehicle. In response to this, the plans were amended, setting the proposed extension back further from the principal elevation so that it matches the building line of the neighbouring property. This greatly reduces the impact of the proposal and although a small tunnelling effect would still result, it would only project a distance of approximately 2m from the garage, leaving a gap of approximately 2.5m. This would not cause any detrimental impact on the ability of the neighbour to manoeuvre their vehicle or access their garage given the length of the driveway (7.7m).

5.14 The proposed extension is sufficiently set back from the principal elevation as not to impede on visibility when entering and exiting the driveway. Therefore, there would be no identified harm to pedestrians.

5.15 Overall, the proposal would not result in any severe highway safety impact, nor would it cause any other transport concerns.

5.16 **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.

5.17 Although concern has been raised by a resident over the proposal affecting the ability of the elderly and wheelchair users to access the garage, in reality there would be no difference to the existing arrangement given that the width of the neighbouring driveway would remain the same. The proposal is being erected on land under the ownership of the applicant. Furthermore, the neighbouring driveway is a sufficient length to allow easy access and exit from vehicles following the development. Therefore, the planning application is considered to have a neutral impact on equality as it does not impact on any of the protected characteristics.

5.18 **Other Matters**

Any issues in relation to drainage, foundation, depth of excavation or fire safety that have been raised as a concern by neighbours can be sufficiently addressed by Building Regulations for a householder development of this nature.

5.19 Concerns have been raised in regard to the impact on the neighbour during construction.

- 5.20 This permission does not authorise access to neighbouring land. If this is required during construction, then written consent of the owner and occupier of any land which it is necessary to enter should be obtained.
- 5.21 It is accepted that there would be a degree of disruption to local residents during the construction period, however this is not a material planning consideration, it therefore cannot form a reason for refusal. That said, it is hoped that the applicant and contractor would be considerate to neighbours during that period.
- 5.22 The proposal would not impact on waste collection as this is carried out roadside.
- 5.23 The impact of the extension on the energy consumption of a neighbouring property is no a material planning consideration.
- 5.24 The installation of a satellite dish would not require planning permission.

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

Reason

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

3. The off-street parking facilities shown on the plans hereby approved shall be provided within 1 month of the extension hereby approved being substantially completed, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; Policy bPSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

4. The development hereby approved shall be carried out in accordance with the following documents:

Received by the Council on 29th October 2022:
COMBINED EXISTING PLANS (3)003

Received by the Council on 4th November 2023:
EXISTING SITE LOCATION AND BLOCK PLANS (3)105

Received by the Council on 14th March 2023:
PROPOSED SITE LOCATION AND BLOCK PLAN (3)106 REV A
PROPOSED FLOOR PLANS AND ELEVATIONS (3)104 REV A
PROPOSED PARKING ARRANGEMENT (3)107 REV A

Reason

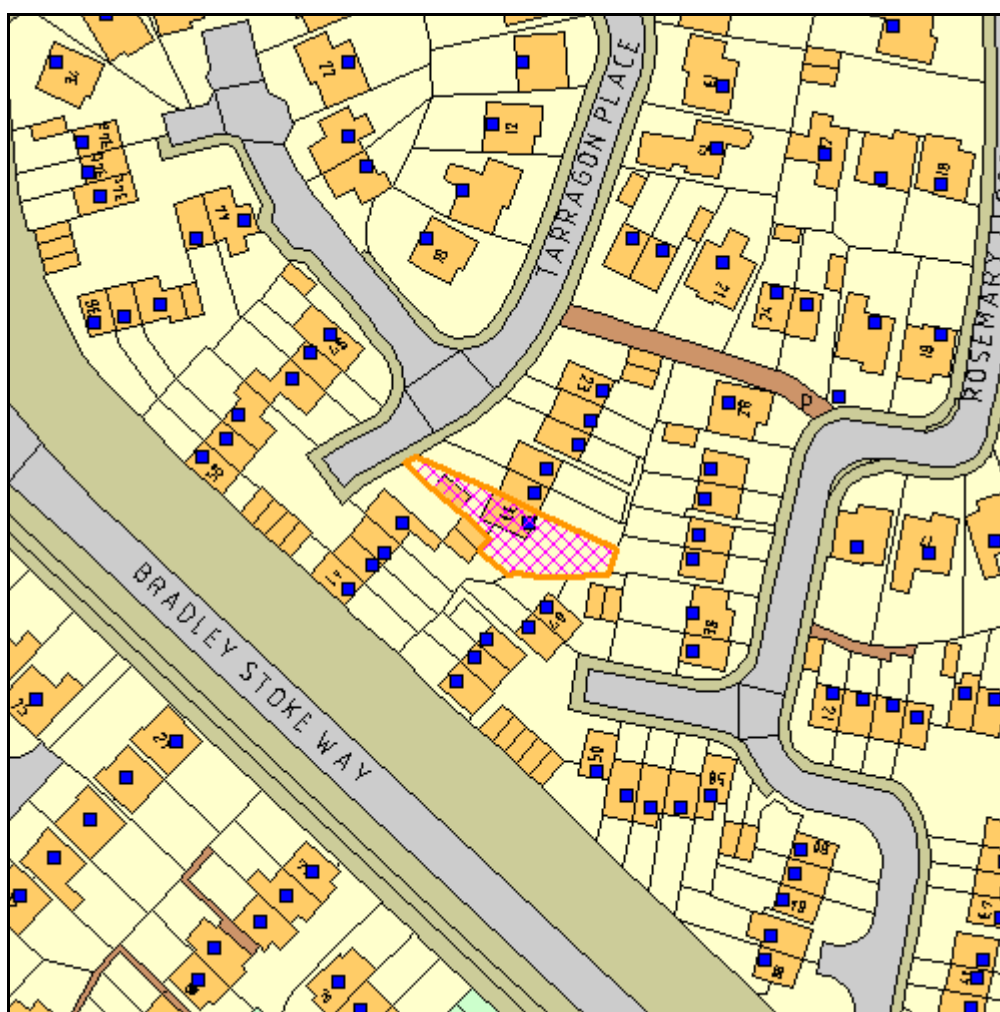
To define the terms and extent of the permission.

Case Officer: James Reynolds

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 11/23 -17th March 2023

App No.:	P22/06726/HH	Applicant:	Mr Mikolaj Rerych
Site:	33 Tarragon Place Bradley Stoke South Gloucestershire BS32 8TP	Date Reg:	1st December 2022
Proposal:	Erection of a single storey rear and side extension to form additional living accommodation.	Parish:	Bradley Stoke Town Council
Map Ref:	362899 181069	Ward:	Bradley Stoke South
Application Category:	Householder	Target Date:	24th March 2023



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N.T.S.

P22/06726/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.

EOT to 17.3.23

CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following an objection comment from the Town Council contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a single storey rear and side extension to form additional living accommodation.
- 1.2 The application site relates to 33 Tarragon Place, Bradley Stoke, a modest two-storey end of terrace dwellinghouse situated within an established build up area. The proposal would see this 3 bed dwelling extended to a 5 bed property.
- 1.3 During the registration process the agent was asked to remove the details of the dormer window from submitted plans due to it conforming to permitted development regulations. The agent has not done so citing additional, unnecessary expense to the client. The dormer window therefore, does not form part of the assessment.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility

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

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

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted August 2007)
Residential Parking Standards (Adopted December 2013)

3. RELEVANT PLANNING HISTORY

- | | | | |
|-----|--------------|---|---------|
| 3.1 | P95/0020/424 | Erection of 225 number dwellings and associated works. Construction of vehicular and pedestrian access on 5.95 hectares (14.7 acres) of land.
Approved | 22.5.95 |
| 3.2 | P84/0020/1 | Residential, shopping & employment development inc. Roads & sewers and other ancillary facilities on approx.1000 acres of land.
Approved | 3.12.86 |

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
Objects to this planning application on grounds of over-massing and out of keeping with the streetscene

4.2 Other Consultees

DM Transport:
Three car parking spaces needed for this proposed 5 bed dwelling.
Insufficient parking – objection.

Other Representations

- 4.3 Local Residents
One letter of objection has been received:

We would like to object to the building works at 33 Tarragon Place as the roof dormer will overlook our property and the ground floor building will be exceptionally large and take up most of the garden at No 33. This will obviously mean we will be able to see the building much closer to our home. It will also mean we will have to endure dust and noise during the build

5. ANALYSIS OF PROPOSAL

- 5.1 The application is for the erection of a single storey rear and side extension to form additional living accommodation.
- 5.2 Permitted development:
The proposed dormer window would fall within the parameters of permitted development and therefore does not form part of the assessment.
- 5.3 Principle of Development
The application stands to be assessed against the above listed policies and all material considerations. It is acknowledged that the application site is within an established residential area and Policy PSP38 of the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017 indicates that

residential extensions are acceptable in principle subject to considerations of visual amenity, residential amenity and highway safety.

- 5.4 Officers have some concerns with the application that include the overall design and massing of the single storey extension and the amount of parking provision to serve the extended site.
- 5.5 Design and Visual Amenity
Policy CS1 of the Core Strategy and policy PSP38 of Policies, Sites and Places Plans seeks 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 application site and its context.
- 5.6 Design in planning terms is an overarching phrase which has a wider meaning than merely appearance. The updated NPPF (2021) has again emphasised the importance of design. It states ...*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.*
- 5.7 The application site is a modest two-storey end of terrace modern dwelling. The proposed single storey wrap around side/rear extension would create additional living accommodation and a ground floor bedroom.
- 5.8 It is stressed that among other things development should - add to the quality of the area; - be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; - be sympathetic to local character and history; - establish or maintain a sense of place
- 5.9 In addition to the above, the recently adopted (2021) Householder Design Guide SPD states that extensions to existing dwellings should among other things, aim to *be of an overall high quality design; be subservient in scale and character (to the main dwelling) to ensure the prominence of the existing building is preserved; respond positively to the characteristics of the prevailing street scene that are considered to make a positive contribution to the distinctiveness of the locality; safeguard the amenities of neighbouring residents in terms of daylight, sunlight, privacy (both direct and perceived), visual intrusion, nuisance and security.*
- 5.10 The proposed extension would be a large addition to the existing property. However, given the plot arrangement and the street-scene neither the side extension nor the rear extension would be visible from the public realm. Furthermore, the end of terrace property benefits from a much larger garden than its immediate neighbours and access around the side extension would remain.
- 5.11 Plans indicate the design would represent a high quality scheme accompanied by good quality materials. Overall although the proposal would add a large extension to this property a refusal on the grounds of it being over-massing or not in keeping with the street scene could not be substantiated.

- 5.12 On balance the proposal is in accordance with design policies and can be recommended for approval.
- 5.13 Residential amenity:
The scheme is for a single-storey wrap around extension to the rear and side of the dwelling. Residential amenity is assessed in terms of impact on the existing and future occupants of the property and on closest neighbours.
- 5.14 The dwelling benefits from a large side and rear garden. Amenity space is assessed on the number of bedrooms within a dwelling. Policy 43 sets out the standards. The existing property is a 3 bed dwelling with the extension providing another ground floor bedroom. Permitted development allows for the creation of a loft bedroom too.
- 5.15 Plans indicate that the amount of amenity space to serve the dwelling would accord with standards for both a 4 or 5 bed dwelling and on this basis the proposal accords with policy.
- 5.16 In terms of impact on neighbours, the extension is single storey with openings proposed for the rear (east) and side (south) elevations. Given the distance from the neighbours to the east and the presence of high boundary to the south, respective neighbours would not be adversely impacted by the single storey built form.
- 5.17 Comments have been received from a close neighbour to the rear of the site expressing concern that the dormer would create issues of overlooking. However, as discussed above, the introduction of a dormer window cannot be assessed here as it falls under the remit of permitted development.
- 5.18 Transport:
The existing dwelling has three bedrooms. It benefits from a small single garage and a parking space to the front of this structure. Overall the proposal would increase the dwelling from 3 to 5 bedrooms. In order to conform to the Council's minimum residential car parking standards as set out in the Residential Parking Standards SPD and Policy PSP16 of the Policies, Sites and Places document such an increase would require 3 parking spaces to be accommodated on site.
- 5.19 However, the loft bedroom created by the introduction of a rear dormer window accords with permitted development where no assessment of parking is required. As such it follows that the increase in bedrooms needs to be assessed as rising from 3 to 4 and under adopted policy this number of bedrooms only requires 2 off-street parking spaces which can already be accommodated on site. In this way an objection for lack of parking cannot be substantiated.
- 5.20 Notwithstanding the above, when looking in more detail at the parking issues for this area, there have been no objections from local residents or the Town Council citing problems with parking. It is therefore reasonable for Officers to conclude that an additional vehicle could be successfully accommodated on this quiet residential street.

5.21 Impact on Equalities

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

5.22 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.

5.23 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

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. Development shall proceed in strict accordance with the following plans.

As received by the LPA on 29.11.23:

Site location and existing site plan - 001 A

Existing ground floor plan - 10 A

Existing first floor plan - 11A

Existing loft floor plan - 12 A
Existing roof plan - 13 A
Existing front and rear elevations - 21 a
Existing side elevation - 22 A
Existing section A-A - 30A

As received by the LPA on 30.11.23:

Existing side elevation 2 - 23 A
Proposed site plan - 100 A
Proposed ground floor plan - 110 A
Proposed first floor plan - 111A
Proposed loft floor plan - 112 A
Proposed roof plan - 113 A
Proposed front and rear elevations - 121 A
Proposed side elevation - 122 A
Proposed side elevation 2 - 123 A
Proposed section A-A - 130A

Reason:

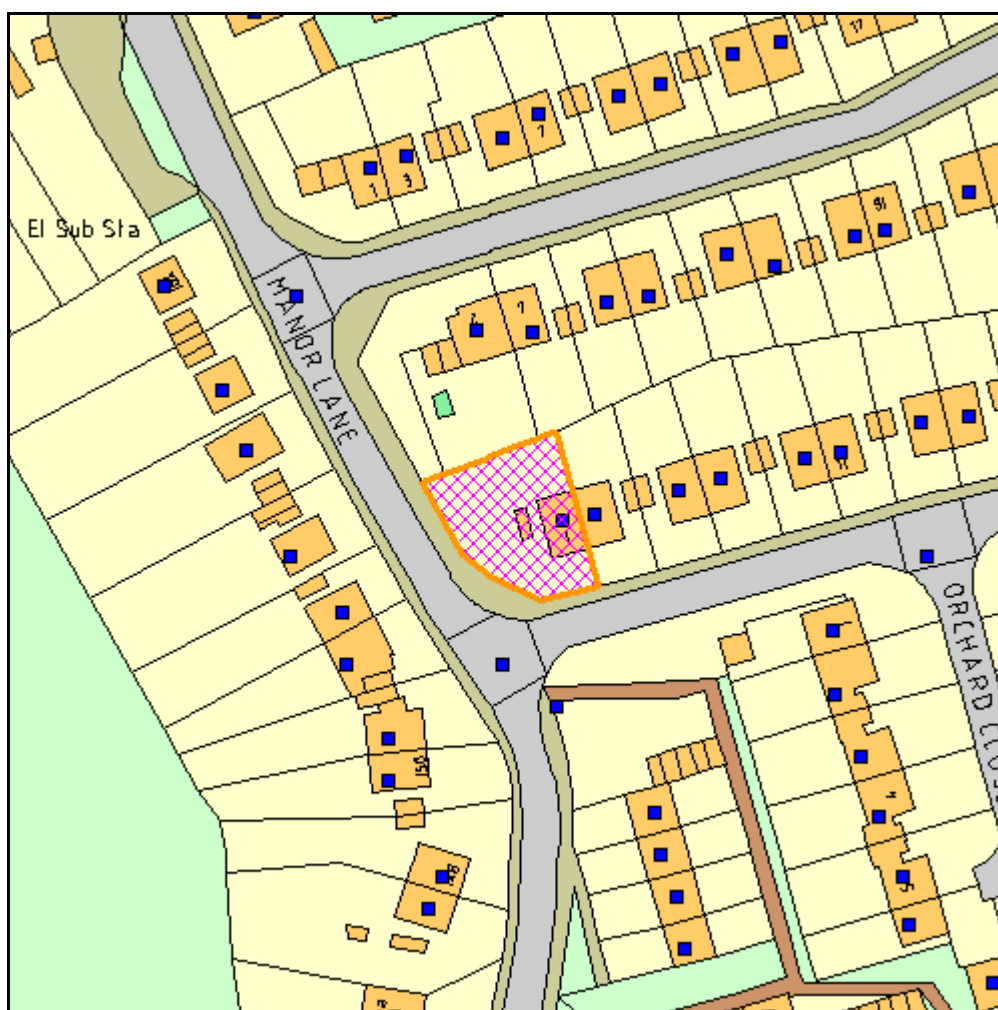
For the avoidance of doubt.

Case Officer: Anne Joseph

Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 11/23 -17th March 2023

App No.:	P22/06750/F	Applicant:	Mr Hugh Probert
Site:	1 Underhill Road Charfield South Gloucestershire GL12 8TQ	Date Reg:	30th November 2022
Proposal:	Demolition of existing garages. Erection of 1 no. detached dwelling with associated works.	Parish:	Charfield Parish Council
Map Ref:	372012 192055	Ward:	Charfield
Application Category:	Minor	Target Date:	24th January 2023



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P22/06750/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 comments received, from the Parish Council, contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the demolition of existing garages and the erection of 1 no. detached dwelling with associated works.
- 1.2 The site consists of part of the front and side curtilage of 1 Underhill Road. The site is situated in the residential area of Charfield.
- 1.3 Additional parking plans were received during the course of the application.

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
CS8 Improving Accessibility
CS16 Housing Density
CS17 Housing Diversity

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

PSP8 Residential Amenity
PSP16 Parking Standards
PSP38 Development in Residential Curtilages, Including Extensions and New Dwellings
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007
South Gloucestershire Council - Residential Parking Standards
South Gloucestershire Council Residential Annexes and Outbuildings SPD

3. RELEVANT PLANNING HISTORY

- 3.1 P22/03763/HH - Demolition of existing garage and erection of a two storey side extension to form garages and annexe. Refused 15/11/22

4. CONSULTATION RESPONSES

4.1 Charfield Parish Council

A condition should be imposed to ensure the new dwelling remains integral to the original property and cannot be separated from the original dwelling. The Parish Council also had concerns about congestion and additional vehicles parked on the highway at the Manor Road/Underhill Road junction.

4.2 Other Consultees

Lead Local Flood Authority

Require clarification on the method of surface water drainage

Sustainable Transport

As this proposal stands there is a transportation objection to it due to lack of parking space in accordance with the Councils standards. This is compounded by the substandard nature of garage spaces which to be considered as car parking should be a minimum of 3m x 6m not circa 2.4m x 4.3m which is even smaller than a standard parking space.

There should be a minimum of 2 car parking spaces for the host dwelling and 2 for the new dwelling (noting that this indicates only 1 bedroom, but it would appear that there is an additional bedroom on the ground floor although not marked as such). Electric vehicle charging points will also be required.

Additional plans showing off-street parking provision were subsequently received.

No further comments were received.

Other Representations

4.3 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The NPPF emphasis is on sustainable growth, including boosting housing supply and building including through windfall development, except where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policy framework.

PSP38 establishes that new residential development on sites within the urban area and the curtilage of dwellings are acceptable in principle, subject to the proposal satisfying other material considerations, such as density, design, residential amenity, and highway safety. Policies CS16 and CS17 of the Core Strategy seek to achieve an efficient use of land, maximise housing supplied at locations where there is good pedestrian access to frequent public transport services, and provide a mix of housing types.

5.2 Design

The application site consists of the front and side curtilage of an existing dwelling, on a residential road. The plot is a comparatively large front curtilage area. The application is for a single detached dwelling. The height of the proposed dwelling has been designed to reflect the heights of the surrounding context, which are predominantly one and a half stories with pitched roofs and dormers. It is not considered that the addition of an additional dwelling to the area at this location would be unacceptable. Due to the layout and orientation of the various surrounding dwellings, the shape of the curtilage and road pattern the proposals are not considered to materially detract from any layout, pattern or streetscene. Materials proposed consist of double roman tiles and rendered blockwork. The proposed dwelling in this case is of an appropriate standard of design and have no material or significant detrimental impact upon the surrounding area. Materials are considered acceptable for the proposed dwelling utilising brickwork, concrete tiles and hung tiles to match the existing dwelling. The density of development at the site in this location is governed by the size, shape and location of the plot and the proposals are considered acceptable in this respect.

5.3 Local Amenity

The proposals are of scale and location, and distance that would not be considered to give rise to material overbearing impact upon surrounding properties. It is not therefore considered that the proposals would give rise to an unreasonable or material overlooking or overbearing impact.

- 5.4 There would be sufficient scope for private amenity space to serve both the host dwelling which would retain its existing rear garden and the new dwelling to the front which would have sufficient amenity space for the single bedroomed proposals to meet the Councils private amenity space standards.

- 5.5 The comments regarding an annexe type tie to the existing dwelling are noted. In this instance the proposal has been designed and submitted as a separate dwelling, independent of the existing one, with its own garden and full facilities. Whilst reference has been made to use of the dwelling by a relative, and the proximity to the existing house would be of benefit in this respect, the proposals have been designed as a standalone property and would easily be able to be used as such in the future. It is therefore a separate dwelling in its own right. On this basis an annexe condition would not be appropriate in this instance.

5.6 Transportation

The highways comments above, are noted. The applicants have provided an updated plan illustrating off-street parking provision. The garages are annotated as stores, whilst off-street provision is illustrated on the drive to the front. Whilst it is noted from the plans that the dwelling would contain a single bedroom, the potential to provide another in one of the rooms is noted. The plans illustrate up to two off-street spaces and this would be sufficient for a 3-4 bed dwelling have in accordance with the Councils adopted requirements. The parking provision is therefore acceptable for the proposed dwelling as proposed.

5.7 Drainage

The layout and location of any soakaways would be determined by Building regs criteria. Any links to the mains would need to be agreed with the water company and mains owners.

5.8 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 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

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 and Existing and Proposed Plans and Elevations (Refs), received by the Council on the 29th November 2022 and Proposed Floor Plans and Block Plan (Refs PL05E and PL07C) received by the Council on the 14th February 2023.

Reason:

To define the terms and extent of the permission.

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

Reason

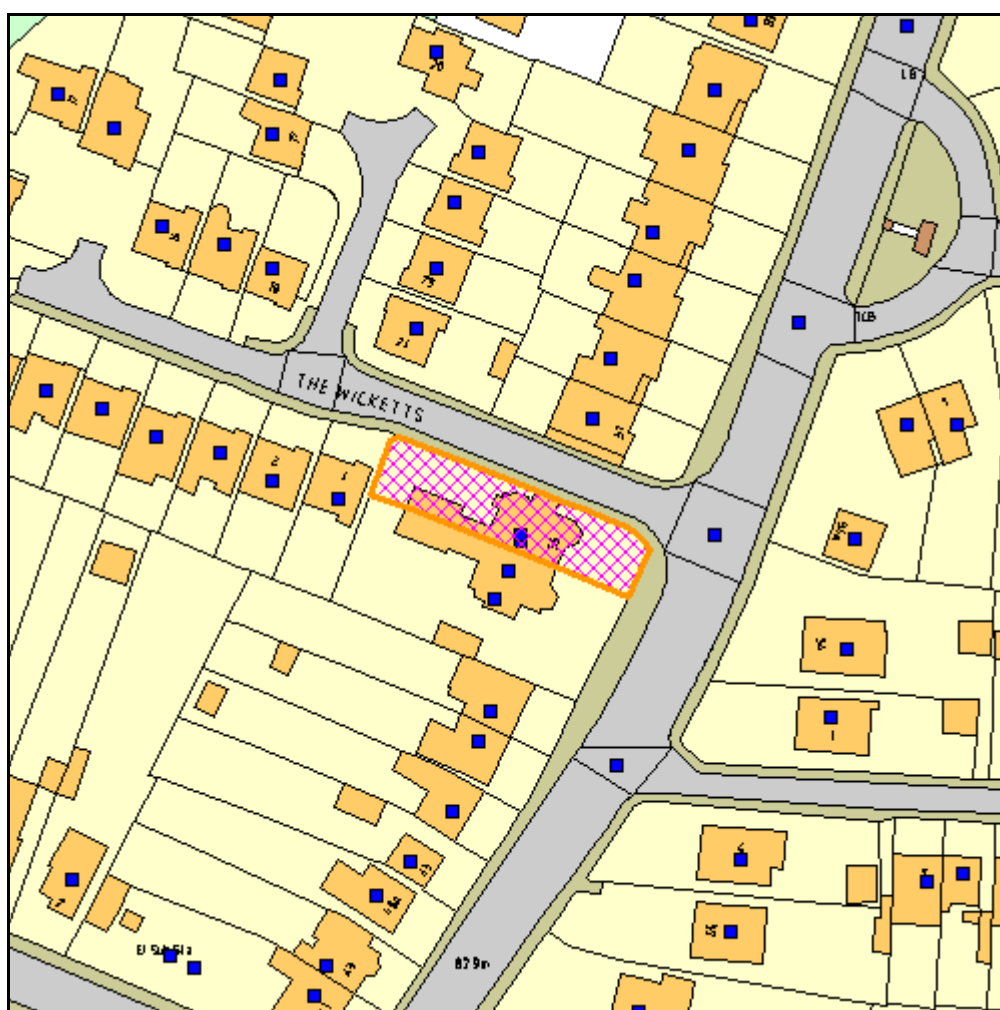
To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

Case Officer: Simon Ford

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 11/23 -17th March 2023

App No.:	P22/06890/F	Applicant:	Bristol Housing And Support Limited
Site:	55 Gloucester Road North Filton South Gloucestershire BS7 0SN	Date Reg:	8th December 2022
Proposal:	Change of use of dwelling house (Class C3) to shared supported living facility (Class C2) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), erection of steps to access basement, formation of parking area with access, and associated works.	Parish:	Filton Town Council
Map Ref:	359939 178455	Ward:	Filton
Application Category:	Minor	Target Date:	28th February 2023



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P22/06890/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 THE CIRCULATED SCHEDULE

The application appears on the Circulated Schedule because more than 3no. responses have been received from interested parties that are contrary to the findings of this report and officer recommendation. The comments of the Town Council, whilst not explicitly objecting, could also be construed as being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 Planning permission is sought for change of use of dwelling house (Class C3) to shared supported living facility (Class C2) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), erection of steps to access basement, formation of parking area with access, and associated works.
- 1.2 The application site is a large semi-detached dwelling with attached rear annexe, located on Gloucester Road North on a corner plot, with The Wicketts (a cul-de-sac) to the North. The host building appears on the local list (a locally listed building).
- 1.3 During the application's consideration, revised plans have been accepted to provide parking and access for the parking. The application has been amended accordingly and a public re-consultation carried out.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021
National Planning Practice Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
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
PSP17	Heritage Assets and the Historic Environment
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Space Standards

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 P86/1521 (withdrawn 20/08/1987):
Change of use to residential home for the retired
- 3.2 N8560/1 (refused 29/09/1983):
Change of use of existing dwelling to nursing home for the elderly.

4. **CONSULTATION RESPONSES**

- 4.1 Filton Town Council
No stance stated (objection/support/neutral).

Comment: overuse of this genre of accommodation. Would like more information regarding the status of the residents who would be occupying the address.

- 4.2 Transport

Initial comments: clarification required as to parking demands. Proposals results in loss of parking spaces. Clarity sought on whether existing 'bed and breakfast' use has planning permission. Details required of supported living residents and whether they would be likely to own a car and what the staffing requirements are. It would help if the communal garden is reverted back to parking.

Updated comments: no objection, subject to conditions.

- 4.3 Economic Development
No comments have been received.

- 4.4 Police
No objection.

- 4.5 Public Health and Wellbeing
No comments have been received.

- 4.6 Planning Policy
No comments have been received.

4.7 Housing Enabling

No formal comments have been received. Queries have been received via email from the HE team regarding whether the applicant is registered with the CQC [Care Quality Commission], the nature of the client group receiving support, whether occupants would have more complex needs and the nature of staffing and support provided. Currently object without this information.

4.8 Conservation Officer

Defer to case officer.

4.9 Local Residents

25no. representations have been received in total, 18 of which are in objection and 7 in support. The responses across both consultations are summarised as follows below:

Objection

- Wanted to live somewhere tucked away from busy area
- Quietness of The Wicketts paramount to wellbeing and mental health
- Want to continue feeling safe
- Don't want to walk past a property housing dangerous or rowdy individuals
- Concerning that communal garden is on road side
- Parking already and issue on The Wicketts
- Adding more cars is a concern
- Emergency service vehicles may struggle to pass
- Similar house is use for such purposes nearby – have we had enough?
- Contrary to PSP16 – should be no increase in on street parking
- Zigzag lines near junction often ignored
- Number of residents/staff would increase demand on parking on The Wicketts
- Parking on The Wicketts makes access from Gloucester Road dangerous
- Need double yellow lines
- Police have been called in the past as the road was obstructed
- Developers have not replied to FTC's [Filton Town Council] query
- Chosen residents could affect amenity of existing residents
- Residents of nearby C2 property shout abuse as passers by
- Would not want to see increase in crime experienced by residents near to existing C2 properties/HMOs
- Development is very dense for site
- Bedroom 2 is very small
- Dining and outside space is limited
- Filton already has HMO density that exceeds existing guidelines
- NPPF states development of poor design should be refused
- Insufficient private amenity space
- Increased noise and disturbance
- Lack of consultation
- Previously refused 3 times
- Impact on safety of vulnerable people who already live in the area
- Is there another need for this type of property?
- Dangerous parking occurs already
- Neighbours haven't received any information about the impacts
- Site is on narrow corner by narrow cul-de-sac

- New residents will struggle to park
- Noise created by new occupants
- Police will be called many times
- Too many HMOs and C2 dwellings in Filton
- Area already developed with this kind of housing
- 10 bedrooms in total is overdevelopment
- Previous house has not had lodgers. Previous occupant lived in the property alone
- Development would not provide sufficient external space
- Loss of privacy
- Live in a property that will be overlooked and have not been consulted
- Annexe which is separate dwellings has no planning permission for change of use. Advised previously that this was an annexe
- Impact on highway safety – cars stopping on A38 if The Wicketts is backed up
- Use of communal garden may cause significant noise disruption
- Area already overpopulated
- People already park on The Wicketts who do not reside there
- Increased congestion
- Although the address is Gloucester Road, the footfall and traffic will lead via The Wicketts
- Not appropriate to have a business of this size in a private residential area
- No site notice posted
- Annexe should be considered as a stand alone dwelling
- 4 spaces are not adequate
- Concern relation to anti social behaviour
- Should have a minimum of 70sqm private amenity space
- Concerned about safety of residents with regards to fire, etc.
- Need to comply with legal requirements [licensing] for HMOs as that is what this is
- Parking arrangement is limited
- Disappointed that not every resident has been included as it affects us all
- No mention of who will be resident
- Not in keeping with surrounding area
- Refuse and litter impacts
- Lack of transparency
- Parking on pavements occurs already – impact on pedestrian safety
- Lack of wellbeing and fresh air for occupants
- Unfair to residents of the proposal
- How can you consider the impacts properly without full details of who will be occupying the building?
- Some clients may be a security/social risk
- Any approval should have restriction on who can live at the property
- Reduction in property values
- New parking is ridiculous – existing gates are adequate
- Dropped kerb will remove on street parking
- Can car parking be moved to front garden, along with communal garden
- Contravenes CS1, CS8/CS17 and CS20/PSP43
- Additional residents will upset balance
- Not sufficient capacity in the sewage system

Support

- BHS are a brilliant organisation
- Work they do in the community is needed more than ever
- Services like this are paramount in the community
- Reassuring that there will be more available to families in need
- Great to see BHS doing great things in the community
- Services are much needed
- Reassuring to see support in the community
- Much needed
- Hope the community can see the benefits of this kind of support

5. ANALYSIS OF PROPOSAL

- 5.1 Planning permission is sought for change of use of dwelling house (Class C3) to shared supported living facility (Class C2) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), erection of steps to access basement, formation of parking area with access, and associated works.

Principle of Development

- 5.2 The application has generated a reasonable level of interest and concern/query regarding the nature of the accommodation and the nature of the occupants. It is worth therefore noting from the very outset that the exact nature or status of the occupants within the supported living context should not be used as grounds to resist the development. It is the use of shared supported living (C2) that is up for consideration, not the potential occupants. That said, it would be prudent to outline the proposed use within C2 and what it would entail. C2 within the planning use classes order covers 'residential institutions', which includes *residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals and nursing homes*.
- 5.3 In this instance, the proposal would see accommodation for up to 8 residents within the main part of the building, and 2no. self-contained 1 bedroom units in the existing 'annexe'. The bedrooms within the main building would provide more intensive support/care, whilst the 2no. units of accommodation to the rear would provide more independent accommodation to prepare service users for independent living (referred to as 'move on' accommodation). The basement of the property would be used for staff accommodation, and ancillary facilities such as storage and staff meeting room. To allow access to the basement from outside, an external stair will be installed to the front. Bedrooms within the main building take the form of standard bedrooms (bed 2,3,5,6 and 8), and bedrooms offering ensuite accommodation with kitchenette facilities (bed 1, 4 and 7). Within the ground floor would be a communal lounge, kitchen/dining room and laundry/resource room.
- 5.4 For clarity, the supporting material states that the occupants will be individuals who have been assessed and deemed to be in urgent need of housing, with a focus on individuals with Mental Health issues, Learning Difficulties and Physical Disabilities. The applicant is understood to be Bristol Housing and Support LTD ('BHS'), who are stated to provide supported living for such

individuals. BHS are stated to provide a fully managed service for individuals that use their facilities. Occupants have access (24hr) to management, support, laundry, washing and eating facilities within the site.

- 5.5 The premises would be staffed, it is stated with a house manager, 2 general staff members and 1 overnight staff member. Further detail by the applicant's agent suggests that BHS operate on a basis of 1 staff to every 4 service users by day and 1 to 8 per night. There will also be a house manager and overall house manager, but it is not clear when/how frequently they would be present. It is unclear whether the applicant is registered with the CQC [Care Quality Commission], however this is not something that falls within the remit of planning and ensuring that the applicant has the appropriate registration/licensing in place is a matter for them and the relevant authorities (be it the CQC or the Council's Private Sector Housing Team, for example). To clarify, as there would be substantive care provided, C2 is deemed as the appropriate use class (as opposed to C1 or C3/4).

5.6 Principle of Development – Policy

The development would take place within an existing urban area, which is not subject to any particular planning designations or constraints and is within an area where development is generally supported by policy (CS5). There are no policies within the development plan that are directly specific to this type of development. However, as with similar applications elsewhere in the district, PSP39 is deemed to be the most relevant policy. PSP39 covers residential conversions, sub-divisions and HMOs. PSP39 is supportive of such development provided there is no harm to the character and amenity of the area; amenity of neighbours is not prejudiced; adequate parking is provided; adequate amenity space is provided and refuse storage and servicing is provided. To avoid doubt, the proposal is not considered on the basis of HMO use, as HMOs do not fall within C2 use.

5.7 Visual Character and Amenity Consideration

The property is a large semi-detached stone and bay fronted dwelling, with attached 'annexe' to the rear which is arranged over 1.5 storeys. To the front of no.55 is a front garden behind low boundary wall, whilst to the rear is currently occupied by amenity space and parking (and the annexe). Vehicle access is from The Wicketts, which runs to the North of the site as the site is on a corner plot. The area is characterized by mostly residential uses and has the character of a mature residential location. The Wicketts is a more modern mid/late 20th century development. Limited physical alterations are proposed to the dwelling itself, however the development proposals include the creation of steps to the front to access the basement. To the rear, a new parking area would be formed, accessed from The Wicketts. A communal garden area would also be formed between the parking area and the rear of the building within the existing rear curtilage.

- 5.8 The front access to the basement would be limited above ground, however its presence would be appreciable in passing. That said, the basement access is not something that would result in any particular harm to the visual amenity or character of the building and locality. The other visual change would be the loss

of boundary wall to the rear of the site to form a new parking area on The Wicketts. Whilst the higher boundary walls are quite characteristic, the loss of boundary wall would not be total and would not result any appreciable or unacceptable visual harm.

- 5.9 In terms of the use, C2 use is of a residential nature, albeit the use is somewhat different to standard C3 use (hence the differing use classes), with C2 supported living being more intensive. That said, the use is still one that would accord with the character of the predominantly residential area. Whilst the use would be more intensive, the limited external changes are such there are no reasonable grounds on which to resist the development on grounds of character/amenity of the area.

5.10 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. Several concerns are noted regarding impacts on residential amenity.

- 5.11 The starting point is to note that the external changes are limited and there would be no additional built form, which means no issues overbearing, overshadowing, etc. The parking area would result in some increase in noise by reason of comings and goings, but not to such an extent that there would be any unacceptable impacts on the amenity of neighbouring occupiers.

- 5.12 In terms of overlooking, there would be no new openings, and so whilst comments relating to overlooking and loss of privacy are noted, there would be no increase in overlooking created beyond what is already possible. The rear of the building, including the annexe, has rear windows facing toward 1 The Wicketts. However, as these are existing windows and by reason of their placements, there would be no unacceptable overlooking issues created.

- 5.13 It is understood that concerns are raised relating to noise and disturbance. Officers acknowledge that having 10 occupants would invariably create more noise than a smaller family dwelling, with more comings and goings, etc. That being said, as the use is still of a residential nature then this would not be to any extent that would justify refusal. Comments regarding future occupiers and how they use the amenity space are noted. However, any issues of antisocial behaviour or excess noise would be addressed either through the Council's Environmental Protection officers, or The Police. The baseline use proposed however is not one that would result in any unreasonable or indeed unacceptable levels of noise or disturbance.

- 5.14 The amenity space (communal garden) would cover some 60sqm excluding the area separated with the cycle store, which provides a further 20sqm. There are no adopted standards for a C2 use, however the LPA often uses the PSP43 standard of 5sqm per bedroom when considering HMO applications. This would be an appropriate means to consider this application and on that basis, 50sqm would be required (5sqm per room), which is possible on site. There are therefore no concerns regarding lack of outdoor space and such matters would

also be covered by the appropriate licensing/regulatory arrangements that come with operating such a facility. Concern is noted regarding the size of some of the bedrooms. In that respect, all bedrooms have the minimum floor area required by the nationally described space standards, and so whilst this standard is applied generally to C3 development, it is a good indicator of an acceptable standard of living for future residents. Moreover, all accommodation would benefit from acceptable levels of light and outlook.

- 5.15 Further to the above, there are no considered residential amenity issues with the proposed development that would justify refusal.

5.16 Heritage – Locally Listed Building

The host building and its attached neighbour appear on the local list and are therefore regarded as non-designated heritage assets. The NPPF at paragraph 203 requires local planning authorities to take the effect of an application on the significance of a non-designated heritage asset into account when determining an application. This is reflected in PSP17.

- 5.17 The host building is a large Victorian double bay fronted dwelling, characteristic of the local area, and the main significance appears to be derived generally from the frontage of the building. The proposals include limited changes and whilst the basement access to the front would result in a degree of change, this would be predominantly below ground and the main features of the façade would be retained. Given the existing situation and the limited external changes, the development would not result in any significant harm to the significance of the locally important heritage asset.

5.18 Parking and Transportation

The site is within an urban area which can be regarded as being a sustainable location with access to public transport and key services and facilities by means other than the private motor car.

- 5.19 In terms of parking, the development proposes 4no. spaces, accessed from The Wicketts via a new dropped kerb. As a dwelling, the property would need to provide 3no. spaces in accordance with the PSP16 standards for a 5+ bed dwelling. However, there are no specific standards for a C2 use in policy. The applicant has clarified that the service users are not likely to own cars, as is their previous experience operating similar facilities. On the basis of a ratio of 1 staff member to 4 service users and 1 member of staff overnight, the level of parking at 4no. spaces is appropriate to the use and the highways officers do not raise any objection on this point. It is also noted that the site is well served by means of public transport. There are therefore no objections on the basis of parking provision, however suitably worded conditions should be applied to limit the use to supported living within the C2 use class. A condition should also be applied to limit the total number of occupants to 10 across the whole premises (accounting for the 2no. units in the annexe). Finally, a condition limiting the use of the annexe should also be applied, to ensure that it is not used independently.

- 5.20 In terms of access, the new access onto The Wicketts does not pose any concerns given the cul-de-sac nature of the road and visibility available. That

said, it would be appropriate to stop up the vehicular existing access onto the Wicketts and this can be addressed via suitably worded Grampian style condition should permission be granted. A condition should also be applied to secure the provision of electric vehicle charging points.

- 5.21 Comments are noted regarding access and parking. It is understood that there are existing parking pressures on The Wicketts. However, as the development mitigates its own impact then this application is not the appropriate vehicle to address wider issues. Indeed, the fading of road markings are a responsibility for the local highway authority and this should be raised with them directly.

Impact on Equalities

- 5.22 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.
- 5.23 With regards to the above this planning application is considered to have a neutral impact on equality.

Other Matters

- 5.24 A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below.
- 5.25 Consultation – there is no requirement to post a site notice in this instance, and all neighbours sharing a boundary and those close to the site have been consulted in line with the Council's policy. There is no requirement to consult the road in its entirety, however anyone who becomes aware of an application is entitled to make a representation.
- 5.26 HMO density – this has not been considered as the application is not for an HMO.
- 5.27 Previous refusals – there is one previous refusal relating to a care home for the elderly (N8560/1). However, this application was refused in 1983 prior to the formation of South Gloucestershire Council and very different policy would have applied. Officers have considered the current application which is for supported living against current policy and found that the proposal complied with the provisions of the development plan.
- 5.28 Crime and disorder, and the fear of such are material considerations. However, extreme care has to be taken to ensure that assumptions aren't being made

that future occupants are going to commit crime or disorder. In this instance, the Police have been consulted due to concerns raised and no objections have been raised.

- 5.29 Concerns regarding safety of residents in terms of fire, etc. have been noted. In the first instance, the development would need to accord with the Building Regulations. Secondly, such matters would be the remit of the appropriate licensing/regulatory authority.
- 5.30 Reduction in property values – this is not a material planning consideration.
- 5.31 Suggestion that parking and access should be via the front garden are noted. Pedestrian access is possible via the front, however providing parking on the frontage would have an impact on the character of the area and would likely result in a safety concern, given proximity to the junction.
- 5.32 Impacts on a private sewer system are not something that can be given material weight in the planning consideration.

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 permission is **GRANTED** subject to the following 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 use of the site shall be limited solely to shared supported living (residents and associated support staff) within the C2 use class, and for no other purpose within that use class.

Reason

Development has been considered and found to be acceptable on this basis and other use within the C2 use class would require further detailed consideration against the relevant development plan policies.

3. The total number of occupants (service users) across the site shall not exceed 10 (ten). For the avoidance of doubt, this does not include support staff.

Reason

Development has been considered and found to be acceptable on this basis and further intensification would require further detailed consideration against the relevant development plan policies.

4. The ground and first floor ('move on') accommodation in 'The Coach House' (annexe) shall be used at all times in connection with the overall shared supported living use of the site and shall at no point become units of accommodation independent of 55 Gloucester Road North, BS7 0SN (i.e., independent dwellinghouses)

Reason

Development has been considered and found to be acceptable on this basis and other use would require further detailed consideration against the relevant development plan policies.

5. The development shall not be occupied until the access, parking (car and cycle) and refuse service facilities have been provided in full, and the car parking area provided with at least 2no. electric vehicle charging points rated at 7kw/32am minimum. Parking, access and EV charging facilities shall be retained free from obstruction thereafter.

Reason

In the interests of highway safety, to ensure sustainable travel provision and to accord with PSP11 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017 and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

6. The development hereby approved shall not be occupied or otherwise brought into use until the existing dropped kerb crossover onto The Wicketts has been closed up and re-instated as a full height kerb footway.

Reason

In the interests of highway safety and to accord with PSP11 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

7. Development shall be implemented in accordance with the following plans:

01 - site location plan

110 - proposed basement floor plan

120 - proposed ground floor plan

130 - proposed first floor plan

140 - proposed roof plan

150 - proposed front and rear elevations
160 - proposed side elevation
20 - existing basement floor plan
30 - existing ground floor plan
40 - existing first floor plan
50 - existing roof plan
60 - existing front and rear elevations
70 - existing side elevation
80 - existing site layout/ground floor plan
As received 6th December 2022

10 A - existing roof block plan
As received 7th December 2022

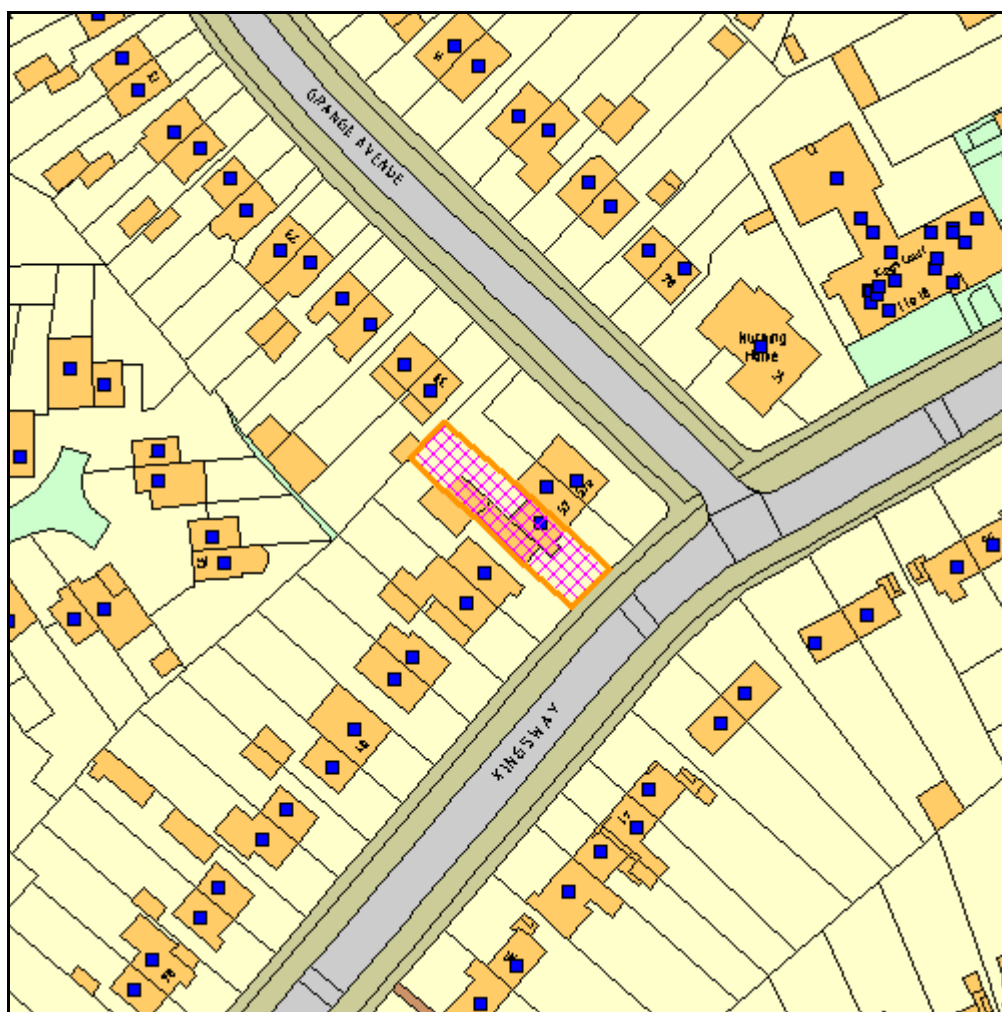
100 B - site layout and roof plan
170 A - site layout and ground floor plan
As received 7th February 2023

Reason
To define the exact terms of the permission.

Case Officer: Alex Hemming
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 11/23 -17th March 2023

App No.:	P23/00275/HH	Applicant:	Mr Kandasamy Anojan
Site:	50 Kingsway Little Stoke South Gloucestershire BS34 6JW	Date Reg:	25th January 2023
Proposal:	Erection of two-storey side extension to form additional living accommodation and alteration to roof of front porch.	Parish:	Stoke Gifford Parish Council
Map Ref:	361365 180785	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	27th March 2023



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100023410, 2008.

N.T.S.

P23/00275/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 CIRCULATED SCHEDULE

This application appears on the Council's circulated schedule procedure following an objection from Stoke Gifford Parish Council contrary to the findings of this report and the officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of two-storey side extension to form additional living accommodation and alteration to roof of front porch at 50 Kingsway, Little Stoke.
- 1.2 The application site is a two-storey terraced dwellinghouse located within the North Fringe of Bristol settlement boundary. The site is not subject to any planning restrictions.
- 1.3 Following officer advice, revised plans have been received to reduce the scale of the extension and to provide the required parking provision.

2. POLICY CONTEXT

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

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development

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

PSP1	Local Distinctiveness
PSP8	Residential Development
PSP11	Transport
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Standards
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPS (Adopted) 2013
Residential Amenity TAN (Endorsed) 2016
Householder Design Guide SPD (Adopted) 2021

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
Objection:
- Lack of parking provision.
- 4.2 Transportation DC
No objection subject to conditions.
- 4.3 Archaeology
No comment.
- 4.4 Public comments
None.

5. ANALYSIS OF PROPOSAL

- 5.1 Design and 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.
- 5.2 The proposal would replace the existing carport with a two-storey side extension. The extension would extend 3m from the side elevation, span a length of 7.9m, and have a total height of 8.35m. The eaves are to match the height of the host dwelling. External materials are to be of a similar appearance to those used in the construction of the existing building. The proposal would not fully adhere to the design principles prescribed by the Household SPD, including setting down the ridge at least 300mm below the main ridge and the proposal extending no more than half the width of the principal elevation. Notwithstanding, the slighter larger extension would still appear subservient to the main host and would be of an acceptable design.
- 5.3 In addition, the existing porch would be altered to change the roof from a lean-to style into a dual pitched. This would not increase the footprint of the porch and is acceptable in design terms.
- 5.4 Overall, the proposal has been carefully assessed and is in compliance with the above policies.
- 5.5 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 outlines the types of issues that could result in an unacceptable impact.
- 5.6 The proposal would be sited adjacent to the boundary of No.48. The side elevation of No.48 contains 2.no windows: which are believed to serve a

stairwell/landing area and a kitchen. Whilst the extension would have some impact upon these windows in terms of light and outlook, as they do not serve primary living accommodation it would not result in an unacceptable amenity impact. In addition, 2.no windows are proposed to the side elevation of the extension, these would serve 2.no bathrooms. The submitted plans indicate the upper window would be obscure glazed and non-opening. Due to the limited separation distance, a condition would be recommended to obscurely glaze both windows to ensure adequate privacy remains to No.48. Subject to the above condition, the proposal has been carefully assessed and has found to be in compliance with this policy.

5.7 Private Amenity Space

Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. The proposal increases the number of bedrooms in the property to 5. Post development over 70m² of private amenity space would be provided therefore the proposal is in compliance with the above policy.

5.8 Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposal would be built over part of the existing parking area and increases the number of bedrooms in the dwelling to 5. PSP16 requires five-bedroom dwellings to provide 3.no parking space. The minimum length of a parking space in front of a garage and on curtilage is 5.5m. A parking plan has been submitted to indicate 3.no parking spaces could be provided to the front of the site. A condition would be attached to any permission to ensure the parking is in place before the substantial completion of the extension. Furthermore, a condition would be attached to ensure the parking area is completed in permeable bound material to ensure loose material is not transferred into the highway.

5.9 The comments from Transportation DC recommended an EV charging point is conditioned in line with the Councils emerging policy however in this instance is disproportionate to the scale of the proposal and would not be reasonable.

5.10 Overall, subject to the above conditions, the proposal is in compliance with the above policy.

5.11 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. 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 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:
Existing and proposed floor plans (PL02 01/03)
Existing and proposed elevations (PL02 02/03)
Site location, block and side elevation (PL02 03/03)
(above plans received 24/02/2023)

Reason

To define the terms and extent of the permission.

3. Prior to substantial completion of the side extension hereby approved the parking arrangements as shown on plan PL02 03/03 (site location, block and side elevations, as received 24th February 2023) shall be provided in full and in compliance with the minimum parking sizes (2.4 x 5.5m) and shall be retained thereafter. The parking area shall at no time be surfaced with loose material (such as gravel).

Reason

In the interests of highway safety and to ensure a satisfactory provision of parking in accordance with PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

4. The glazing on the west side elevation shall at all times be of obscured glass to a level 3 standard or above and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason

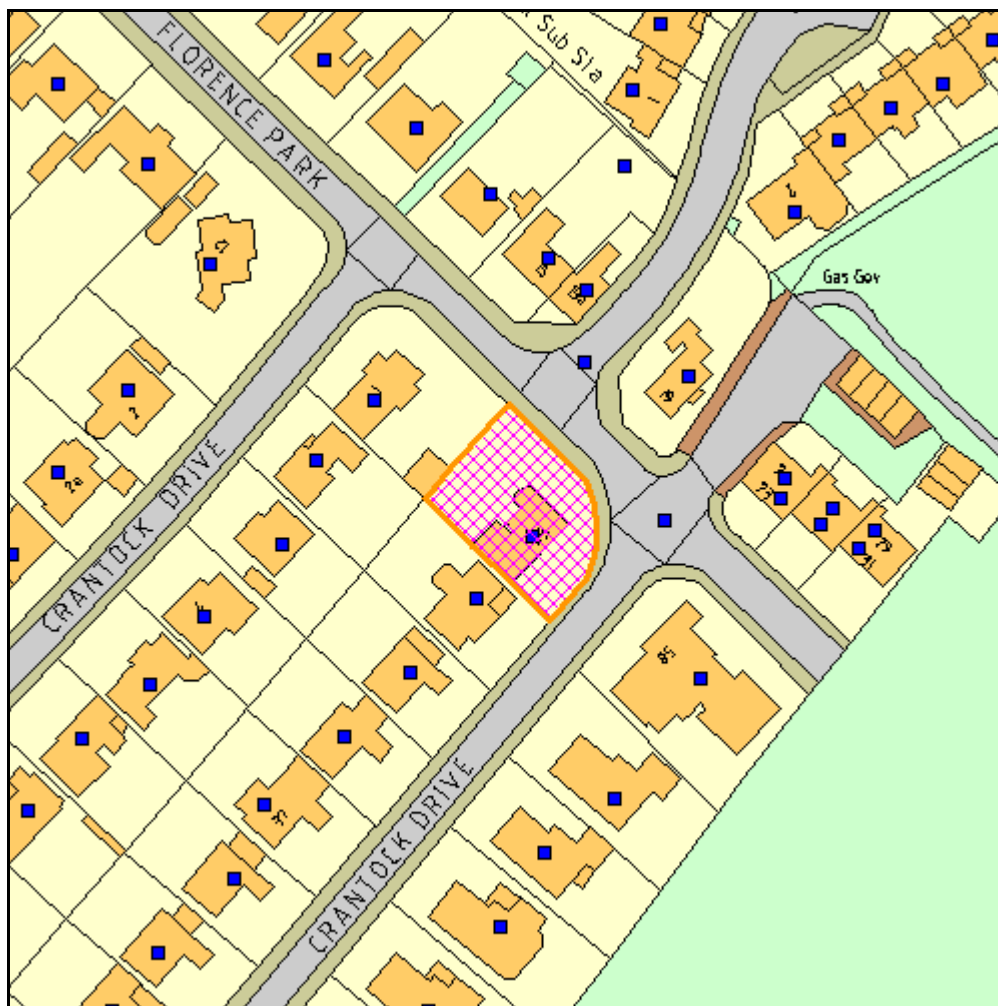
To protect the privacy and amenity of neighbouring occupiers at No.48 Kingsway, and to accord with Policy PSP8 of the South Gloucestershire Policies, Steps and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

Case Officer: Charlie Morris

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 11/23 -17th March 2023

App No.:	P23/06968/HH	Applicant:	Mr Richard Sanders
Site:	45 Crantock Drive Almondsbury South Gloucestershire BS32 4HF	Date Reg:	12th January 2023
Proposal:	Erection of two storey side and two storey rear extensions to form additional living accommodation. Amendment to previously approved scheme P22/01177/HH.	Parish:	Almondsbury Parish Council
Map Ref:	361100 184197	Ward:	Severn Vale
Application Category:	Householder	Target Date:	24th March 2023



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100023410, 2008.

N.T.S.

P23/06968/HH

REASON FOR APPEARANCE ON THE CIRCULATED SCHEDULE

This application appears on the circulated schedule due to receipt of an objection comment from the Parish Council, contrary to the decision of the Council.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a two-storey side and two-storey rear extension to form additional living accommodation at 45 Crannock Drive, Almondsbury.
- 1.2 The applicant site comprises a large corner plot with the host property itself forming a two-storey detached dwelling. The dwellinghouse displays typical characteristics of the area and benefits from off street parking and a rear garden, providing the residents with ample amenity space. However, it is noted that the site is 'washed over' by the Bristol and Bath Green Belt (BBGB).
- 1.3 Lastly, this application is a resubmission of the previously approved scheme P22/01177/HH which seeks the following alterations:
 - Omission of snug and replacement with integral garage.
 - Introduction of 4-panel bi-folding doors on Northeast (side) elevation.
- 1.4 *Procedural Matters* – the description of development has been altered by the case officer as to better reflect the scope of works. Likewise, the approved block plan under P22/01177/HH has been carried forward due to the receipt of a superseded version. This has not affected the scope of assessment (there has been no contextual shift in policy), and as such, no further public consultation has been conducted. The Council is satisfied this does not disadvantage the public interest.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan: Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility

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

PSP1	Local Distinctiveness
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards

PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space

- 2.3 Supplementary Planning Guidance
 South Gloucestershire Design Checklist (*Adopted 2007*)
 Residential Parking Standards SPS (*Adopted 2013*)
 Householder Design Guide (*Adopted 2021*)

3. **RELEVANT PLANNING HISTORY**

- 3.1 Ref: P22/01177/HH. Approve with conditions, 20.06.2022
 Proposal: *Erection of two storey side and two storey rear extensions to form additional living accommodation.*
- 3.2 Ref: PT06/0358/F. Approve with conditions, 28.02.2006
 Proposal: *Extension to existing dormer to form en-suite.*

4. **CONSULTATION RESPONSES**

- 4.1 Almondsbury Parish Council
 The Parish council have referred to comments previously made under P22/01177/HH: object to the proposed works on the grounds of over-development and lack of parking.
- 4.2 Archaeology Officer
 No comments received.
- 4.3 Sustainable Transport Officer
 We believe that the current development remains largely unchanged in highways and transportation terms as it possesses the same number of bedrooms with identical access arrangements. Therefore, as we did not object to the previous application, we would not wish to object to the current version. However, electric vehicle charging facilities are recommended.
- 4.4 Local Residents
 No comments received.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
 The principle of development has been previously established under the 2022 approved planning application (P22/01177/HH), hence the only matters that can be considered are those relating to the proposed changes. Therefore, an assessment must now follow to determine if the amendments have significantly altered the original considerations.
- 5.2 Green Belt
 Paragraphs 149 and 150 of the NPPF make clear the forms of development that are not inappropriate within the Green Belt. One such development is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

- 5.3 Further to this, policy PSP7 provides guidance on the assessment of the severity of potential harm caused by development in the Green Belt. It states that the larger a building becomes in excess of 30% over and above its original size, the more likely the building will become disproportionate, resulting in a detrimental impact to the Green Belt.
- 5.4 There has been no change to the total volume or sitting of built form from the previous approval (which itself must form a significant material consideration). Here, the report attached to P22/01177/HH noted that the development was unlikely to create an impact upon the openness of the Green Belt over and above the existing situation. Again, the revised proposal only seeks to make alterations to design, rather than overall form, confirming the potential for harm to the openness of the Green Belt is negligible. No objections are therefore raised.
- 5.5 Design and Visual Amenity
Policy CS1 seeks to ensure that development proposals are of the highest possible standards of design in which they respond to the context of their environment. This means that developments should demonstrate a clear understanding of both the site and local history to ensure the character, distinctiveness and amenity is well assessed and incorporated into design.
- 5.6 As noted above, the difference between this application (P23/06968/HH) and the previous (P22/01177/HH) is the:
- Omission of snug and replacement with integral garage.
 - Introduction of 4-panel bi-folding doors on Northeast (side) elevation.
- 5.7 These changes are minor in extent which do not compromise the considerations made under the previous report and as a result, the development complies with CS1.
- 5.8 Residential Amenity
Policy PSP8 explains that development proposal will be permitted provided they do not create unacceptable living conditions or result in unacceptable impacts on residential amenities. These are outlined as follows (but are not restricted to): loss of privacy, overbearing impact, noise disturbance, and, vibrations.
- 5.9 The amenity assessment made under P22/01177/HH can be equally applied to this application albeit with the exception of the proposed bi-folding doors on the Northeast elevation. There is now concern that privacy for the occupants of the host dwelling could be reduced as the bi-folding doors represent a large opening onto an area of primary living accommodation, meaning careful consideration of any potential loss to privacy should carefully follow.
- 5.10 In respect of the above, it is first noted there is an existing boundary fence which, following discussions with the applicant's agent, is sought to be retained as part of the works. By itself, this boundary fence would provide sufficient 'screening' and should be conditioned as to protect the privacy of current residents. Further to this, and perhaps as an additional measure, a significant

amount of planting is sought to be installed along the Northeast boundary, thus adding another layer of protection. Due to this and subject to a condition ensuring the Northeast fence remains in situ, no amenity objection is raised.

5.11 Private Amenity Space

Policy PSP43 states that residential units, including those that are subject to development, are expected to have access to private amenity space that is: functional and safe; of a sufficient size in relation to occupants; and, be easily accessible. As the proposal does not reduce access to the rear garden, private amenity space for the host property would remain intact and as such, the development proposal would comply with PSP43.

5.12 Transport

Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number with a property of the proposed size expected to provide capacity for 3no. spaces. The submitted evidence demonstrates that an area of hardstanding measuring approximately 6m by 8m would be situated towards the frontage of the host property, suggesting the above requirement could be satisfied. However, should this not be the case, it is recognised there is opportunity for on-street parking that would not prejudice other road users, to which the Council is satisfied that adequate parking arrangements have been considered in the development proposal.

5.13 Conditions

This application represents a revised planning permission from P22/01177/HH, meaning conditions attached to the original application should be reviewed.

<i>No.</i>	<i>Brief Description</i>	<i>Discussion</i>	<i>Action</i>
1	Time implementation	As this application forms a 'new' planning permission, the time limit for works to begin should start 3 years from the date of permission in accordance with section 91 of the Town and Country Planning Act.	Retain
2	Materials	This condition is considered relevant as there has been no change to the proposed materials and should be applied.	Retain
3	PD Removal	Again, there has been no change to form or sitting of the proposed extensions with this condition therefore relevant.	Retain
4	Boundary Treatment	This condition related to the introduction of a 1.8m fence along the Southwest	Retain

No.	Brief Description	Discussion	Action
		boundary as to prevent intervisibility on the ground floor (with No.43). No changes are sought to the South West fenestration from the previous approval meaning this condition should be retained.	
5	Plans	This application must be restricted to plans that have been assessed by the Council. However, the design has been tweaked since the original and the revised plans should now be conditioned.	Vary

5.14 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.

5.15 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 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 materials to be used in the construction of the external surfaces (including roof tiles, brickwork and render) of the extensions hereby permitted shall match those used in the existing building.

Reason

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

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

Reason

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

4. Prior to the first occupation, a plan indicating a 1.8 meter high fence along the shared Southwest boundary is to be submitted to the Local Planning Authority for approval.

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

Reason:

To protect the residential amenity of the neighbouring occupiers and future residents 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.

5. The existing Northeast boundary fence as shown on the proposed block plan (PL-A-02 Rev D) must be retained as part of the development proposal.

Reason:

To protect the residential amenity of the host occupants 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.

6. The development hereby permitted shall be completed in strict accordance with the following plans:

Location Plan (PL/A/00)
Existing Elevations (PL/A/07)
Proposed Elevations (PL/A/12 Rev G)
Existing Ground Floor Plan (PL/A/03)
Proposed Ground Floor Plan (PL/A/08 Rev E)
Existing First Floor Plan (PL/A/04)
Proposed First Floor Plan (PL/A/09 Rev C)
Existing Second Floor Plan (PL/A/05)
Proposed Second Floor Plan (PL/A/10 Rev E)
Existing Roof Plan (PL/A/06)
Proposed Roof Plan (PL/A/011 Rev D)
Existing Block Plan (PL/A/01)
Proposed Block Plan (PL/A/02 Rev D)

Reason

To define the terms and extent of the permission

Case Officer: Ben France

Authorising Officer: Suzanne D'Arcy