



**LIST OF PLANNING APPLICATIONS AND OTHER PROPOSALS
SUBMITTED UNDER THE PLANNING ACTS TO BE DETERMINED BY
THE DIRECTOR OF PLANNING, TRANSPORTATION AND STRATEGIC
ENVIRONMENT**

CIRCULATED SCHEDULE NO. 35/07

Date to Members: 31/08/07

Member's Deadline: 07/09/07

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by the Planning and Transportation Committee on 21 November 1996. The procedure is designed to increase the effectiveness and efficiency of the Development Control Service. Under the arrangement reports are circulated on a weekly basis.

The reports assess the application, consider representations which have been received, and make a recommendation regarding the proposal. The procedure is designed to ensure that Members are aware of any concern expressed by interested parties in their ward and indicate a recommendation.

Having considered the reports, those applications that Councillors feel should be referred to an appropriate Area Development Control Committee must be notified to the Development Control section **within five working days of the publication of the schedule (by 12 noon)**. If there has been no member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule. **Before referring an item to the Committee, Members may wish to speak to an officer about the issue, in order that any problems can perhaps be resolved without the need for referral to a Committee.**

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate Area Committee, please let the Director of Planning, Transportation and Strategic Environment know within 5 working days of the date of this Schedule (by 12 noon) (see cover page for the date). A proforma is attached for your use and should be forwarded by fax to the appropriate Development Control Support Team, or by sending an email with the appropriate details to PlanningApplications@southglos.gov.uk

Members will be aware that the Director of Planning, Transportation and Strategic Environment has a range of delegated powers designed to improve the efficiency and effectiveness of the Development Control service. The following types of applications may be determined by this Circulated Schedule procedure:

All applications and related submissions not determined either by the Area Committees or under delegated powers including:

- a) Any application submitted by or on behalf of the Council.
- b) Any application requiring either new or a modification to an existing planning agreement, provided that the application is not required to be determined by Committee.
- c) Any footpath diversion required to implement an approved scheme.
- d) Applications, except those where approval is deemed to be granted upon the expiry of a defined period, where a representation contrary to the Officers recommendation are received.
- e) Applications for Certificates of Appropriate Alternative Development where a representation contrary to the Officer's recommendation is received.
- f) Applications for Certificates of Lawful Use of Development
- g) Applications for the following major development:
 - (a) Residential development the number of dwellings provided is 10 or more, or the development is to be carried out on a site having an area of 0.5 ha or more and the number of dwellings is not known.
 - (b) Other development(s) involving the provision of a building or buildings where the floor space to be created is 1000 sq. m or more or where the site has an area of 1 ha or more.

GUIDANCE FOR 'REFERRING' APPLICATIONS

Members are entitled to refer any application for consideration by the relevant DC Committee or Sites Inspection Committee, before a decision has been made. However as call-ins will delay the decision on an application in the interests of improving the effectiveness and efficiency of the Development Control service, this option should only be exercised after careful consideration. Members are therefore asked to take account of the following advice:

- Before referring an application always speak to the case officer or Area Team Leader 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. Do not leave it to the last minute
- Always make your referral request in writing, either by letter, e-mail or fax, preferably using the proforma provided. Make sure the request is sent to the Development Control Support Team (East or West as appropriate), not the case officer who may not be around to act on the request, or email planningapplications@southglos.gov.uk. Please do not phone your requests, as messages can be lost or misquoted.
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised

CIRCULATED SCHEDULE

DATE: 31/08/07

SCHEDULE NO. 35/07

If you wish any of the applications to be considered by the appropriate Area Committee you should return the attached pro forma not later than 5 working days from the date of the appropriate schedule (by 12 noon), to the appropriate Development Control Support Team. For the Kingswood area, extension 3544 (fax no. 3545), or the Development Control Support Team at the Thornbury office, on extension 3419 (fax no. 3440), or email Planningapplications@southglos.gov.uk.

The Circulated Schedule is designed to improve the effectiveness and efficiency of the Development Control service. To minimise referrals to the Area Committees, Members are requested to discuss the case with the case officer or team leader to see if any issues can be resolved without using Committee procedures for determining the application.

COUNCILLOR REQUEST TO REFER A REPORT FROM THE CIRCULATED SCHEDULE TO THE APPROPRIATE COMMITTEE

NO. OF SCH	APP. NO.	SITE LOCATION	REASON FOR REFERRAL
Have you discussed the application(s) with the case officer and/or area team leader?			
Have you discussed the application with the ward members(s) if the site is outside your ward?			

Please note: - Reason for Referral

The reason for requesting Members to indicate why they wish the application to be referred, is to enable the Committee to understand the reason for referral in the determination of the application, or to allow officers to seek to negotiate with the applicant to overcome the Member's concerns and thereby perhaps removing the need for a Committee determination.

SIGNATURE

DATE

Circulated Schedule 31 August 2007

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK06/3345/LB	Approve with conditions	Mill Farm Siston Hill Siston South Gloucestershire BS30 5LU	Siston	Siston Parish Council
2	PK06/3383/F	Approve with conditions	Mill Farm Siston Hill Siston South Gloucestershire BS30 5LU	Siston	Siston Parish Council
3	PK07/0224/O	Approved subject to Section 106	Dorset House Downend Road Kingswood South Gloucestershire BS15 1SE	Kings Chase	
4	PK07/0896/F	Approve with conditions	1 Mill Cottages Nibley Lane Yate South Gloucestershire BS37 5JQ	Frampton Cotterell	Iron Acton Parish Council
5	PK07/1093/F	Approved subject to Section 106	154-156 Soundwell Road Soundwell South Gloucestershire BS16 4RR	Staple Hill	
6	PK07/1775/F	Approve with conditions	Hill House Farm Sodbury Road Wickwar South Council Gloucestershire GL12 8PA	Ladden Brook	Wickwar Parish
7	PK07/2345/F	Approve with conditions	93 Regent Street Kingswood South Gloucestershire BS15 8LJ	Kings Chase	
8	PT07/2066/F	Approve with conditions	41 Alexandra Road Frampton Cotterell South Gloucestershire BS36 2PZ	Frampton Cotterell	Frampton Cotterell Parish Council
9	PT07/2172/F	Approve with conditions	140 Watleys End Road Winterbourne South Gloucestershire BS36 1QH	Winterbourne	Winterbourne Parish Council
10	PT07/2217/TMP	Approve with conditions	City of Bristol College Parkway Division New Road Stoke Gifford South Gloucestershire BS34 8SF	Frenchay and Stoke Park	Stoke Gifford Parish Council
11	PT07/2260/F	Approve with conditions	Medina Dairy, Rectory Lane, Filton, south Gloucestershire BS34 7BX	Filton	Filton Town Council
12	PT07/2366/F	Approve with conditions	23 Hunters Way Filton South Gloucestershire BS34 7EW	Filton	Filton Town Council
13	PT07/2386/F	Approve with conditions	Site adj.2 Homestead Gardens Frenchay South Gloucestershire BS16 1PH	Frenchay and Stoke Park	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 35/07 – 31 AUGUST 2007

App No.: PK06/3345/LB	Applicant: Mr S Derrick
Site: Mill Farm Siston Hill Siston BRISTOL South Gloucestershire BS30 5LU	Date Reg: 17th November 2006
Proposal: Demolition of outbuilding and conversion of barn to form 1 no. dwelling.	Parish: Siston Parish Council
Map Ref: 67781 74538	Ward: Siston



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N.T.S

PK06/3345/LB

INTRODUCTION

This planning application has been referred to the Council's Circulated Schedule Procedure as a result of objections received from the Parish Council regarding the proposed development.

1. THE PROPOSAL

- 1.1 This application seeks listed building permission for the demolition of outbuilding and conversion of barn to form 1no.dwelling. The associated planning application PK06/3383/F appears elsewhere on this schedule.
- 1.2 The application site relates to a curtilage listed barn due to its association with the grade II listed Mill Farm. The site is within the open countryside and the designated Green Belt.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1
PPG15

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H10 Conversion and Re-use of Rural Buildings for Residential Purposes

L13 Listed Buildings

3. RELEVANT PLANNING HISTORY

- 3.1 PK00/2278/F Conversion of barn to form I no. dwelling
Approved Feb.2002
- 3.2 PK00/22781/LB Conversion of outbuilding and conversion
of barn to form 1 no. dwelling.

4. CONSULTATION RESPONSES

- 4.1 Siston Parish Council
Object as this is in the middle of the Green Belt and appears to be piecemeal development. This is possibly in a flood plain and is close to a stream. The proposed drainage system is close to the stream and could result in pollution. There is no supporting documentation to refute this. It is considered to be a totally unsuitable development. There is no specified parking and access is via farmyard.

Other Representations

- 4.2 Local Residents
No response

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Members are advised to consider that regard must be had for the fact that listed building permission has already been granted for this unit to be converted for residential use and that the planning permission has been partly implemented and therefore there is an extant permission relating to the site. Therefore the only issues that can be considered as part of this application relate to the proposed amendments.

5.2 Policy L13 of the South Gloucestershire Local Plan allows for alterations additions to a listed building or curtilage listed building subject the character and setting of the building is preserved.

5.2 Visual Amenity.

Listed building consent (PK00/2278/LB) has already been granted to demolish a collection of single storey loose stalls on the northern elevation of the building and to be replace them with a single storey side extension. The purpose of this application is to raise the height of the roof of that already approved extension along with a number of 9internal and external alteration to the building. The Council's Listed Building Officer has advised that no objection is raised with regards the proposed works as it is considered they will not have an adverse impact on the character of the building or on the architectural and historic interest of the listed building or its setting. No objection is a raised to the proposed works.

5.3 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.4 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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 South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 Planning permission be granted subject to the following planning conditions.

Background Papers PK06/3345LB

Contact Officer: Tracey Price
Tel. No. 01454 863424

CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three years from the date of the consent.

Reason:

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

2. Sample panels of stonework, demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete.

Reason:

To safeguard the special architectural and historic character of the building, and to accord with Policy L13 of the South Gloucestershire Local Plan.

3. All new external rainwater and soil pipes shall be formed in cast metal and painted black.

Reason:

To safeguard the special architectural and historic character of the building, and to accord with Policy L13 of the South Gloucestershire Local Plan.

4. The pointing of the external rubble stone walls shall be traditional lime mortar and slightly recessed.

Reason:

To safeguard the special architectural and historic character of the building, and to accord with Policy L13 of the South Gloucestershire Local Plan.

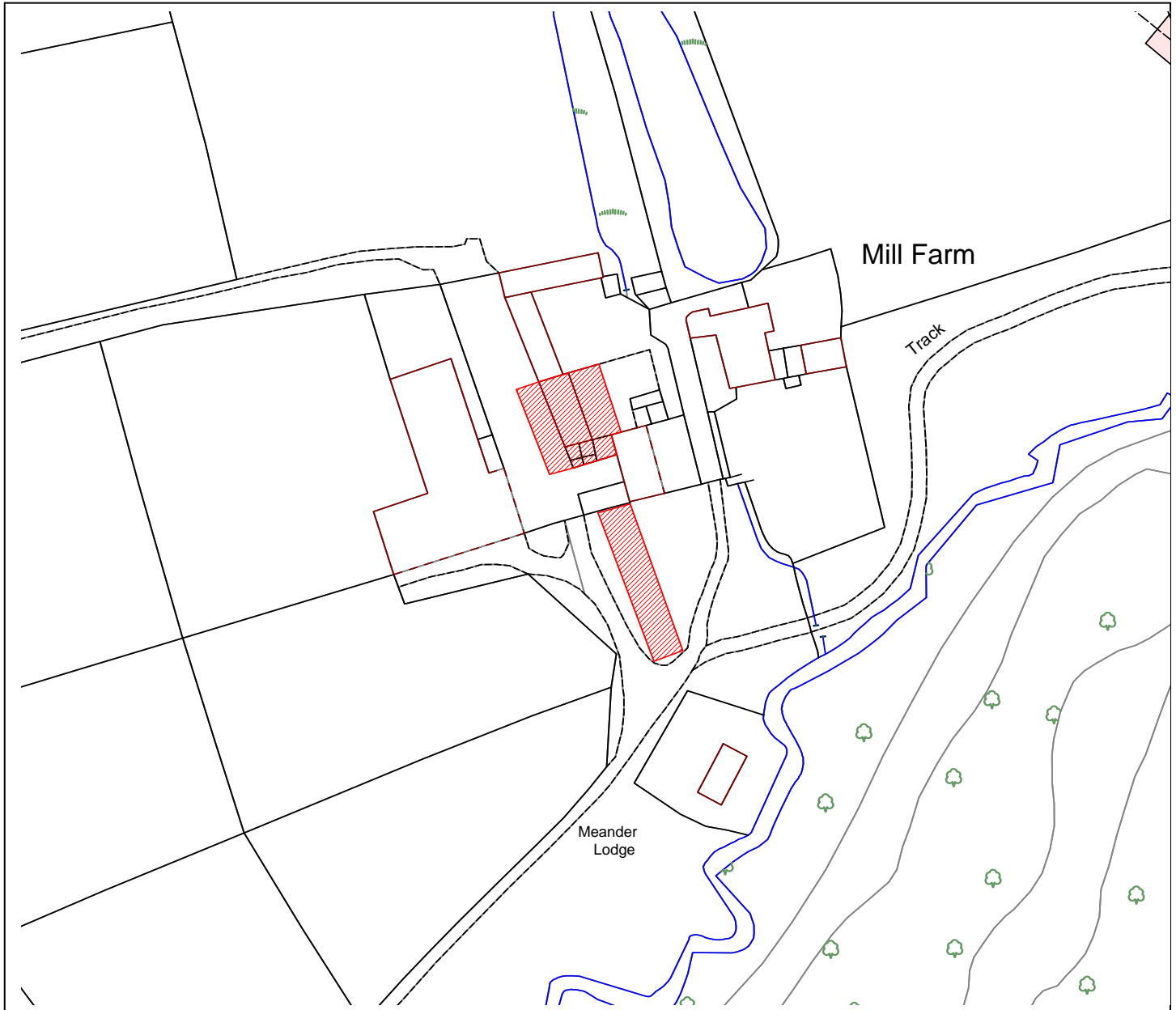
5. The roof tiles shall be second hand clay tiles.

Reason:

To safeguard the special architectural and historic character of the building, and to accord with Policy KLP52 of Kingswood Local Plan; and Policy L14 of the South Gloucestershire Local Plan (Deposit Draft).

CIRCULATED SCHEDULE NO. 35/07 - 31 AUGUST 2007

App No.: PK06/3383/F	Applicant: S Derrick
Site: Mill Farm Siston Hill Siston BRISTOL South Gloucestershire BS30 5LU	Date Reg: 22nd November 2006
Proposal: Demolition of outbuilding conversion of barn to form 1no.dwelling. Installation of sewage treatment system.	Parish: Siston Parish Council
Map Ref: 67781 74538	Ward: Boyd Valley



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N.T.S

PK06/3383/F

INTRODUCTION

This planning application has been referred to the Council's Circulated Schedule Procedure as a result of objections received from the Parish Council regarding the proposed development.

1. THE PROPOSAL

- 1.1 This planning application seeks permission for the demolition of an outbuilding and conversion of barn to form 1no.dwelling. Installation of sewage treatment system.
- 1.2 Members are advised to consider that planning permisison (PK00/2278/F) has already been granted for the conversion of the builing for resiential use, which has been been implemented. The reason for this applicatiomn is that the applicant seek a number of amendemenst to that approved scheme which are subject to a full planning application.
- 1.2 The application site relates to a curtilage listed barn due to its association with the grade II listed Mill Farm. The site is within the open countryside and the designated Green Belt.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1
PPG2
PPG15

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Design
GB1 Green Belt
H10 Conversion and Re-use of Rural Buildings for Residential Purposes
L13 Listed Buildings
T12 Transportation Development Control
EP1 Environmental Pollution.

3. RELEVANT PLANNING HISTORY

- 3.1 PK00/2278/F Conversion of barn to form I no. dwelling
Approved Feb.2002
- 3.2 PK00/22781/LB Conversion of outbuilding and conversion
of barn to form 1 no. dwelling.
Approved 2002

4. CONSULTATION RESPONSES

- 4.1 Siston Parish Council
Object as this is in the middle of the Green Belt and appears to be piecemeal development. This is possibly in a flood plain and is close to a stream. The proposed drainage system is close to the stream and could result in pollution. There is no supporting documentation to refute this. It is considered to be a

totally unsuitable development. There is no specified parking and access is via farmyard.

Other Representations

- 4.2 Local Residents
No response

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Members are advised to consider that regard must be had for the fact that planning and listed building permission has already been granted for this unit to be converted for residential use and that the planning permission has been partly implemented and therefore there is an extant permission relating to the site. Therefore the only issues that can be considered as part of this application relate to the proposed amendments.

5.2 Visual Amenity

Planning permission has already been granted to demolish a collection of single storey loose stalls on the northern elevation of the building and this is to be replaced with a single storey side extension. The purpose of this application is to increase the height of the approved single storey side extension as well as number of minor alterations. The Council's Listed Building Officer has advised that no objection is raised with regards the proposed works as it is considered they will not have an adverse impact on the architectural and historic interest of the listed building or its setting.

5.3 Drainage

This planning application also seeks planning permission for the installation of a sewage treatment plant. An objection has been raised by the Parish Council on the grounds that the proposed drainage system by reason of its location could pollute the nearby stream. Members are advised to consider that the Council's Drainage engineer has raised no objection to the proposed development but has advised that the applicant will require the formal consent of the Environment Agency.

- 5.4 The Council's Drainage Engineer has also advised that the site lies within a Flood Risk Zone 2, however the applicant has submitted a Flood Risk Assessment in support of this application which is considered acceptable and therefore no objection is raised.

5.5 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.6 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a

condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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 South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 Planning permission be granted subject to the following planning conditions.

Background Papers **PK06/3383/F**

Contact Officer: **Tracey Price**
Tel. No. **01454 863424**

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 and Country Planning Act 1990 (as amended).

2. Notwithstanding the provisions of Article 3 and Parts 1 and 2 of the Second Schedule to the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no development as specified in Part 1 (Classes A, B, D, E, 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 the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policy H10 and L13 of the South Gloucestershire Local Pla.

3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the elevations of the property, unless the Local Planning Authority gives consent in writing to any variation.

Reason:

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policy H10 and L13 of the South Gloucestershire Local Plan.

CIRCULATED SCHEDULE NO. 35/07 - 31 AUGUST 2007

App No.: PK07/0224/O
Site: Dorset House Downend Road
 Kingswood BRISTOL South
 Gloucestershire BS15 1SE

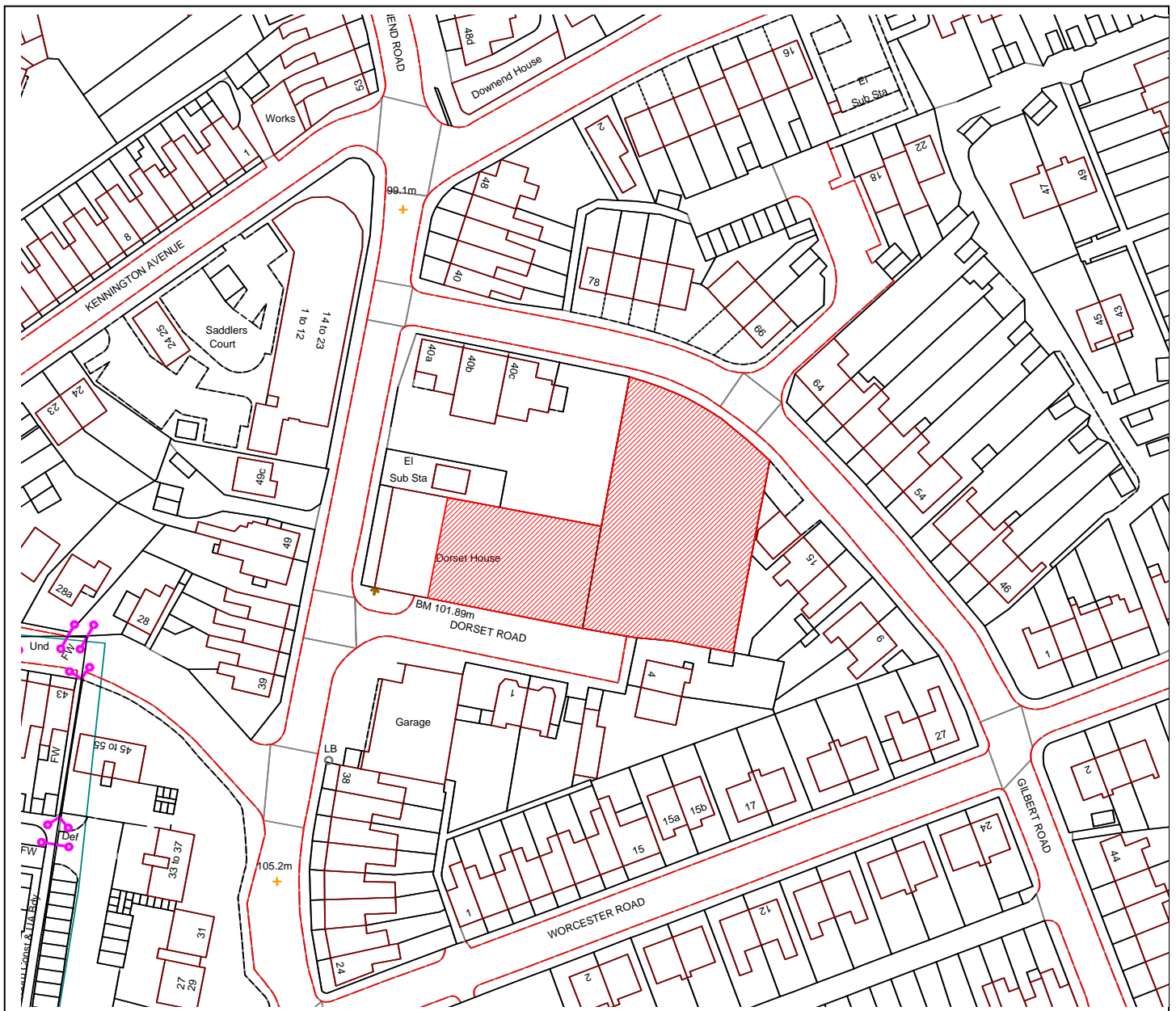
Applicant: Mr S J Curtis
Date Reg: 26th January 2007

Proposal: Demolition of existing single storey workshops and garaging to facilitate the erection of 13no. dwellings (Outline). All other matters to be reserved.

Parish:

Map Ref: 64677 74177

Ward: Kings Chase



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N.T.S

PK07/0224/O

The application appears on the circulated schedule as representations have been received contrary to the officer's recommendation. The application is also a 'major' one and therefore falls to be considered by the circulated schedule under the current scheme of delegation.

1. THE PROPOSAL

- 1.1 The outline application relates to an existing single-storey workshop situated at Dorset House, Kingswood. Although the site is currently used as a commercial site, it is set within a predominantly residential area with two-storey dwellings. The building itself is not of historic interest.
- 1.2 It is proposed to demolish the existing single-storey workshop and erect a 3 storey block of 6 flats and a row of 7 two storey houses. Parking for 14 cars for Dorset House is proposed, and access is proposed from both Dorset Road and Gilbert Road. The indicative layout has been amended on the advice of the case officer, to include a larger buffer between the car parking and the proposed flats and to improve proposed highway access.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport
Circular 05/2005 Planning Obligations

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design
H2 Residential Development within the existing Urban Area
H6 Affordable Housing
L1 Landscape Protection and Enhancement
L17 & L18 The Water Environment
EP1 Environmental Pollution
EP6 Contaminated Land
LC4 Provision of Education Facilities
LC8 Open Space
T7 Cycle Parking Provision
T8 Parking
T12 Transportation Development Control Policy

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
Not a parished area.

- 4.2 Wessex Water
The development is located within a sewered area, with foul and surface water sewers available.

Other Representations

4.3 Local Residents

9 objections were received, the concerns raised are summarised as follows:

- Potential flooding due to the land sloping towards Gilbert Road
- Loss of trees
- Loss of on-street parking spaces
- Loss of privacy
- Dorset Road is a private road
- Not enough off-street parking proposed
- Is there good enough visibility for a junction with Gilbert Road
- Not enough parking left for Dorset House
- Is the sewer capable of serving another 13 dwellings?
- Loss of rights to light
- Residents in Dorset Road have entitlement to park their cars on the strip of land opposite their houses which will be lost to the development
- Loss of sunlight and daylight
- Lots of shoppers use Gilbert Road for parking

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site is located within the established urban area and comprises an existing commercial building. The site is therefore classed as a previously developed, or brownfield site. The site is not a Safeguarded Employment Area. There is therefore no objection in principle to the loss of the employment facility. In accordance with Policy H2 of the South Gloucestershire Local Plan (Adopted) and PPS3, the proposal is acceptable in principle, subject to a number of criteria, which are discussed under the following headings.

5.2 Density

Policy H2 seeks to ensure that sites are developed to a maximum density compatible with their location and impact upon the neighbouring properties. In assessing the current proposal therefore, consideration has to be given to whether the density proposed i.e 70 units per hectare, is acceptable and whether the design solution would lead to successful integration with the development's surroundings.

5.3 Officers consider that given the site's location in the heart of the urban area, where higher density development is to be expected, and the fact that the site is a walking distance of Kingswood shopping area and regular bus routes, the location is sustainable and well capable of accommodating a development of the density proposed. In principle it is considered that the proposal would integrate adequately within the locality. Officers are satisfied that efficient use of the site in terms of density would be achieved by the proposal without the proposal being out of character with its immediate surroundings.

5.4 Scale and Design

Since the application is at outline stage, with all matters reserved, the detailed design of the scheme cannot be assessed here. However, the indicative layouts show a form of development which is considered appropriate for this location. Flats are considered appropriate here, as there are a range of sizes of

buildings in the vicinity, including Dorset House itself and the garage building opposite, and in this context 3 storey flats are considered appropriate. The layout is considered appropriate in the context.

5.5 Trees

There are a row of existing beech trees on the boundary with 40c Downend Road. Following the amended scheme, these are shown as retained, with no built development under the canopies, apart from a section of the access road. The retention of the trees, and appropriate tree protection fencing will be required by condition.

5.6 Impact Upon Residential Amenity

The proposed flats are approx. 21m from the properties opposite in Dorset Road, and are approx. 25m from 40c Downend Road. The side elevation of the first of the proposed houses is 12m from the site elevation of no. 4 Dorset Road. These relationships are considered appropriate for this urban location, and as such, it is not considered that they harm the residential amenity of the area. The row of 7 houses backs onto the rear garden of no. 15 Gilbert Road, which is at an angle to the application site, from a distance of approx. 7m, although no. 15 itself is set approx. 5m from the boundary with the site. There is also an existing cypress hedge on part of this boundary, which is proposed to be retained, which effectively screens no. 15 from the application site. Whilst the relationship between the proposed 7 houses and no. 15 Gilbert Road is close, given that the area is dense urban one, and the cypress hedge that affords a substantial screen (and is proposed to be retained) it is considered that the residential amenity of the occupiers of no. 15 Gilbert Road would not be significantly prejudiced by the proposal.

Given the distances from the proposed dwellings to the existing residential properties in the area, it is not considered that the proposal would result in loss of light or loss of privacy to the occupiers of nearby dwellings.

5.7 Transportation

Proposal includes erection of 13no. dwellings on part of an existing commercial site.

Given the extant commercial use on the site (i.e. car body repair including panel beating, painting spray) then, there are no highway objections to the principal of the proposal.

Dorset Road is a short length of a cul-de-sac and there is significant level of on-street parking at this location (possibly associated with the existing commercial premises).

The amended scheme includes vehicular access to the site from Dorset Road as well as access from Gilbert Road. Visibility splays from Gilbert Road fall short of the visibility guidance for 30mph roads but the Highway Officer has taken speed readings at several times and is satisfied that the actual speeds are low at this location and as such road safety would not be compromised by the proposal.

It is required that the applicant provides a new 2m wide footway on the northern edge of Dorset Road (along the site frontage) and link it to the existing footway network in the area. These works are required to be carried out under a S106 agreement and the applicant has agreed to this.

Subject to the new 2m high footway, which the applicant has agreed to, it is considered that there are no highway objections to the proposal.

5.8 Drainage and Contaminated Land Issues

Neither Wessex Water or the Council's Drainage Engineer have raised any objections to the principle of the development subject to a number of planning conditions.

The historical use of the site as a Boot factory and subsequent uses means that there is potentially land contamination present and a condition requiring site investigation reports and detailed remediation scheme will be recommended.

5.9 Public Open Space

In the Kingswood area there is a deficiency of public open space. Increasing the number of units in this area without providing public open space in scale and kind, would exacerbate the deficiency.

It is estimated that the development would result in a population increase of 29.4 people. To offset the increase in demand on community facilities as a result of the development, the following contributions are requested:

- Public Open Space –Developer to contribute £20,036.10 to enhance nearby public open space to offset increase demand on facilities.
- Public Open Space Maintenance of enhancements - £17,913.13
- Library Facilities - £618.58

The applicant has agreed to these contributions to mitigate the effects of the development on open space and community facilities within the area and they will be included within the heads of terms of the S106 set out in the recommendation below.

5.10 Education

There is projected surplus capacity at both primary and secondary schools within the area of the proposed development. For this reason the Council has not currently request an education contribution.

5.11 Affordable Housing

The site area i.e. 0.184ha is below 0.5 hectares in area and the proposed number of units (12) is below local and national policy guidance on the threshold for requiring affordable housing (15). There is therefore no requirement for the provision of affordable housing in this case.

5.12 Other matters

Rights to light are controlled by Building Regulation legislation and are therefore outside of the scope of the assessment of this planning application. Dorset Road is an adopted highway. Any entitlement for residents to park on private land is a civil matter between the owners of the land not a material consideration for the assessment of this application.

5.13 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent

with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.14 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, having regard to the above advice, the highway improvements and community facilities improvements are appropriately the subject of a Section 106 Agreement and would satisfy the tests set out in Circular 05/2005.

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 planning permission has been taken having regard to the policies and proposals in the adopted South Gloucestershire Local Plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- (1) That authority be delegated to the Director of Planning, Transportation and Strategic Environment to grant planning permission, subject to the conditions set out below and the application first voluntarily entering into an agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

- A financial contribution of £20,036.10 to enhance nearby public open space
- A financial contribution of £17,913.13 towards the maintenance of those enhancements
- A financial contribution of £618.58 towards library services
- The provision of a 2m wide footway on the northern edge of Dorset Road (along the site frontage) and link it to the existing footway network in the area

- (2) That the Head of Legal and Democratic Services be authorised to prepare and seal the agreement.

Background Papers **PK07/0224/O**

Contact Officer: **Sarah Tucker**
Tel. No. 01454863780

CONDITIONS

1. 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:

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

2. 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 and Country Planning Act 1990 (as amended).

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

Reason:

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

4. Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason:

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

5. Application for the approval of the reserved matters shall be in accordance with the scale parameters submitted to this authority on 24 July 2007.

Reason:

To accord with Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. No development shall take place until samples of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be

retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing. Development shall be carried out in accordance with the agreed details.

Reason:

To protect the character and appearance of the area to accord with Policies H2, L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To protect the character and appearance of the area to accord with Policies H2, L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before before the building(s) is/are occupied. Development shall be carried out in accordance with the approved details.

Reason:

To protect the character and appearance of the area to accord with Policies H2 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

10. No development shall take place until drainage details proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (eg soil permeability, watercourses, mining culverts) within the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory means of drainage is provided, and to accord with Policies L17,L18, EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

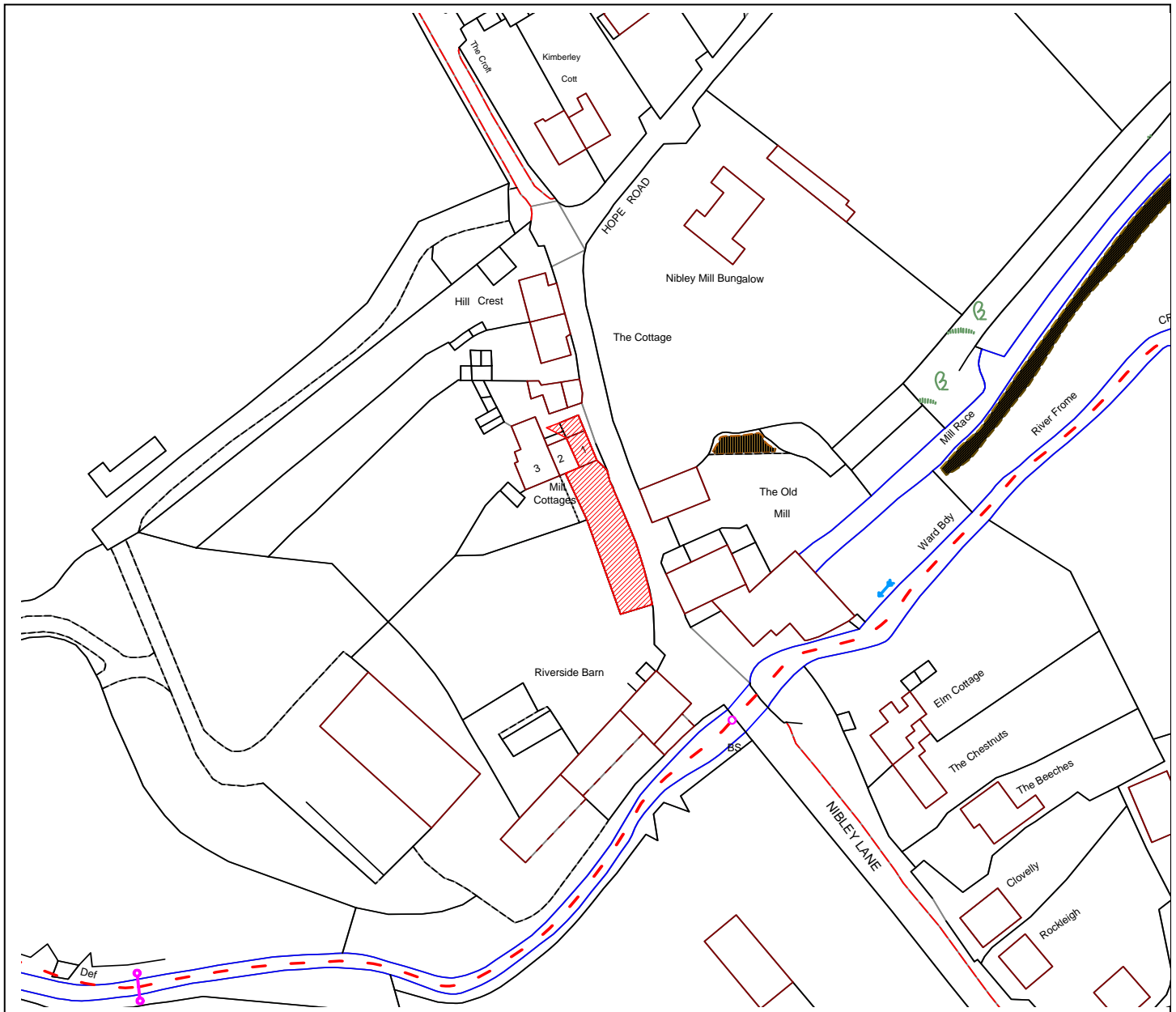
11. Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results submitted to the Local Planning Authority. The survey shall be taken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme as approved shall be fully implemented and completed before any residential unit hereby permitted is first occupied.

Reason:

To ensure that adequate measures have been taken to mitigate against contaminated land to accord with Policies EP1,EP6 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 35/07 – 31 AUGUST 2007

App No.: PK07/0896/F	Applicant: Mr J Edwards
Site: 1 Mill Cottages Nibley Lane Yate South Gloucestershire BS37 5JQ	Date Reg: 20th March 2007
Proposal: Erection of first floor rear extension to form additional living accommodation with loft conversion.	Parish: Iron Acton Parish Council
Map Ref: 69113 82429	Ward: Ladden Brook



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100023410, 2007.

N.T.S

PK07/0896/F

CIRCULATED SCHEDULE

This application has been referred to the Council's Circulated Schedule as a result of objections received from local residents regarding the proposed development.

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the erection of a first floor extension.
- 1.2 The application site relates to a two storey end terraced cottage which is not sited within a settlement boundary but within the designated Green Belt.

Supporting Information

The following information has been submitted which has been summarised as follows:

- Applicants have lived in house for 15 years and have two children
- Proposed extension is a replacement structure
- Need for extension is for pure necessity
- Property is in need of alterations and improvements
- Current room layout falls short of fundamental requirements of the Department of the Environment's Approved Documents for Building Standards.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2 Green Belts
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
GB1 Green Belt
H4 House Extensions
- 2.3 Supplementary Planning Guidance
South Gloucestershire Advise Note no.2 Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 No planning history relates to the application site.

4. CONSULTATION RESPONSES

(a) Statutory Consultees

- 4.1 Iron Acton Parish Council
No observations

(b) Other Representations

4.2 Local residents

Two letters of objection have been received regarding the proposed development:

- Existing vehicular access must not be reduced in width current problems
- New door fronting onto path
- Concerns regarding loft conversion regarding party wall, foundations, noise and construction
- Fundamental change to row of cottages

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for extensions to existing dwellings subject there being no adverse impact on existing visual and residential amenities.

5.2 The application site also lies within the designated Green Belt where proposals for extensions must not result in 'disproportionate additions' over and above the size of the original dwelling and would not prejudice the 'openness' of the Green Belt.

5.3 Green Belt

The application site lies within the designated Green Belt, where proposals for extensions must be 'limited' in scale and *not result in a 'disproportionate addition'* over and above the size of the original dwelling and not compromise the 'openness' of the Green Belt. Council guidelines advise that extensions should not increase the size of the 'original' dwelling by more than 30%. If an extension is considered to be disproportionate it is therefore considered 'inappropriate' development in the Green Belt, which by definition is harmful to the Green Belt. The onus will be on the applicant to demonstrate that there are very special circumstances which would justify the grant of planning permission.

5.4 The "original" dwelling i.e. pre-1948 relates to that of simple two storey dwelling with a cubic volume content of 178. In addition to that the property was extended in the 1950's with a single storey rear extension. However for the purpose of planning that extension is also considered to be part of the original dwelling as it replaced a much earlier single storey element pre-1948. A local resident has confirmed in writing that having lived in the area all his life (68 years) that he recalls the property always having a kitchen/scullery lean to which he believes was built for the local coal miners. It is therefore considered the total cubic volume content of the dwelling is therefore 22 6 cubic metres. The proposed first floor addition (50.69 cubic metres) if allowed would result in a 22% addition. It is therefore considered that the proposed extension would represent a limited extension.

5.5 On site it was recorded that there is a large garage that has been built within 2.0m of the existing single storey rear extension approximately 12 years. Again the applicant's have confirmed that this replaced a derelict barn. The Council's 1950 aerial photograph records show an existing outbuilding on the site.

5.6 Openness

In addition the most important attribute of Green Belts as identified in paragraph 1.4 of PPG2 is their openness. The application site property relates to an end terraced dwelling adjacent the road. As discussed above a large scale detached garage has been erected less than 2.0m from the existing single storey rear extension. Whilst it could be argued that the cumulative impact of the existing garage along with the proposed first floor rear extension would close up the gap when viewed from the road and in turn impact on the openness of the Green belt, it is considered however that regard must be had for the setting of the application site within the Hamlet of Nibley and the fact that it does not read as an isolated dwelling.

5.7 Visual Amenity

Policy H4 of the SGLP advises that extensions will only be permitted where they:

“Respect the massing, scale, proportions, materials and overall design and character of the existing property”

5.8 The proposed first floor extension is considered in keeping with the character of the existing dwelling and those adjoining properties. Amended plans have been submitted omitting the proposed 2nd floor window, which in turn helps to maintain a simple elevation.

5.9 Residential Amenity

It is considered that the proposed first floor extension by reason of its scale, design and siting would not impact on the existing amenities of neighbouring occupiers.

5.10 Other issues

Concerns have been raised regarding the existing vascular access. As the proposed first floor extension will not encroach onto the adjacent vehicular access this is not an issue.

Issues of party wall, foundations etc are not considered relevant material planning considerations in the determination of this application.

6.0 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 South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 Planning permission be granted subject to the following planning conditions.

Background Papers **PK07/0896/F**
Contact Officer: **Tracey Price**
Tel. No. **01454 863424**

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 and 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 D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 35/07 - 31 AUGUST 2007

App No.: PK07/1093/F

Applicant: Mr L Norris Bonoch Investments Ltd

Site: 154-156 Soundwell Road Soundwell BRISTOL South Gloucestershire BS16 4RR

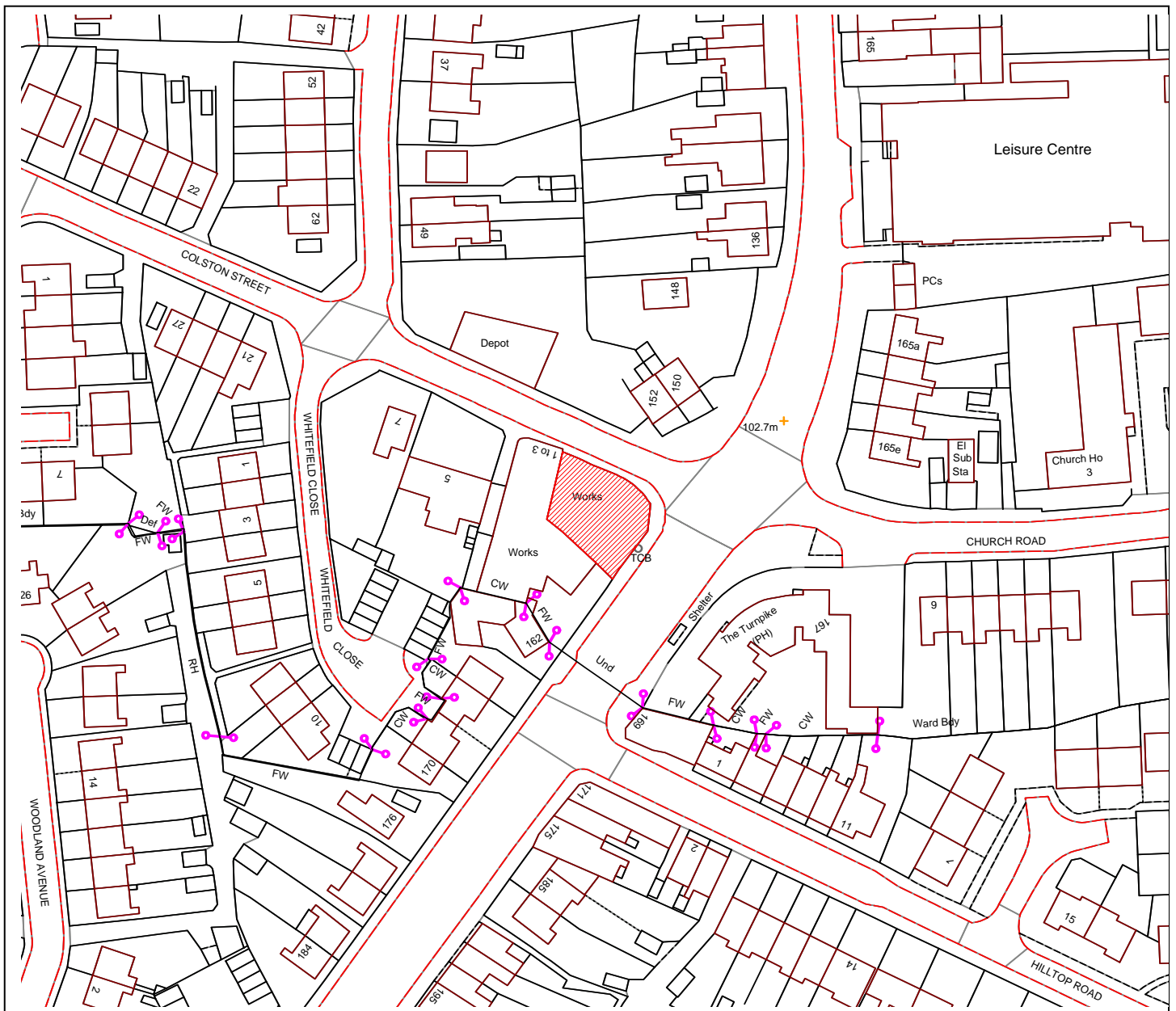
Date Reg: 10th April 2007

Proposal: Erection of 4no. flats and 2no. maisonettes with 6no. car parking spaces and associated works.

Parish:

Map Ref: 64760 75004

Ward: Staple Hill



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N.T.S

PK07/1093/F

Introduction

This application appears on the Circulated Schedule in accordance with Council procedure for the determination of applications where a financial contribution is requested.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a total of 6 new residential units with associated parking, landscaping cycle and bin stores. The proposal relates to a site located on the western side of Soundwell Road, at the junction of Soundwell Road and Colston Street. The flats are to be incorporated into a purpose built building at three storeys in height. The main front elevation of the building will face out over Soundwell Road with vehicular access being from Colston Street to the side. The site is surrounded mainly by residential dwellings integrated with leisure in the form of a large Public House and Kingswood Leisure Centre.
- 1.2 The site is currently empty – it was previously in commercial use and is now just used as a car park for mini-buses owned by Stevens coaches whose main premises are on the opposite side of Colston street. The adjacent site is currently being developed for 14 flats.
- 1.3 During the course of the application, amended plans were requested to amend the design of the proposed building. Amended plans have been received as requested.

2. POLICY CONTEXT

2.1 National Guidance

- PPS1 - Delivering Sustainable Development
- PPS3 - Housing
- PPG13 - Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 - Design
- H2 - Residential Development within the existing Urban Area
- H6 - Affordable Housing
- L1 - Landscape Protection and Enhancement
- LC2 - Provision of Education Facilities
- LC8 - Open Space
- LC13 - Public Art
- T7 - Cycle Parking Provision
- T8 - Parking
- T12 - Transportation
- EP1 - Environmental Pollution

3. RELEVANT PLANNING HISTORY

- 3.1 PK05/1485/F Change of use of land from factory to use for the storage of touring caravans.
Approved November 2005

4. **CONSULTATION RESPONSES**

4.1 **Town/Parish Council**

The area is unparished

4.2 **Affordable Housing**

The proposed number of units (6) is below local and national policy guidance on the threshold for requiring affordable housing (15). There is therefore no requirement for the provision of affordable housing in this case.

4.3 **Highways**

No objection subject to the provision of financial contributions towards Public transport infrastructure.

Other Representations

4.4 **Local Residents**

None received

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

The site is located within the established urban area and comprises existing engineering works and associated yard. The site is therefore classed as a previously developed, or brownfield site. In accordance with Policy H2 of the South Gloucestershire Local Plan (Adopted) and PPS3, the proposal is acceptable in principle, subject to a number of criteria, which are discussed under the following headings. PPS3 also identifies that the priority for development should be previously developed land, in particular derelict sites and buildings.

5.2 **Density**

Policy H2 seeks to ensure that sites are developed to a maximum density compatible with their location. Similarly PPS3 seeks to ensure that new development is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.

5.3 In assessing the current proposal therefore, consideration has to be given to whether the density proposed i.e. 166 units per hectare, is acceptable and whether the design solution would lead to successful integration with the development's surroundings.

5.4 It is accepted that the proposed density of development at this site is very high. However, a material consideration in the determination of this scheme is the recently approved development on the adjoining site currently under construction which has a density of 140dph. It is considered that in this instance, given the fact that the site is on a main route with very regular bus services, the location is sustainable and well capable of accommodating a development of the density proposed. Consideration must also be given to the many other similar flat developments along Soundwell Road that have been granted planning permission in recent years. In principle, it is considered that the proposal would integrate within the locality. Having considered the development constraints on the site, officers are satisfied that efficient use of

the site in terms of density, will be achieved by the proposal. In general terms the proposal would not be out of character with its immediate surroundings. The proposal will be in keeping with the area in terms of density – especially the adjacent site.

5.5 **Scale and Design**

Amended plans have been considered during the course of the application to alter the design of the proposed building. Attention has particularly been given to the front elevation of the building facing onto the junction of Colston Street and Soundwell Road as it is considered that the building will be prominent in the street scene. Prepared in conjunction with urban design officers, the revised elevations illustrate a different roof arrangement to that initially proposed. The revised plans also show a more ‘ordered’ approach to the key elevations notably by removing some of the Juliette style balconies.

5.6 The building will be three storeys in height – the height of the new flats will match the height of the flats currently under construction on the neighbouring site. Whilst under separate ownership and considered as parts of different applications, the proposed new development would be very similar in design to the flat development on the neighbouring site. The fenestration would be similar in layout, orientation and size. The materials to be in the construction of the scheme would match those in the surrounding buildings and would therefore integrate successfully into the existing street scene.

5.7 The existing use of the site is of no visual interest and only detracts from the street scene due to its derelict appearance. It is considered that the application as proposed would significantly improve the appearance of the site and officers consider that the scale and design is of sufficient quality as to be in-keeping with the existing street scene.

5.8 Further attention has been paid to the existing stone wall that bounds the front and the corner of the site, which is characteristic of the area and is an important feature that should be retained. A condition will be attached to any consent granted to ensure that the wall is retained. The scheme is therefore considered visually acceptable.

5.9 **Impact Upon Residential Amenity**

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

5.10 The site has a limited number of neighbours because of its location at the junction of the two roads. To the south lies a three storey block of flats and to the west lies a residential dwelling. There is another residential property on the opposite side of Colston street but because of the highway, the impact on this property will be minimal.

5.11 The new building has been designed to be devoid of windows in the part of the southern elevation closest to the block of flats currently under construction. Further to this, there are no habitable room windows in the northern elevation of the neighbouring block of flats that would be adversely affected by the works as proposed. Whilst the new building is to be substantial in height, due to the distance between the new building and the neighbouring two storey dwellings, it will not have any impact on them by means of overshadowing or overbearing

effect. Whilst the new building will be in close proximity to the existing block of flats under construction, this block is also three storeys tall and thus will not be overpowered by the proposed development. The impact upon existing levels of residential amenity is thus considered to be acceptable.

5.12 **Transportation**

The scheme as submitted provides 6 car-parking spaces, 6 secure cycle parking spaces, vehicle and pedestrian access from Colston Street and pedestrian only access from Soundwell Road. The parking spaces are to be underneath the bulk of the main building.

5.13 The development would be served by an existing site access. The site was previously used as a car park to an adjoining B2 factory which had recently included a car body repair workshop. In 2005, consent was granted to store 7 touring caravans on the site but the site has actually been used for storing mini buses. It is accepted that the existing site access is substandard, however the proposal would not generate materially more traffic than the historic uses, indeed, it could even be argued that highway safety will be improved as more vehicle turning will be provided on site.

5.14 In accordance with the South Gloucestershire Local Plan (Adopted), the maximum proposed parking requirement for the development on this site is 9 spaces. It is proposed to provide 6 off-street parking spaces on site (one space per flat) and there is satisfactory turning and manoeuvring space on site to allow vehicles to enter and leave the site in a forward gear. The proposal would also include satisfactory cycle storage for the development.

5.15 In light of the limited number of proposed parking spaces, and the fact that occupants of the flats are likely to need to travel to reach many services, a financial contribution is requested. In order to encourage modal shift and the use of public transport, a contribution of £1,000 per dwelling is required towards public infrastructure improvements in the locality. Subject to a suitable S106 agreement being prepared and signed, there is no transportation objection to the proposal.

5.16 **Landscaping and Tree Issues**

The existing site is almost devoid of vegetation with the exception of some poorly conditioned and decaying vegetation to the front of the site. The application proposes to remove this existing vegetation and replace it with some new planting. A variety of appropriate plants, bushes and hard and soft landscaping is shown on the plans to be established around the front of the site significantly softening the hard landscaping and buildings. A condition will be attached to any consent granted to ensure that a landscaping plan is submitted to the council detailing the species of tree and shrub to be planted and also that the vegetation as agreed is indeed planted in the first available planting season and that then maintained thereafter.

5.17 **Drainage Issues**

Neither the Environment Agency or the Council's Drainage Engineer have raised any objections to the principle of the development, which would also be the subject of Building Control. An informative will be added to any consent required to remind the applicants that they need to discuss and agree with Wessex Water point of connection onto the main water and sewerage lines prior to the commencement of development.

5.18 **Affordable Housing**

The number of dwellings proposed and the site area fall below the threshold (15) for affordable housing provision.

5.19 **Section 106 Requirements**

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 1/97 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 5/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, having regard to the above advice, the transportation contributions are appropriately the subject of a Section 106 Agreement and would satisfy the tests set out in Circular 5/2005.

5.20 **Design and Access Statement**

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

6. CONCLUSION

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

7. RECOMMENDATION

- (1) That authority be delegated to the Director of Planning, Transportation & Strategic Environment to grant planning permission, subject to conditions set out below and the applicant first voluntarily entering into an Agreement under Section 106 of the Town & Country Planning Act 1990 (as amended) to secure the following:
- (i) A contribution of £6,000 (£1,000 per unit) towards public infrastructure improvements in the locality
- The reasons for this Agreement are:
- (i) To mitigate against the limited number of off street parking spaces provided to serve the proposal and to encourage modal shift and the use of the bus service having regard to Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.
- (2) That the Head of Legal & Democratic Services be authorised to prepare and seal the agreement.

Background Papers **PK07/1093/F**

Contact Officer: **Marie Bath**
Tel. No. **01454 864769**

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 and Country Planning Act 1990 (as amended).

2. Building operations shall not be commenced until details of the roofing and external facing materials proposed to be used have been submitted to and approved by the Council and all such materials used in construction of the building(s) hereby authorised shall conform to the details so approved.

Reason:

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The hours of working on site during the period of construction and demolition shall be restricted to 7.30 to 18.00 Monday to Friday, 8.00 to 13.00 on Saturday and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site. Any use of the site outside these hours shall have the prior written consent of the Local Planning Authority.

Reason:

To minimise disturbance to occupiers of nearby buildings, and to accord with Policy (H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Other than the insertion of the timber pedestrian gate as shown on the approved plans, the existing stone wall enclosing the eastern boundary of the site (along Soundwell Road) shall be retained and shall not be altered without the prior written consent of the Local Planning Authority.

Reason:

To protect the character and appearance of the area to accord with Policies D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason:

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T6, T7 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. Prior to the commencement of development, detailed plans showing the provision of cycle parking facilities in accordance with the standards set out in Policy T7 of the South Gloucestershire Local Plan (Adopted) January 2006 shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the agreed scheme, with the parking facilities provided prior to the first occupation of the building; and thereafter retained for that purpose.

Reason:

To encourage means of transportation other than the private car, to accord with Policies T7 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. Developments shall not begin until drainage proposals incorporating Sustainable Drainage Systems (SUDS) and hydrological conditions (soil permeability, watercourses, mining culverts etc) within the development site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and thereafter maintained.

Reason:

To ensure that a satisfactory means of drainage is provided, and to accord with Policies EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; boundary treatments and areas of hardsurfacing.

Reason:

To protect the character and appearance of the area to accord with Policies H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

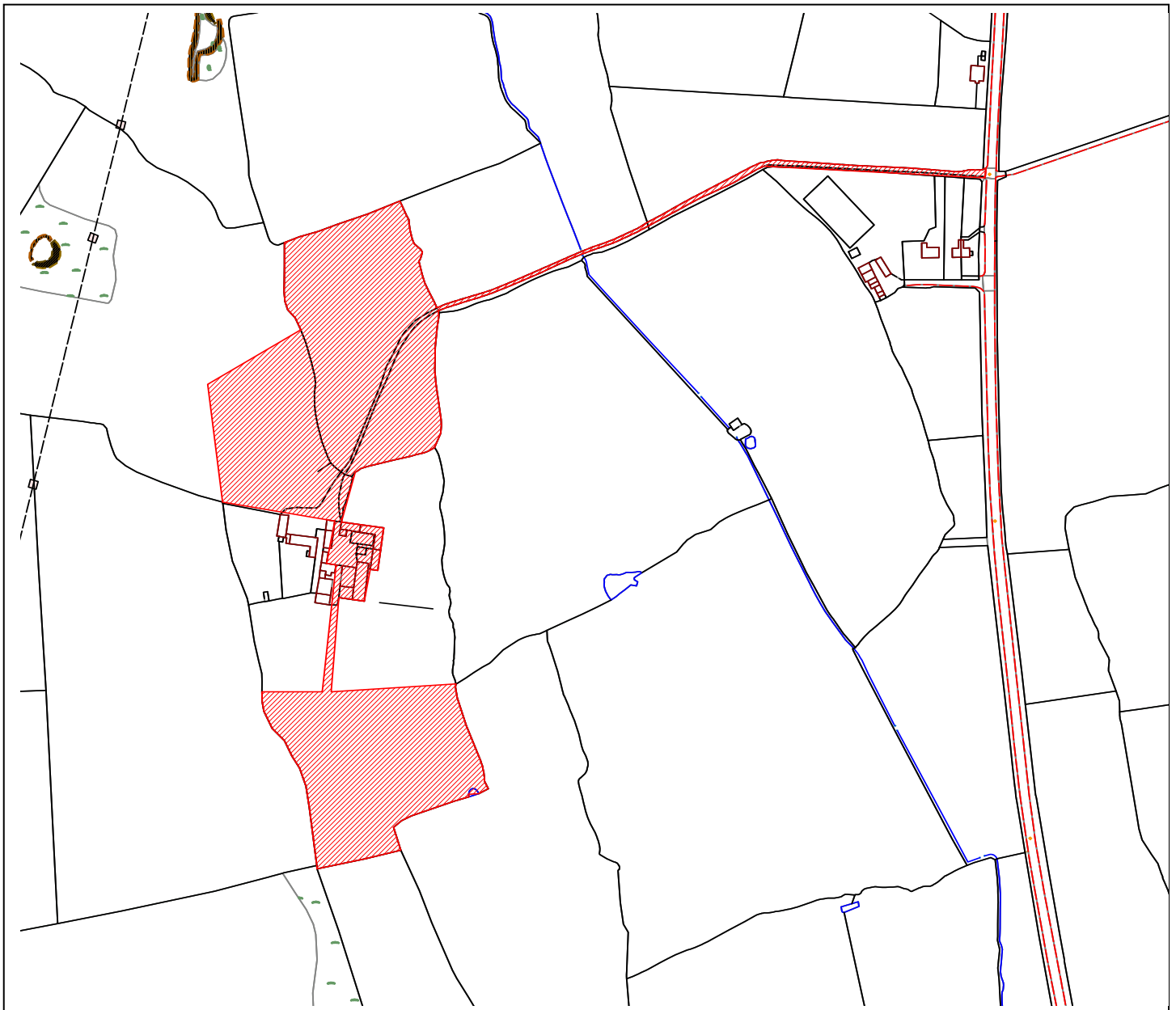
9. No development shall take place until details of provision of storage for refuse bins and boxes as been submitted to and agreed in writing by the Local Planning Authority. The residential units hereby approved shall not be occupied until the storage areas have been provided in accordance with the agreed details.

Reason:

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 35/07 - 31 AUGUST 2007

App No.: PK07/1775/F	Applicant: Mr J Jones
Site: Hill House Farm Sodbury Road Wickwar WOTTON UNDER EDGE South Gloucestershire GL12 8PA	Date Reg: 6th June 2007
Proposal: Change of use of land from agricultural to equestrian use, conversion of existing cowshed to form 6 No stables, 6 No. garages with hay store and tack room.	Parish: Wickwar Parish Council
Map Ref: 72109 86620	Ward: Ladden Brook



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N.T.S

PK07/1775/F

INTRODUCTION

This application appears on the Circulated Schedule in accordance with Council Procedure as this is a major application. The application is only considered to be major because the site exceeds 1 hectare in area.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission to convert an existing detached farm building to form garages and stables. The application states that the 6 garages are to be used to provide storage for agricultural and equestrian associated vehicles. Six stables are also proposed to house horses – some of which already live on adjacent fields. Change of use of agricultural land to land for the keeping of horses is also proposed as part of the application.
- 1.2 The application site consists of a Grade II listed Farm House with associated out buildings located within a rural area on the outskirts of the village of Wickwar. The building subject to this application lies outside of the existing residential curtilage and was previously used as a milking parlour although this ceased many years ago.
- 1.3 This application is supported by a listed building application reference PK06/1851/LB. The Council is still awaiting additional information before the Listed Building application can be determined.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering sustainable Development
PPG15	Planning and the Historic Environment
PPS7	Rural Areas

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	General Policies
L13	Listed Buildings
E7	Conversion and re-use of Rural buildings
E10	Horse Related Development

3. RELEVANT PLANNING HISTORY

There is extensive history to the site. The eight most recent applications being;

- 3.1 PK07/1987/F Erection of extension to provide Utility.
Approved August 2007
- 3.2 PK06/1851/LB Internal and external alterations to facilitate conversion of existing cowshed to form garages and stables.
Yet to be determined – still awaiting additional information
- 3.3 PK06/1801/LB Erection of extension to provide utility room and log store.
Approved June 2007
- 3.4 PK05/1633/LB Internal and external alterations to facilitate the installation of 2 sets of French windows and painted wooden shutters.

Approved July 2005

- 3.5 PK05/1363/LB Installation of electricity and central heating.
Approved July 2005
- 3.6 PK05/1265/LB Alterations to existing staircase from ground floor to first floor. Installation of new staircase from first floor to 2nd floor. Installation of balustrade at 2nd floor level.
- 3.7 PK05/1026/LB Restoration of Boundary Wall.
Approved June 2005
- 3.8 PK05/0927/LB Internal and external alterations to barn, to facilitate conversion to indoor swimming pool with steam, shower and cloak rooms. Erection of single storey extension to facilitate a plant room.
Approved May 2005

4. **CONSULTATION RESPONSES**

- 4.1 Wickwar Parish Council
No objections but do raise the question of increased traffic going to/from Hill House Farm. The Parish Council request that the Council Highways Department be consulted.

Other Representations

- 4.2 Local Residents
None received

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
Policy H10 of the South Gloucestershire Local Plan allows for horse related development such as stables, field shelters and riding schools subject to compliance with a number of criteria. Government guidance is that planning policies should support equine enterprise that maintains environmental quality and countryside character. Policy H10 allows for horse development provided that -
- 5.2 **Development would not have unacceptable environmental effects; and**
The proposed development would not result in the loss of any protected species and would have no detrimental impact on the local environment. The development would not result in any additional levels of noise, dust, or smells that would have an adverse impact on the environment.
- 5.3 **Development would not prejudice the amenities of neighbouring residential occupiers; and**
There are no immediate neighbours to the site. The nearest residential property to the stables is almost half a kilometre away and thus highly unlikely to have any effect whatsoever as a result of the development.
- 5.4 **Adequate provision is made for vehicular access, parking and manoeuvring and would not give rise to traffic conditions to the detriment of highway safety; and**

Ample parking and turning space is available on site to store vehicles, loose boxes etc. Six parking spaces are to be provided within the existing building and thus the horse boxes will be largely screened from view from the surrounding countryside.

Councils highway officers have been consulted about the proposals and they note that site access is via an existing gates access onto the B4060, Wickwar Road. The road at this location is fairly straight and vehicle speeds are high. It is noted that visibility splays from the site access are restricted and this restriction is due to the existing boundary hedge. With this in mind, there are concerns about the intensification of the use of this access.

It is understood that the use of the stables is purely for private use and there is to be no livery or schooling. With this in mind, consideration must be given to the fact that the buildings could generate a degree of traffic in their own right should they be reverted to agricultural use. It is unlikely that the number of vehicular movements generated from the private use of the buildings as a stable is likely to be much in excess of the use of the barns as a milking parlour. Therefore, subject to the attachment of conditions to prevent any commercial, business, schooling or livery use of the site, it is not considered necessary to request alterations to the existing access. In the future, should the applicants wish to start any of these uses, a fresh application would be required along with details of improvement to the access and driveway.

The field to the north of the main farm house that are to be changed to equestrian fields are covered by public rights of way. In addition to this, no information has been submitted with the application with regards to the proposed field boundaries. Conditions and informatives will be attached to any consent granted to ensure that the PROW's are free from obstruction and that full details of the field boundaries are submitted to the Council for written agreement.

5.5 Safe and convenient access to Bridleways and Riding ways is available to riders; and

The site is adjacent to many country lanes that are frequently used by riders or the many surrounding farms. Whilst there are no specific bridleways, due to the amount of land that is within the ownership of the applicant and the access to safe riding ways, it is considered that this criteria is satisfied.

5.6 There are no existing suitable underused buildings available and capable of conversion; and

This proposal is for the re-use of an existing building. It is accepted that the building is in a poor state of repair and large sections will need to be taken down and rebuilt to allow for its conversion. Nonetheless, the proposal will have little impact on the countryside as it will only be reinstalling built form where it currently exists. There are no other buildings on the site that could be converted to allow the same level of accommodation with lesser restoration works.

5.7 The number of buildings, the size of the site and the number of horses to be accommodated has proper regard to the safety and comfort of horses.

The application proposes to create 6 modestly sized stables and an associated tack room. The proposal includes the raising of the roof level of the existing barn by 750mm to enable sufficient headroom to create stabling conditions to the standards of the British Equestrian Association. The Area of the land to be

changed to land for horseculture is 4.05 Hectares (10.09 Acres) and thus provided 1.5 acres of land per horse of grazing and exercise land. It is thus considered that sufficient facilities have been provided to ensure the safety, comfort and welfare of the horses.

5.8 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 1/97 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 1/97 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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 South Gloucestershire Local Plan (Adopted) 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 following conditions;

Background Papers **PK07/1775/F**

Contact Officer: **Marie Bath**
Tel. No. **01454 864769**

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 and Country Planning Act 1990 (as amended).

2. The stables and the associated land shall not be used for livery, riding school or other business or commercial purposes whatsoever.

Reason:

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The garages hereby approved shall be used ancillary to the agricultural and equine use of the land and for no other purpose.

Reason:

To ensure that the garages are available for the parking of vehicles and trailers associated with the horses to prevent visual clutter and to protect the character and appearance of the area, and to accord with Policy E10 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The number of horses kept on the site edged in red shall not exceed 6.

Reason:

In the interests of the welfare of horses, to accord with the guidance of the British Horse Society; and Policy E10 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to the first occupation of the stables hereby permitted by animals, the land outlined in red shall be securely fenced and equipped to safely accommodate horses. The land shall be retained for this purposes as long as the stables are in use.

Reason:

In the interests of the welfare of horses, to accord with the guidance of the British Horse Society; and Policy E10 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. Prior to the commencement of the use of the land by horses, details of the proposed field boundary fences shall be submitted to the Council for written approval. The details shall clearly show the provision of suitable gates where the Public Rights of Way run through the land and these PROW's must be kept free from obstruction at all times. Details shall also include the colour and materials of the proposed boundary fence. If the details submitted are acceptable, the Council will give written approval. All development must be carried out exactly in accordance with the details so agreed.

Reason:

In the interests of visual amenity and to ensure the Public Rights of Way remain free from obstruction and open to the public at all times to comply with the requirements of Policy H10 and D1 of the South Gloucestershire Local Plan (Adopted).

7. The materials to be used in the reconstruction and repair of the barn shall match those of the existing building. The existing materials shall be re-used as far as possible.

Reason:

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

INTRODUCTION

This application is reported on the Circulated Schedule due to the receipt of a neighbour objection.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a single storey rear extension to this shop unit. This would increase the size of the shop and facilitate the conversion of the building from shop and one three bedroom residential unit, to shop and three self-contained flats. The flats would take the form of a one bedroom flat at first floor level, a two bedroom flat on the second floor and a one bedroom flat on the third floor. All flats are proposed to be accessed from the rear access lane behind the property. None of the flats would be within the proposed extension.
- 1.2 The plans indicate that the rear of the site would form a (gravelled) communal amenity area to be provided between the parking space and the rear of the building, complete with cycle storage and bin store. One parking space would be provided for the flats.
- 1.3 The street scene of Regent Street at this point consists of tall buildings with ground floor units used as shops and restaurants. To the west of the site is a restaurant with flats above which was recently approved. Part of this scheme was the conversion of the workshop building at the rear of that site to a flat. This building has habitable room windows at first floor level facing the site at 90 degrees. Otherwise, there is a standard window arrangement in the rear of the retail/ residential properties fronting Regent Street. The building on site is included in the Local List.
- 1.4 To the rear of this site, slightly offset, stands Whitfield Tabernacle, a Grade I Listed Building, with its own Conservation Area around it. This application follows the refusal of a similar scheme last year, which proposed a sizeable extension and conversion of the upper floors five flats. This was refused due to inaccurate plans, lack of parking provision and the impact of the extension on adjacent residential amenity. The task of this application is therefore to overcome those refusal reasons.

2. POLICY CONTEXT

- 2.1 National Guidance
 - PPS1 Delivering Sustainable Development
 - PPS3 Housing
 - PPG13 Transport
 - PPG15 Planning and the historic environment
- 2.2 Development Plans
 - South Gloucestershire Local Plan (Adopted) January 2006
 - D1 Design
 - H5 Conversions to Residential
 - T7 Cycle parking Standards
 - T8 Car Parking Standards
 - T12 Transportation
 - L12 Conservation Areas
 - L13 Listed Building and development affecting their setting

- 2.3 Supplementary Planning Guidance
Whitfield Tabernacle Conservation Area guidance
Advice Note 2

3. **RELEVANT PLANNING HISTORY**

- 3.1 P89/4639 Single Storey Rear Extension Approved
- 3.2 PK06/1354/F Erection of two storey and first floor rear extension to facilitate conversion of upper floors from maisonette to five flats Refused

4. **CONSULTATION RESPONSES**

- 4.1 Parish/Town Council
No parish

- 4.2 Other Consultees
Avon & Somerset Police
No reply received

Environmental Protection
No objection in principle, subject to informatives.

- 4.3 Sustainable Transport

The proposal is for the erection of a single storey rear extension to the shop unit and it also proposes the conversion of the remaining part of the existing building to 3 self contained flats. The proposal is therefore can be considered in two parts. Part one of this development is the extension to the existing shop unit - the single storey rear extension to the existing shop to be used in association with the existing business. This is unlikely to impact on traffic movements to and from the premises. In view of this therefore, there are no highway objections to this extension.

Part two of the scheme relates to conversion of the existing building to 3 flats - this part of proposal involves purely the conversion of the existing upper floors of the existing building to separate flat accommodation. The footprint of the upper floors would remain unaffected and none of the new flats would be within the proposed extension on the ground floor. In this context therefore, the current planning proposal is significantly different to that earlier planning application (ref. no. PK06/1354/F, that was refused because of lack of parking) which also included a significant extension to the building on the upper floors in order to create 5no. residential units. It is the officer's view that conversion of the existing residential unit into smaller units would not significantly impact upon traffic movements to and from the site. The site is in a sustainable location in the middle of the Kingswood shopping area and there is a good access to public transport. In view of all the above therefore, there are no highway objections to this development but the following planning conditions are recommended:

- 1) Prior to the first occupation of any of residential units, the applicant provides secure and undercover cycle parking (on the site) for each flat and maintain these satisfactory thereafter.
- 2) The existing garage to the rear of the property shall not be used for any other purpose other than garaging of vehicle unless written approval is granted by the planning authority.

Other Representations

4.4 Local Residents

One reply was received, citing the following concerns:

- Insufficient off street parking and there is no guarantee that new occupants will not have cars
- Rights of access and parking in the lane to the rear need to be confirmed

N.B. With regard to the latter point, this is not a planning issue. The lane in question is not an adopted highway.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against the policies listed above, in the light of all material considerations. There are three main issues to be resolved, the effect of the proposed rear extension on the residential amenity of adjoining occupiers and the effects of the change of the residential content of the site from one unit to three. The task of this application is to overcome the previous refusal reasons for a scheme involving a larger extension to the building and the creation of 5 flats from the existing residential unit.

5.2 Effect of the Proposed Extension on Residential Amenity

Part of this proposal is the erection of a single storey rear extension. To the east of this would be the remainder of the site and a pathway providing access for the proposed flats. Beyond this is a low wall and then the open rear yard area of the adjoining property, running up to a rear extension at one storey. To the west of the site, the adjacent property has recently been converted into flats. Immediately adjacent at first floor level is a habitable (living room) window. At the same level is an extension, with a further habitable (bedroom) window facing the proposed rear extension at less than 12 metres away. The proposed extension would project 8 metres from the common rear building line. The main body of the existing rear extension projects 7.3 metres at single storey. There is a further smaller element which would be removed as part of this proposal, giving a current projection from the rear building line of 8.5 metres. Whilst this degree of projection is contrary to the Council's adopted Supplementary Planning Guidance, which allows a 3 metre projection in these circumstances, it is acknowledged that the three metres in this case has already been exceeded. The proposal is considered not to have an adverse impact upon the residential amenity of the adjoining property, because the increase in the depth of the extension is so minimal and would have a minimal effect on worsening conditions that it could not warrant a refusal reason.

5.3 Transportation

The detailed transportation comments appear above. The recommendation in this respect is for approval, subject to conditions which appear below. The site is considered to be in a sustainable location and the proposal would offer one off street parking space.

5.4 Additional Residential Units

This issue should be assessed against the same guidance as referred to above. This is not simply a conversion of an existing property, but also involves new build. The new build element however, relates only to the shop. It is noted that of the proposed dwellings, only one would be of more than a single bedroom. The proposed one bedroom flats would not provide family accommodation. It is therefore considered that the amenity space would be of

a satisfactory size in order to meet the immediate needs of assumed single person flats, and the two bedroom flat would be of a smaller size than the existing three bedroom flat. Cycle and bin storage facilities have been shown and the remaining private space is considered to be adequate for drying washing, with some limited sitting out potential. Noise insulation between flats has been conditioned to conform to a reasonable standard. Under these circumstances, no objection is raised to the proposal in terms of the effect of the proposal on the residential amenity of future occupants.

5.5 Effect on the nearby Listed Building and Conservation Area

This application, in terms of the proposed extension, is vastly different from that previously refused due (in part) to its impact upon the adjacent Listed Building and Conservation Area. The proposed extension now amounts to only a single storey building and it is considered that this part of the proposal would not be readily visible from the Conservation Area, thereby significantly reducing the potential impact upon it. Subject to the conditions recommended below, it is considered that the proposed alterations and extensions could therefore take place without harming the local character. To ensure that this in fact the case it is recommended that the following conditions are applied:

(i) That prior to work commencing on site the following information is submitted to and approved by the Council:

The submission (at scale of at least 1:50 of a hard and soft landscape scheme for the area to the north of the property do demonstrate how the bin enclosure, cycle store, community amenity area and parking place(s) are to be submitted, to ensure that the character and amenity of the area are not harmed.

(ii) A condition preventing any additional rooflights being inserted on the host building

Overall, it is considered that, subject to the conditions outlined above, the development could proceed without any detrimental impact to either the Locally Listed Building itself or the nearby Grade I Listed Building and Conservation Area.

5.6 Design and Access Statement

The Design and Access Statement submitted with the application is not considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.7 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions would be the most appropriate, and a Section 106 Agreement would be unnecessary.

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

7. RECOMMENDATION

7.1 That planning permission is approved, subject to the conditions shown below.

Background Papers **PK07/2345/F**

Contact Officer: **Chris Gosling**

Tel. No. **01454 863787**

CONDITIONS

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

Reason:

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

2. No development shall take place until details of a scheme of noise protection and sound insulation has been submitted to and agreed in writing with the Local Planning Authority. The residential units hereby approved shall not be occupied until the noise protection and sound insulation measures have been provided in accordance with the agreed scheme.

Reason:

To ensure a satisfactory standard of noise protection for the residential units to accord with policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. No dwelling shall be occupied until space has been laid out within the site for [number] of bicycles to be parked in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority.

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 Policies T7 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. 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 D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. No windows other than those shown on the plans hereby approved shall be inserted at any time in the roof of the property.

Reason:

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The off-street parking facilities shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason:

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. Prior to the first occupation of any of the flats hereby approved, the bin storage area shown on the approved plans shall be erected and thereafter maintained for the purpose of the storage of bins only.

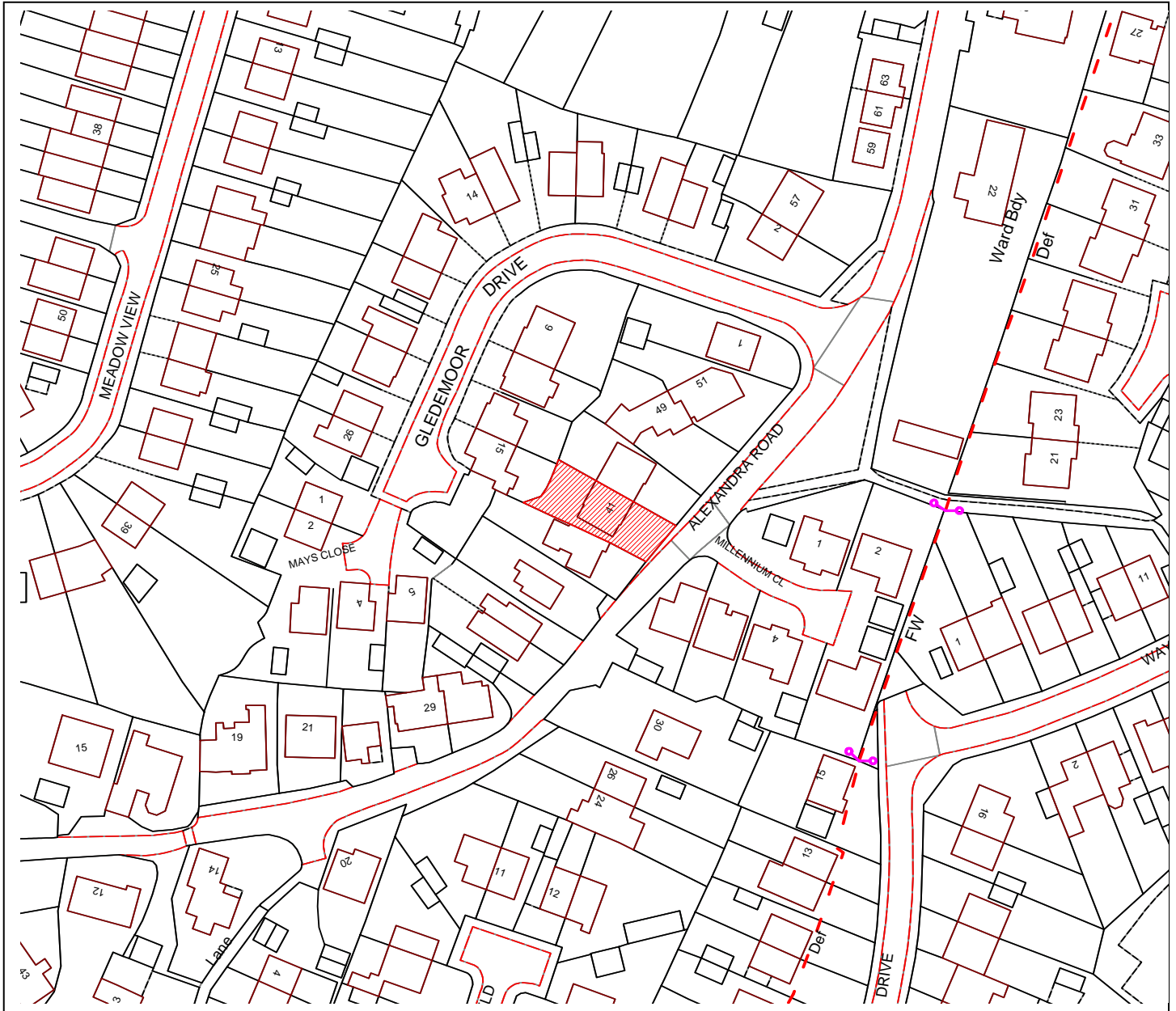
Reason:

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policies H5, EP1 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 35/07 - 31 AUGUST 2007

App No.: PT07/2066/F
Site: 41 Alexandra Road Frampton Cotterell
 BRISTOL South Gloucestershire BS36
 2PZ
Proposal: Erection of first floor side extension to
 provide additional living accomodation.
Map Ref: 67664 81358

Applicant: Mr M Murley
Date Reg: 6th July 2007
Parish: Frampton Cotterell
 Parish Council
Ward: Frampton Cotterell



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N.T.S

PT07/2066/F

INTRODUCTION

This application appears on the Circulated Schedule after the receipt of one objection from a local resident.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a first floor side extension above the existing garage to provide additional living accommodation.
- 1.2 The application site relates to a semi-detached dwelling sited within a well established residential area of Frampton Cotterell.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
No objection
- 4.2 Local Residents
One letter of objection received from a neighbour stated that they would suffer a loss of light to the Velux window due to the proposed extension.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for the extension to residential dwelling subject to there being no adverse impact on the residential amenity.
- 5.2 Policy D1 of the Local Plan considers general design principles and ensures good quality design.
- 5.3 Residential Amenity
The proposed side extension would be sited on the dwellings western elevation adjacent to No. 39 Alexandra Road above the existing attached garage. The proposal would include one window at front and rear. It is considered that neither of these windows would create direct views that would prejudice the privacy of the surrounding neighbouring occupiers. It is noted that No. 39 has a Velux window in the side elevation facing onto the extension. It is therefore recommended that a condition is attached to ensure no windows are installed in the side elevation in the future, this would prevent any potential overlooking

to detriment to the neighbours privacy. In addition, it is considered that the proposal would not result in an overbearing impact because it would be confined to the existing garages footprint and building lines.

5.4 A neighbouring occupier has objected to this proposal on the grounds that it would reduce the amount of light which enters a Velux window above a staircase. Notwithstanding these comments, it is considered that the proposal would not result in a significant loss of light to the detriment of the amenity of the neighbouring occupier. The reason for this is that the proposed extension ridge height would be inline with the existing dwelling and the proposal would be separated from the neighbouring dwelling by approximately 1.5 metres. The Velux window would be positioned at an oblique angle in relation to the extension and would therefore receive light despite of the proposal. In addition given that the Velux window serves the neighbouring dwellings staircase (non-habitable room), it is considered that any loss of light would not result in any harm to amenity of the neighbour.

5.5 In view of the above it is considered that the proposal would have no adverse impact on the residential amenity of any nearby neighbouring occupiers.

5.6 Design and Visual Amenity

The existing dwelling forms part of a semi-detached pair which is situated within a row of dwellings of various designs. The proposed extension would be built above the existing attached garage. It is considered that the proposed mass and scale of the extension would respect the proportions of the existing dwelling. In addition it is proposed that all the tiles, brick and hanging wall tiles would match the existing dwelling. Therefore, given the above, it is deemed that proposed extension would respect the character and appearance of the existing dwelling and surrounding residential area in accordance with Policy D1 and H4 of the Local Plan.

5.7 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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

7. RECOMMENDATION

7.1 Planning permission to be **GRANTED** subject to the following condition:

Background Papers **PT07/2066/F**

Contact Officer: **Peter Rowe**
Tel. No. **01454 863538**

CONDITIONS

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

Reason(s):

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

- 2 No windows other than those shown on the plans hereby approved shall be inserted at any time in the south-west elevation of the property which faces onto No. 39 Alexander Road.

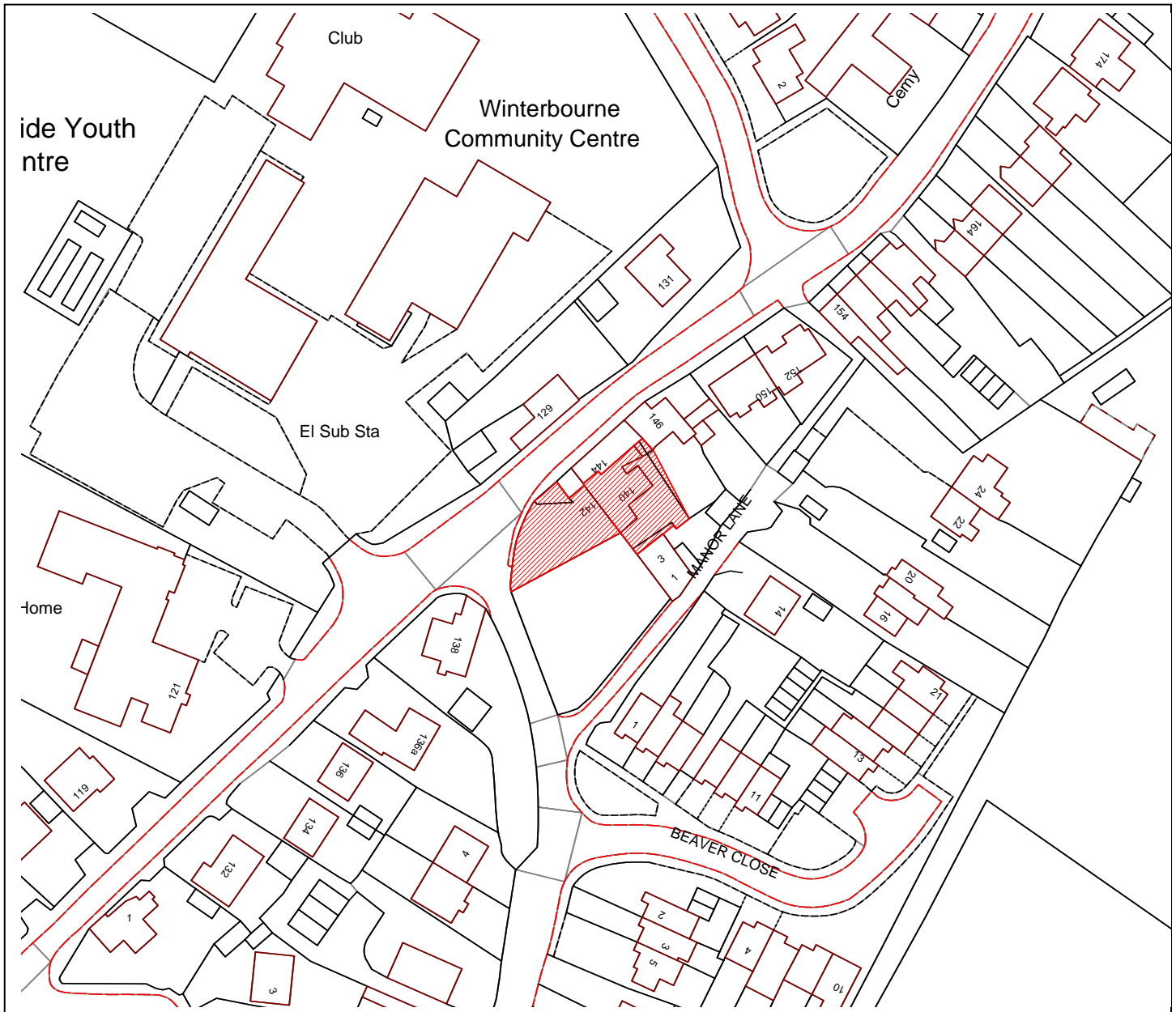
Reason(s):

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

CIRCULATED SCHEDULE NO. 35/07 – 31 AUGUST 2007

App No.: PT07/2172/F
Site: 140 Watleys End Road Winterbourne
 BRISTOL South Gloucestershire BS36
 1QH
Proposal: Erection of 2 storey rear extension to
 provide additional living accommodation
Map Ref: 65882 81354

Applicant: Mr S Player
Date Reg: 16th July 2007
Parish: Winterbourne Parish
 Council
Ward: Winterbourne



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N.T.S

PT07/2172/F

INTRODUCTION

This application appears on the Circulated Schedule after the receipt of two objections from local residents.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a two-storey rear extension to form additional living accommodation.
- 1.2 The application site relates to a semi-detached cottage situated within a well established residential area of Winterbourne.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 New Development within Existing Residential Curtilage

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant history

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection
- 4.2 Local Residents
Three letters of objection have been received stating the following points:
 - a) Removal of window will remove the character of the existing 1800s cottage.
 - b) The insertion of a large window will invade privacy.
 - c) A window would face directly onto a bedroom window and would invade privacy.
 - d) The demolition of outside toilet is not shown on plans.
 - e) The two windows shown on the side elevation have been added in the past two weeks.
 - f) The three windows on the first storey of the side elevation would directly overlook the neighbouring property.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for the extension to residential dwelling subject to there being no adverse impact on the residential amenity.
- 5.2 Policy D1 of the Local Plan considers general design principles and ensures good quality design.

5.3 Residential Amenity

The application site is bounded by four dwellings, these are Nos. 142,144 and 146 Watley End Road and No. 3 Manor Lane. The closest dwelling would be No. 144 which would be approximately 0.6m from development. The extension would be single storey at this point and would have a hipped roof immediately adjacent to No. 144. The two-storey element of the extension is set back from this neighbouring dwelling by approximately 2.6m. It is therefore considered that the proposal would not cause an overbearing impact or result in a significant loss of light to No. 144 to the detriment of the occupier's amenity. Given the distance separating the proposal from the other neighbouring dwellings it is considered that the extension would not result in an overbearing impact to any of these occupiers.

5.4 The proposed scheme would involve the enlargement of an existing window and the insertion of two new windows in the elevations facing onto the No. 144. These windows would serve two bathrooms and a utility room which are considered non-habitable rooms. In addition, the applicant has proposed that these windows would use opaque glazing. It is recommended that in this instance conditions are attached to secure opaque glazing and for no further windows to be added to the elevations facing onto No. 144.

5.5 In the side elevation facing onto No. 3 Manor Lane there are two existing windows and it is proposed to add one further dormer window adjacent to these. This elevation is approximately 9.3m from No.3 which has no windows within the side elevation apart from Velux windows in roof. Given the distance separating the two properties and the oblique angle of the Velux windows, it is considered that the proposed dormer window would not create any direct views that would prejudice the privacy of the neighbouring occupier.

5.6 In light of the above and notwithstanding the objector's comments, it is considered that the proposed extension would not prejudice the privacy of any of the nearby neighbouring occupiers in accordance to Policy H4 of the Local Plan.

5.7 Design and Visual Amenity

The proposal would consist of a two storey rear gable and single storey extension to provide additional living accommodation. It is considered that the design of the proposal and its scale and mass would appear in-proportion to the original cottage. It is proposed that the extension would be finished in render and tiles to match the original dwelling. It is therefore considered that the proposal would respect the character and appearance of the existing cottage and the surrounding residential area in accordance to Policy D1 and H4 of the Local Plan.

5.8 Other Issues

The objectors have raised the following issues which do not constitute material planning considerations:

1. *The demolition of outside toilet is not shown on plans*

The demolition of outbuilding does not require planning permission and therefore does not need to be assessed through a planning application.

2. *The two windows shown on the side elevation have been added in the past two weeks.*

During the officers site visit on the 21st August 2007 it was noted that the two windows shown on the existing plan were in situ. However, it should be noted that the insertion of windows does not constitute development and would therefore not have required a planning application.

5.9 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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

7. RECOMMENDATION

7.1 Planning permission to be **GRANTED** subject to the following condition:

Background Papers **PT07/2172/F**

Contact Officer: **Peter Rowe**
Tel. No. **01454 863538**

CONDITIONS

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

Reason(s):

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

2 Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed windows on the north-east and north-west elevations facing No. 144 Watley End Road shall be glazed with obscure glass only.

Reason(s):

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

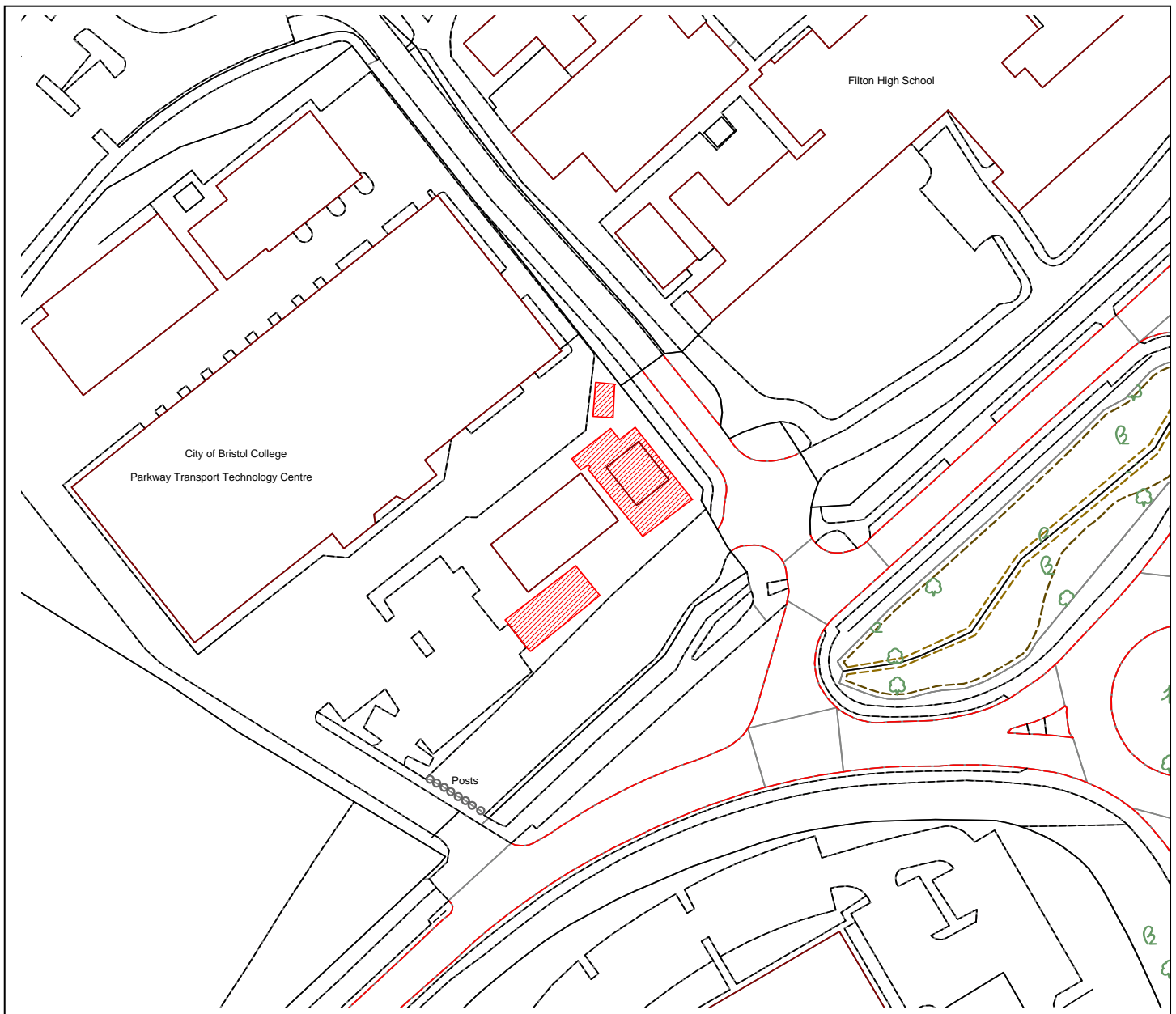
- 3 No windows other than those shown on the plans hereby approved shall be inserted at any time in the north-east and north-west elevation facing No. 144 Watley End Road of the property.

Reason(s):

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

CIRCULATED SCHEDULE NO. 35/07 – 31 AUGUST 2007

App No.:	PT07/2217/TMP	Applicant:	City Of Bristol College
Site:	City of Bristol College Parkway Division New Road Stoke Gifford BRISTOL South Gloucestershire BS34 8SF	Date Reg:	19th July 2007
Proposal:	Erection of 1no. two storey and 2no. single storey portacabins of use as temporary classrooms, trainee room and W.C for a period of 3 years (retrospective)	Parish:	Stoke Gifford Parish Council
Map Ref:	61744 79292	Ward:	Frenchay and Stoke Park



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100023410, 2007.

DC0901MW

INTRODUCTION

This application appears on the Circulated Schedule after the receipt of one objection from a neighbour.

1. THE PROPOSAL

- 1.1 The applicant seeks temporary planning permission for the erection of one two-storey and two single single-storey portacabins to be used as classrooms, a trainee room and WC. The development is required to accommodate students until a new purpose built complex is developed over the next three years.
- 1.2 The application site relates to the City of Bristol College and is located adjacent to Filton High School on the north-west side of New Road.
- 1.3 It was noted during the Officer site visit on the 9th August 2007 that the development had been commenced, thus this application would be dealt with retrospectively.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
LC4 Proposals for Educational and Community Facilities Within the Existing Urban Area
T12 Transportation Development Control Policy for New Development

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/3129/TMP – Retention of two temporary portacabins for classroom use –
Approved on 27th October 2005

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
No objection providing consent is for 3 years
- 4.2 Sustainable Transport
There is no transportation objection to this current proposal; however, the proposed temporary buildings should be removed after three years.
- 4.3 Filton College
Object to the proposal due to the lack of parking.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy LC4 of the South Gloucestershire Local Plan provides a framework to consider community facilities within the existing urban areas to ensure the impact on residential amenity and the environment is minimised and facilities

- are directed to locations that are accessible on foot and bicycle and closely related to areas of demand.
- 5.2 Policy D1 of the Local Plan considers general design principles and ensures good quality design.
- 5.3 Residential Amenity
The site is situated adjacent to other education establishments and offices. The nearest residential accommodation is approximately 200 metres to the north-east beyond the adjacent school. Therefore, given the proposals location it considered that the proposal would not prejudice the amenities of any nearby residents.
- 5.4 Sustainable Transportation
The application site is located within a sustainable location within the Bristol North Fringe which is accessible by foot and bicycle. The site is also close to regular bus and train services. Given that the portacabins would continue the existing education use, it is considered that this would not undermine the accessibility of the sites facilities by foot and bicycle.
- 5.5 Notwithstanding the objector comments, the Councils Transportation Officer has raised no objection to the development, providing the proposed temporary buildings are removed after three years. It is therefore considered that the proposal would not result in unacceptable transportation effects or give rise to on street parking to the detriment of the amenities and highway safety of the surrounding area.
- 5.4 Design and Visual Amenity
The proposed development consists of the erection of two single-storey and one two-storey modular portacabins to provide teaching facilities and toilets. The building would cover an area of approximately 624 square metres and would be sited in front of the existing college. It is proposed that the portacabins would be finished in grey plastic coated galvanised steel.
- 5.5 The long term use of modular building is generally considered unacceptable in design terms as they invariably appear out of context with the character and visual amenity of the site and its surroundings. However, in this instance, given the proposed siting, purpose and temporary nature of the buildings, it is deemed that the development would cause limited visual harm in short term. Therefore, providing a condition is attached to ensure the development only remains in situ for a maximum of 3 years temporary planning consent is supported.
- 5.6 Design and Access Statement
The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).
- 5.7 Section 106 Requirements
In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a

condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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

7. **RECOMMENDATION**

- 7.1 Planning permission to be **GRANTED** subject to the following condition:

Background Papers **PT07/2217/TMP**

Contact Officer: **Peter Rowe**
Tel. No. **01454 863538**

CONDITIONS

- 1 The building hereby permitted shall be removed and the land restored to its former condition on or before 28th August 2010 in accordance with the scheme of work submitted to and approved in writing by the Local Planning Authority.

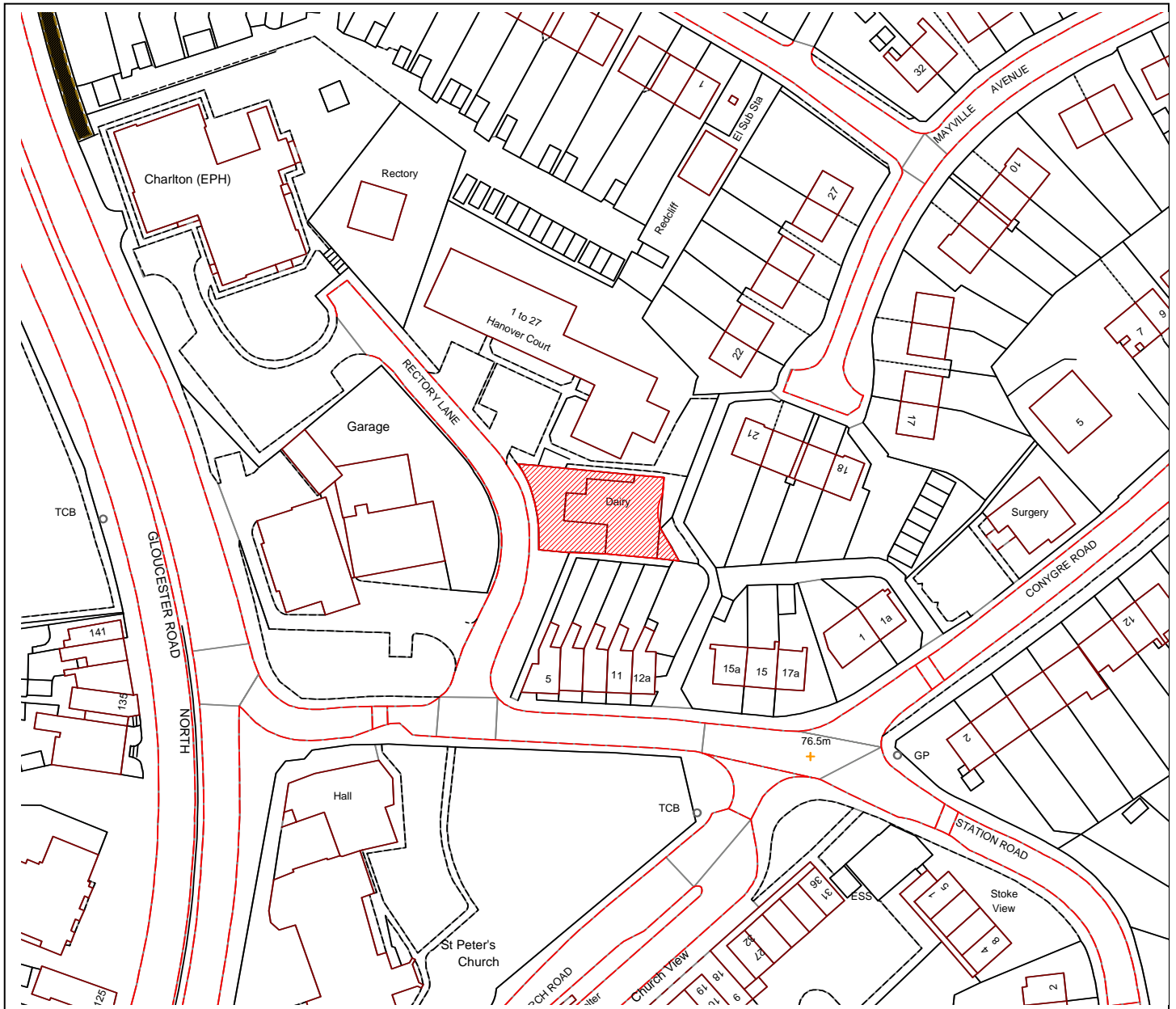
Reason(s):

The form and appearance of the buildings is out of character with the surrounding area and is permitted for a limited period only because of the special circumstances of the case.

CIRCULATED SCHEDULE NO. 35/07 – 31 AUGUST 2007

App No.: PT07/2260/F
Site: Medina Dairy, Rectory Lane, Filton, south Gloucestershire BS34 7BX
Proposal: Change of use from dairy/garage to car sales (sui generis) as defined in the Town and Country Planning (Use Classes) Order 2005.
Map Ref: 60359 79286

Applicant: Mr C Jeavons
Date Reg: 24th July 2007
Parish: Filton Town Council
Ward: Filton



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N.T.S

PT07/2260/F

1. THE PROPOSAL

- 1.1 The site consists of a ground floor industrial unit currently used for the distribution of dairy products. The buildings contains residential accommodation above, which is not proposed to be changed as part of this proposal.
- 1.2 The proposed development consists of the change of use of the ground floor and yard area from the dairy use for the sales of motor vehicles.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
E3 Employment Development in the Urban Areas
D1 Achieving Good Quality Design in New Development
T8 Vehicular Parking Standards
T12 Transportation Development Control Policy for New Development
EP4 Noise Sensitive development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
Object on the basis of inadequate parking and access, and that the development could possibly lead to the loss of living accommodation.
- 4.2 Sustainable Transport
No Objection provided that four standard parking spaces are maintained on the site.
- 4.3 Local Residents
16 Letters have been received during the consultation period associated with this planning application. The relevant comments can be summarised as follows;
- 4.4 The area currently suffers from problems with emergency access and access to the residential flats upon Rectory Lane as a result of parking congestion in the area. Concern is raised that the proposed development will encourage customers to park vehicles on the highway so making the problem worse.
- 4.5 Access to the pavements and highway must be kept clear. At this time it is not
- 4.6 Concern is raised over the hours of trading and delivery.
- 4.7 Concern is raised as to the potential for repairs to be carried out on this site.

- 4.8 There is very limited area within the site to keep stock
- 4.9 A car sales show room is not appropriate for this location.
- 4.10 The police are regular visitors to the site/move vehicles parked on this highway

5. **ANALYSIS OF PROPOSAL**

- 5.1 The proposed development is for the change of use of the existing dairy business to car sales. This use would retain an employment use on the site.
- 5.2 Principle of Development
Policy E3 indicates that employment development within the Urban Areas is acceptable subject to the following considerations.
- 5.3 Design
Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development would achieve a high standard of design. This principle is supported by Policy E3 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist.
- 5.4 This area is characterised by a wide range of residential and business activities. A mechanics workshop is situated in close proximity to this site, along with retail outlets. The site is currently used as a dairy distribution place and contains a number of structures (such as coolers and storage containers); as well as parked delivery vehicles. These actively degrade the visual amenity of this locality. As part of the proposed development to sell cars from the premises, these structures and delivery vehicles will be removed to create an open yard within the site. Obviously, the proposed use will involve the stocking of cars for sale in this yard area. However, given that this premises would be used for sales of the vehicles, it is not expected that the introduction of these cars would create a worse visual appearance that currently exists on the site. Indeed, it is considered that there would be a visual benefit generated by the proposed use.
- 5.5 Having regard to the above it is considered that the proposed development is acceptable in design and visual terms.
- 5.6 Residential Amenity
Policy E3 seeks to ensure that new business/employment uses would not have a detrimental impact upon the residential amenity of the occupants of nearby dwellings; and would not have wider detrimental environmental impact.
- 5.7 Currently the hours of operation and delivery to this site are not controlled through planning regulations. However, the approval of this development can appropriately be the subject of conditions restricting the hours of opening and delivery to reasonable business hours. This will have the benefit of removing late night and early morning activity from the premises. The applicant has indicated that the hours of opening will be 9am until 6pm on Monday through to Friday and 9am until 5pm on Saturday. These hours are considered to be reasonable. The use of the site for the sales of cars is not likely to generate unacceptable noise levels, and the applicant has indicated that the repairs of vehicles would not take place as part of the proposed business. The transition

- to car repairs would require a further planning consent and as such it is not appropriate to control this through a planning condition.
- 5.8 Having regard to the above, it is considered that the proposed development would offer improvements over the existing use and is acceptable in residential and environmental terms.
- 5.9 Transportation
Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development would not have a detrimental impact upon highway safety and amenity. Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006 provides maximum parking standards.
- 5.10 The majority of local objection to this development are concerned with the congested highway along Rectory Lane. Particular concern is aimed at the impact that the proposed development would have upon parking in the locality and draws attention to the problems of vehicles parking upon the pavements so restricting pedestrian access (it is likely that the Police Authority have removed vehicles that restrict pavement access); and general congestion causing difficulties for emergency vehicles.
- 5.11 In planning terms it is not possible to control the parking of vehicles where this would take place on a public highway or in locations not within the application site. It is also not appropriate to speculate on whether or not it is the sole responsibility of the Medina Dairy for this congestion upon the public highway as this is not a planning matter. Nonetheless, the site currently employs staff who may park cars within the public highway during business hours and it is evident that the dairy parks its own delivery vehicles within the highway. Clearly, the proposed use for car sales will generate the need to employ sales representatives. However, the applicant has indicated that staff will use vehicles that are for sale and would therefore be parked on the yard area during the day. The applicant has also indicated that there will be four customer parking spaces provided within the site. Although it is not possible to control on-street parking along Rectory Road through a planning condition (as this issue is covered by the traffic act and is administered by the Police Authority) it is considered that the above would result in the reduction of on-street parking generated by this premises. In order to discourage the parking of vehicles which are for sale upon the highway, it is appropriate to limit the numbers of sale stock kept on this site at anyone time to the amount of vehicles that can be reasonably accommodated within the yard; together with the retained customer parking facilities. In this instance it is considered that 16 vehicles is the maximum that can be accommodated within this site.
- 5.12 Subject to the above conditions, it is considered that the proposed development is acceptable in transportation terms.
- 5.13 Other Matters
Concern has been raised as to the loss of residential accommodation as a result of the proposed development. In this instance the proposed development does not affect the residential accommodation over this premises and as such this issue cannot be addressed. However, any change of use of the residential accommodation will require a further planning consent and this issue would be addressed should such an application be made.

5.14 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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

7. RECOMMENDATION

7.1 That Planning Permission be approved subject to the following conditions.

Background Papers **PT07/2260/F**

Contact Officer: **Simon Penketh**
Tel. No. **01454 863433**

CONDITIONS

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

Reason(s):

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

2 The four on site visitor/customer parking spaces as shown in the applicants letter dated 11th August 2007 shall be provided at all times and shall be kept clear of vehicles for sale unless otherwise agreed in writing by the Local Planning Authority.

Reason(s):

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

3 The numbers of vehicles being sold from this premises shall be kept to a maximum of 16 vehicles at any one time unless the Local Planning Authority agrees to any variation in writing.

Reason(s):

In order to discourage the keeping and displaying of vehicles which are for sale on the public highway where there are known to be congestion problems and in the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 4 No deliveries shall be taken at or despatched from the site outside the hours of 09:00 and 18:00 Monday to Friday nor at any time on Saturdays, Sundays, Bank or Public Holidays.

Reason(s):

To safeguard the amenity of the locality, and to accord with Policy E3 and EP4 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 5 No sales of vehicles shall take place outside the hours of 09:00 and 18:00 Monday to Friday, 09:00 and 17:00 on Saturday nor at any time on Sundays, Bank or Public Holidays.

Reason(s):

To safeguard the amenity of the locality, and to accord with Policy E3 and EP4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 35/07 – 31 AUGUST 2007

App No.: PT07/2366/F
Site: 23 Hunters Way Filton BRISTOL South Gloucestershire BS34 7EW

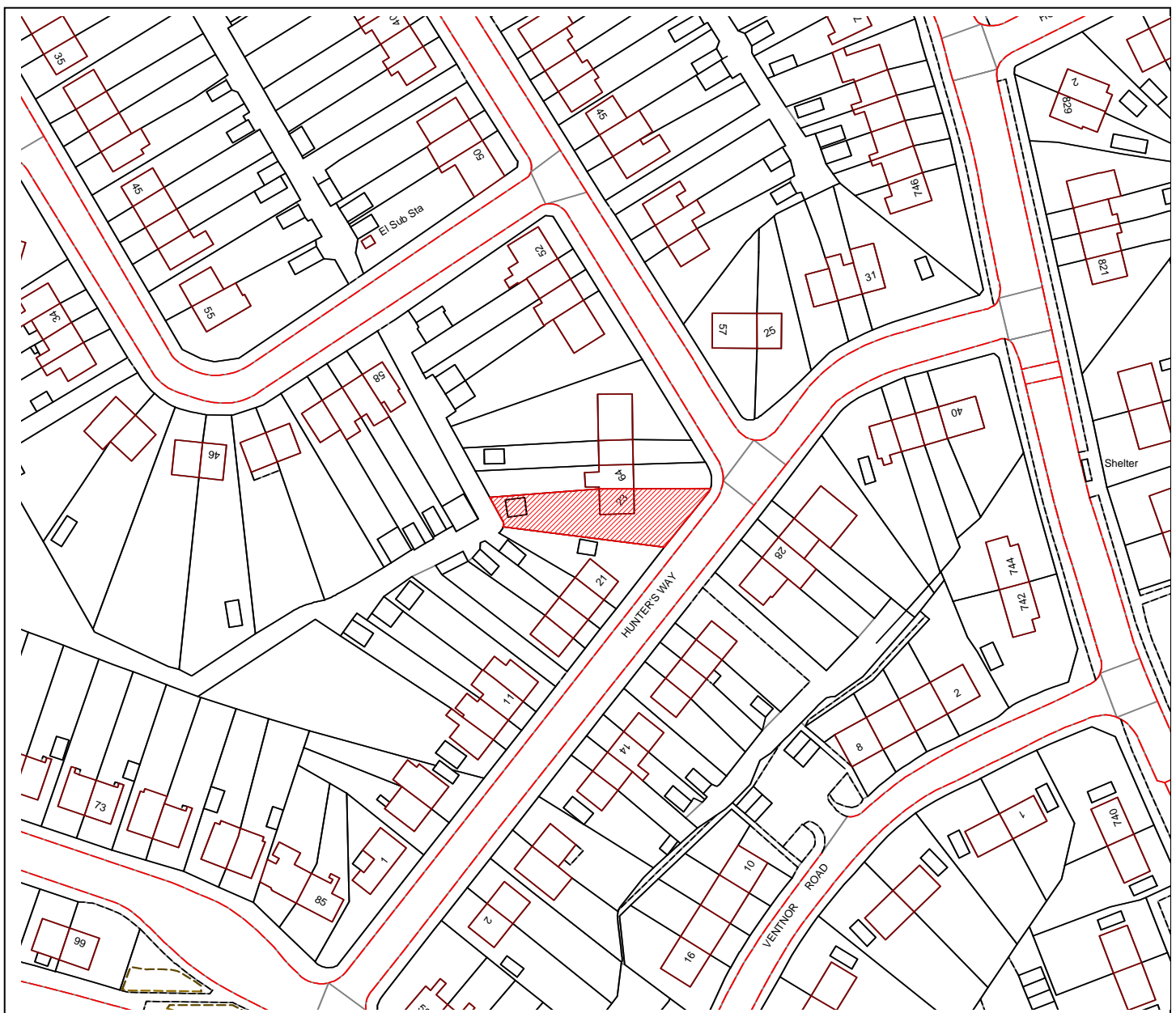
Applicant: Mr & Mrs N Knight
Date Reg: 2nd August 2007

Proposal: Erection of two storey attached dwelling with provision for parking and access. Erection of rear single storey extension to existing dwelling to form kitchen and installation of rear dormer to facilitate loft conversion (in accordance with amended plans received by the Council on 21st August 2007).

Parish: Filton Town Council

Map Ref: 60871 79143

Ward: Filton



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1. THE PROPOSAL

- 1.1 This full application relates to the erection of two storey side and single storey rear extension to form attached 3 bed dwelling with parking and access, and the erection of single storey rear extension and rear dormer to facilitate loft conversion to the existing dwelling of 23 Hunters Way, Filton.
- 1.2 The application site is an end-terraced property located on a corner plot. Vehicular access and parking for the existing property is to the rear of the site although at present the rear garage is unusable due to a hedgerow running along the rear boundary. The rear of the site is accessed via a private rear lockable access. The site lies within the urban area of Filton.
- 1.3 The application has been amended to that originally submitted in that the two off-street parking spaces for both properties were to the rear of the site. This has now been amended so that two rear parallel parking spaces are proposed for the existing dwelling with the dilapidated garage removed. Two off-street parallel parking spaces for the new dwelling are in the front garden area. A ground and first floor bay window feature have also been added to replicate the design feature present in the locality.

2. POLICY CONTEXT

2.1 National Guidance

- PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport

2.2 Joint Replacement Structure Plan

- Policy 1 Sustainable Development Objectives
Policy 2 Location of Development
Policy 33 Housing Provision and Distribution
Policy 34 Re-use of Previously Developed Land
Policy 35 Housing Density

2.3 South Gloucestershire Local Plan (Adopted) January 2006

- D1 Achieving Good Quality Design in New Development
L17 The Water Environment
H2 Proposals for Residential Development Within the Existing Urban Area and Defined Settlement Boundaries
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T7 Cycle Parking
T8 Parking Standards
T12 Transportation Development Control Policy for New Development

2.3 Supplementary Planning Guidance

- Design Checklist (As Intended to be Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

4.1 Filton Town Council

Object to the proposal on the following grounds:-

- a) grossly over-intensive;
- b) alters character of existing building;
- c) out of character with area;
- d) lack of planting scheme information;
- e) recommend site visit.

4.2 Sustainable Transport

No objection.

4.3 Local Residents

No response received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site lies within a highly sustainable location within the defined urban area of Filton. Advice contained within PPS3 actively encourages new residential development in urban areas and this advice is reflected in Policy H2 of the adopted local plan. This policy allows for new residential development within such areas provided the following criteria are complied with:-

(A) Development would not have unacceptable environmental or transportation effects, and would not significantly prejudice residential amenity;

Transport

In transportation terms, adequate off-street parking has been provided for the existing and proposed dwelling. Two parallel parking spaces for the existing dwelling are provided to the rear with two parallel spaces for the new dwelling proposed in the front garden. No objection has been raised from the Council's Transportation Engineer, subject to provision of a cycle store and a financial contribution of £1,800 towards the North Fringe Development Major Scheme (Transport Measures). The applicant has confirmed their agreement to this contribution, should planning permission be granted.

Design

With regard to design issues, the proposal is also considered acceptable. The application site is on a triangular shaped plot and on the junction with Hunters Way and Charles Road. The layout of the site partially fronts onto Hunters Way but also forms the end property of the terraced rank of 60, 62 and 64 Charles Road. Due to the location of the application site within the street scene, the proposed new dwelling continues the building line of Charles Road but also does not extend beyond the front building line of the adjacent property of 21 Hunter's Way. It will fit in with the character of the street scene and is of a design and size that replicates surrounding dwellings. The hipped roof form is continued and all materials are to match existing. The application has also been amended to incorporate the projecting bay window that is a feature of all the properties in the locality.

Residential/visual amenity

Due to the location of the application site and the orientation of surrounding dwellings, the two storey side extension and single storey rear element will not adversely impact upon the occupiers of 21 Hunters Way. This property is located some 5m distance and the two storey element does not extend beyond the front or rear building line. The detached garage of 21 Hunters Way screens most of the side elevation of this property from the application site. With regard to the adjoining property of 64 Charles Road, the single storey rear extension to the existing and proposed dwelling are of limited depth at 2.9m. These rear extensions will not result in any overbearing impact/loss of privacy/overlooking as the adjoining property has single storey rear extensions that have a depth in excess of 5m and no windows are proposed in the side elevations. With regard to the rear dormer to the existing property it is considered that it is integral too rather than a dominant feature of the roof. The windows are lined up with the windows to the ground and first floor and the roof height is some 700mm lower than the ridge height of the main dwelling. As such the proposal is considered to be acceptable in residential and visual amenity terms and complies with this criterion.

Garden area

The proposed garden for the existing dwelling has a depth of some 11.5m and an area of some 50m². The depth of garden area for the new dwelling is 11m with an area of approximately 50m². It is considered that the amount of garden area for both dwellings is acceptable and commensurate with the size of the plot and the fact that higher density development is encouraged in urban areas that are highly sustainable.

(B) The maximum density compatible with the site, its location, its accessibility and its surroundings is achieved;

The site has an area of 0.038 hectares. The provision of 2 residential units (including the existing dwelling) on the site results in a density of some 53 dwellings per hectare. Advice contained within the adopted local plan encourages a minimum density of 30 dwellings per hectare. In and around existing town centres and locations well served by public transport, densities of upwards of 50 dwellings per hectare are encouraged and as such the proposal complies with this criterion.

(C) The site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination;

The site is not affected by any of the above and as such complies with this criterion.

(D) Provision for education, leisure, recreation and other community facilities within the vicinity is adequate to meet the needs arising from the proposals.

The proposal is for one additional residential unit. Due to the location of the site within the urban area of Filton it is considered that the proposal will not impinge upon service provision within the locality and as such complies with this criterion.

5.2 Policy H4 of the adopted local plan is also relevant. This policy relates to development within existing residential curtilages and permits new residential

development only where it respects the design and character of the street scene; would not prejudice the amenities of nearby occupiers or highway safety and allows for the retention of private adequate amenity space. These issues have previously been assessed under the foregoing paragraphs and the development is in accordance with the adopted plan.

5.3 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.4 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, having regard to the above advice, a financial contribution to transportation improvements within the North Fringe are appropriately the subject of a Section 106 Agreement (or other similar agreement) and would satisfy the tests set out in Circular 05/2005. It is however considered the best means to achieve this via a S278 under the Highways Act.

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

7. **RECOMMENDATION**

- 7.1 (1) That authority be delegated to the Director of Planning, Transportation and Strategic Environment to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering a legal agreement:
- (a) A financial contribution of £1,800 towards the North Fringe Development Major Scheme (Transport Measures).

Reason: To provide a contribution commensurate to the scale of the development towards the North Fringe Development Major Scheme (Transport Measures) as identified in the South Gloucestershire Local Plan (Adopted) January 2006 and to

accord with policies T12, H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

- (2) If the Legal Agreement is not signed and sealed within 12 months of this determination then, in view of the length of time the application should either:
- (a) Return to the Development Control Area Committee for reconsideration or alternatively;
 - (b) The application should be refused due to the failure to secure the Heads of Terms listed above under a legal agreement, for the reasons listed in section (1) a.

Background Papers **PT07/2366/F**

Contact Officer: **Vivian Butt**
Tel. No. **01454 863427**

CONDITIONS

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

Reason(s):

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

- 2 The off-street parking facilities shown on the plan hereby approved shall be provided before the new dwelling is first occupied, and thereafter retained for that purpose.

Reason(s):

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 T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 3 No development shall take place until details of two secure and undercover cycle stores to serve the proposed dwelling have been submitted to and approved in writing by the Council and the cycle stores shall be provided before the dwelling is first occupied, and thereafter retained for that purpose.

Reason(s):

To encourage means of transportation other than the private car, to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the new dwelling is occupied and the development shall be carried out in accordance with the approved details.

Reason(s):

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 5 Notwithstanding the provisions of Article 3 and Parts 1 and 2 of the Second Schedule to the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B and E), 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(s):

Due to the limited size of the plot and to accord with Policies D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 6 The hours of working on site during the period of construction shall be restricted to 07.30 hours to 18.00 hours Monday to Friday and 8.00 hours to 13.00 hours on Saturday and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason(s):

To minimise disturbance to occupiers of neighbouring properties and to accord with Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 7 The off-street parking areas shall be constructed of a bound surface.

Reason(s):

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 8 No doors or gates shall be hung so as to open over or across the public highway/footway.

Reason(s):

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 9 No development shall take place until drainage details proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (eg soil permeability, watercourses, mining culverts) within the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

To ensure that a satisfactory means of drainage is provided, and to accord with Policies L17/EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 35/07 – 31 AUGUST 2007

App No.: PT07/2386/F
Site: Site adj.2 Homestead Gardens Frenchay
 BRISTOL South Gloucestershire BS16
 1PH
Proposal: Erection of 1no. detached dwelling with
 integral garage and construction of new
 vehicular access with associated works.
Map Ref: 63953 77964

Applicant: Mr & Mrs Davies
Date Reg: 3rd August 2007
Parish: Winterbourne Parish
 Council
Ward: Frenchay and Stoke
 Park



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1. THE PROPOSAL

- 1.1 This full application relates to the erection of one detached dwelling on land adjacent to 2 Homestead Gardens, Frenchay. Outline planning permission for two detached dwellings was granted under planning application PT05/3154/O. The eastern plot has already been granted consent under planning reference PT06/1477/RM and is nearing completion. This application relates to the western plot. This application is a resubmission of application PT07/0886/F which was refused on the ground of overbearing impact to the adjacent property of 2 Homestead Gardens.
- 1.2 The application site has an area of 0.0476 hectares and is broadly rectangular in shape. Its northern boundary fronts onto Homestead Gardens, a residential cul-de-sac serving 17 dwellings. Its southern boundary backs onto the grounds of Frenchay Hospital. To the east lies the plot recently being developed and to the west the new, large, detached property now occupying the site of 2 Homestead gardens. The site also lies within the settlement boundary of Frenchay but lies outside Frenchay Conservation Area.

2. POLICY CONTEXT

2.1 National Guidance

- PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport

2.2 Adopted Joint Replacement Structure Plan

- Policy 1 Sustainable Development Objectives
Policy 2 Location of Development
Policy 33 Housing Provision and Distribution
Policy 34 Re-use of Previously Developed Land
Policy 35 Housing Density (20-25 per ha)

2.3 South Gloucestershire Local Plan (Adopted) January 2006

- D1 Achieving Good Quality Design in New Development
L4 Forest of Avon
H2 Proposals for Residential Development within the existing Urban Area and Defined Settlement Boundaries
H4 Development within Existing Residential Curtilages, including Extensions and New Dwellings
T8 Parking Standards
T12 Transportation Development Control Policy for New Development

3. RELEVANT PLANNING HISTORY

- 3.1 PT03/0551/F Erection of two detached dwellings.
Refused on 27 November 2003 on the grounds of design and external appearance.
Appeal dismissed 30 December 2004.
- 3.2 PT05/3154/O Erection of two dwellings (outline).
Approved 16 December 2005.

- 3.3 PT06/1477/RM Erection of house and detached double garage.
Approved 23 June 2006.
- 3.4 PT06/3432/F Erection of 1 detached dwelling and construction of new vehicular access.
Refused 4 January 2007 on the grounds of size, scale, massing and design resulting in an overdevelopment of the site and loss of residential amenity.
- 3.5 PT07/0886/F Erection of 1 detached dwelling with double detached garage and construction of new vehicular access. (Resubmission of PT06/3432/F).
Refused 27 April 2007 on the grounds of its overbearing impact on the adjacent property of 2 The Homestead.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
Object to the proposal on design grounds, in particular the prominent garage door which dominates the front of the house.
- 4.2 Sustainable Transport
No objection.
- 4.3 Local Residents
2 letters have been received, 1 in support of the application on the grounds that it harmonises with the adjacent property currently under construction and completes the street scene and the other objecting to the proposal on the following grounds:-
- a) scheme different to outline planning permission;
 - b) overbearing/overshadowing impact;
 - c) loss of privacy;
 - d) boundaries are wrong;
 - e) insufficient space to erect scaffolding;
 - f) insufficient space for construction materials;
 - g) overdevelopment of plot;
 - h) limited off-road parking and turning;
 - i) difficulties during construction period.
- 4.4 With regard to point (a), this application relates to a full planning application and not the approval of reserved matters in association with the outline application. As such the scheme can differ to that approved under the outline original outline planning permission. Point (d) is a civil matter. Points (e), (f) and (i) are not relevant planning matters.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The principle of development has already been accepted by virtue of outline planning permission PT05/3154/O. The main issues to consider under this full application are the design, siting and external appearance of the proposal. The 2006 planning application was refused on the grounds of its size, scale, overbearing impact and loss of privacy. The previous application was refused

on the grounds that it extended some 8.4m beyond the rear elevation of the adjacent property of 2 Homestead Gardens.

- 5.2 As the site originally formed part of the curtilage of 2 Homestead Gardens, policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 is particularly relevant. This policy allows for new dwellings within existing residential curtilages and includes criteria covering design and amenity issues. Policy H4 allows such development only where it complies with the following criteria:-

A) Respects the massing, scale, proportions, materials and overall design and character of the existing property and the character of the street scene and surrounding area;

The proposal is considered to broadly comply with the above criteria. This amended scheme is much reduced in scale from the 2006 proposal and the size of the dwelling is comparable to the adjacent dwellings of Plot 1 and 2 Homestead Gardens. In terms of design, certain key features have also been repeated from Plot 1, the main similarities being roof pitch, ridge height, gabled features and the use of modest dormers. The size of the plot can adequately accommodate a dwelling of this scale whilst still providing a garden area commensurate with its size. The siting of the dwelling also respects the building line of Homestead Gardens and the character of the street scene.

B) would not prejudice the amenities of nearby occupiers;

Due to the size and shape of the plot, the siting of 2 Homestead Gardens and the dwelling on Plot 1, the proposed dwelling has been sited so that it is not as centrally located as the previous application but set further forward. The detached garage has also been omitted from this current application. Although the new dwelling extends some 12m forward of Plot 1, the siting reflects the curve of the road, with 2 Homestead Gardens projecting some 2.4m forward of the proposed dwelling. The siting of the new dwelling extends a maximum distance of 5.2m beyond the rear elevation of 2 Homestead Gardens, reducing its depth from 8.4m. It is also located a minimum distance of 3m away. It is therefore considered that the proposal, on balance is acceptable in terms of any overbearing impact to adjacent dwellings. With regard to loss or privacy issues, the windows on the side (west) elevations at first and second floor level serve en-suite bathrooms and non-habitable rooms. They are also obscurely glazed and this will be a condition of any planning permission. No overlooking over the dwelling on Plot 1 will occur from windows on the eastern elevation due to the location of this plot.

C) would not prejudice highway safety or the retention of an acceptable level of parking provision;

The site is located off Homestead Gardens, an unclassified highway which is a small cul-de-sac. The proposal now incorporates an integral double garage. Adequate parking/turning facilities exist within the site and there is adequate space for the storage of the Council's twin bin system/recycling boxes. No objection has been raised from the Council's Transportation Engineer subject to conditions. The proposal therefore complies with this criterion.

D) would not prejudice the retention of private amenity space.

Adequate rear garden area is available for the new dwelling, the rear garden having an area of over 170m². The proposal therefore complies with this criterion.

The revised scheme therefore overcomes the previous refusal reasons and as such is in compliance with the development plan.

5.3 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.4 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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

7. RECOMMENDATION

7.1 Planning permission be granted.

Background Papers **PT07/2386/F**

Contact Officer: **Vivian Butt**
Tel. No. **01454 863427**

CONDITIONS

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

Reason(s):

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

- 2 No development shall take place until samples of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 3 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details.

Reason(s):

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

- 4 The off-street parking and turning facilities shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason(s):

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 T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 5 Details of the rebuilding of the pennant stone wall to the front of the site shall be submitted to and approved in writing by the Council and shall be carried out prior to the occupation of the dwelling.

Reason(s):

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason(s):

To minimise disturbance to occupiers of neighbouring occupiers and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 7 No windows other than those shown on the plans hereby approved shall be inserted at any time in the side elevations of the property.

Reason(s):

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

- 8 The glazing at first and second floor level on the on the west elevation of the dwelling hereby permitted shall at all times be of obscured glass.

Reason(s):

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

- 9 The driveway shall be constructed of a bound surface.

Reason(s):

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 10 No doors or gates shall be hung so as to open over or across the public highway/footway.

Reason(s):

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.