



**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. 03/07

Date to Members: 19/01/07

Member's Deadline: 26/01/07

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: 19/01/07

SCHEDULE NO. 03/07

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 19 January 2007

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK06/2480/F	Approve with conditions	Hill House 105c Hill Street Kingswood South Gloucestershire BS15 4EZ	Kings Chase	
2	PK06/2836/F	Approve with conditions	13 Home Orchard Yate South Gloucestershire BS37 5XQ	Yate West	Yate Town Council
3	PK06/3067/F	Approve with conditions	47 Longford Yate South Gloucestershire BS37 4JN	Yate Central	Yate Town Council
4	PK06/3294/F	Approve with conditions	51 The Meadows Hanham South Gloucestershire BS15 3PB	Hanham	Hanham Abbots Parish Council
5	PK06/3378/F	Approve	126 Bath Road Bitton South Gloucestershire BS30 6HS	Bitton	Bitton Parish Council
6	PK06/3396/RM	Approve with conditions	Rear of 27 Beaufort Road Downend South Gloucestershire BS16 6UQ	Staple Hill	
7	PK06/3419/F	Approve with conditions	57 Orchard Vale Kingswood South Gloucestershire BS15 9UL	Woodstock	
8	PK06/3552/F	Approve with conditions	35 Creswicke Avenue Hanham South Gloucestershire BS15 3HE	Hanham	Hanham Parish Council
9	PK06/3637/R3F	Deemed consent	19 Barrington Close Kingswood South Gloucestershire BS15 4QD	Rodway	
10	PT05/0238/CLE	Approve	Colmar Woodhouse Avenue Almondsbury South Gloucestershire BS32 4HT	Severn	Olveston Parish Council
11	PT06/2746/F	Approve with conditions	20 Chestermaster Close Almondsbury South Gloucestershire BS32 4EH	Almondsbury	Almondsbury Parish Council
12	PT06/2750/F	Approve with conditions	Gist Limited Short Way Thornbury South Gloucestershire BS35 3UT	Thornbury South	Thornbury Town Council
13	PT06/3292/F	Approve with conditions	27 Mount Crescent Winterbourne South Gloucestershire BS36 1HL	Winterbourne	Winterbourne Parish Council
14	PT06/3553/F	Approve with conditions	2 Wallscourt Road South Filton South Gloucestershire BS34 7NT	Filton	Filton Town Council
15	PT06/3603/F	Approve with conditions	Bowood Flats Harford Drive Frenchay South Gloucestershire BS16 1NS	Winterbourne	Winterbourne Parish Council
16	PT06/3623/F	Approve with conditions	28 Sixth Avenue Filton South Gloucestershire BS7 0LT	Filton	Filton Town Council

CIRCULATED SCHEDULE NO. 03/07 – 19 JANUARY 2007

App No.: PK06/2480/F

Applicant: Mr & Mrs R J
DuffieldSite: Hill House 105c Hill Street Kingswood
BRISTOL South Gloucestershire BS15
4EZ

Date Reg: 22nd August 2006

Proposal: Change of use of Dental Surgery (Class
D1) to Flat (Class C3) as defined in the
Town and Country Planning (Use
classes order 1987), erection of front
and rear steps and front entrance gate
(Retrospective). Erection of side porch
and works to facilitate loft conversion
including the installation of 2no. rear
dormer windows.(Amendment to
previously approved application
PK04/2127/F)

Parish:

Map Ref: 66153 73676

Ward: Kings Chase



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100023410, 2006.

INTRODUCTION

This application appears on the Circulated Schedule as a result of objections raised by a local resident.

1. THE PROPOSAL

- 1.1 The application relates to a former dental surgery (Class D1) based on the ground floor of no.105 Hill Street. The dental surgery already had living accommodation above, including rooms in the roof space. Access to the upstairs maisonette was via an internal staircase. Vehicular access was via Hill Street, along a shared driveway between nos. 105 and 105a to a turning head and parking area to the rear.
- 1.2 Application PK04/2127/F secured planning permission (via Circulated Schedule No. 29/04) to convert the dental surgery to a separate self-contained unit of accommodation. The building in its entirety being subdivided to provide two residential units i.e. the ground floor flat and the maisonette above. Parking and amenity space was provided to the rear with the existing access and turning arrangements fully utilised. It was intended that the applicant would continue to live in the upstairs maisonette and the new downstairs flat would be sold on the open market.
- 1.3 Much of the work to facilitate the change of use was internal and at the time of granting planning permission PK04/2127/F, had already been carried out. In addition however and in order to access a new first floor side door to the maisonette, an external flight of steps had also been erected to the side of the building, adjacent to neighbouring no.107. At that time the ground floor flat of 105 had not yet been occupied and the change of use not yet implemented, the new flight of steps however were considered to be in breach of planning control but this matter was regularised by the grant of PK04/2127/F.
- 1.4 Also granted consent under PK04/2127/F was the erection of an obscurely glazed porch to be located at the top of the stairs and surrounding the entrance to the maisonette. The purpose of this porch was to prevent any loss of privacy as result of overlooking from the steps of the rear garden, and bedroom and bathroom windows of neighbouring no.107. The porch would also contain any noise from people using the new steps to access the maisonette. A condition (4) attached to planning permission PK04/2127/F required the insertion of the obscure glazing within the porch, prior to the first occupation of the new ground floor flat.
- 1.5 It subsequently transpired that for technical reasons it was not possible to erect the porch as approved, at which point the applicant entered into further discussions with officers as to possible alternatives. In the interim the ground floor flat was occupied (in breach of condition 4) and high security railings and temporary wooden fencing erected on the boundary with no.107 together with a high metal gate to the front of the steps. The fencing and gate were erected in response to security concerns expressed by the occupant of no.107. The high gate and railings all require planning permission. Furthermore, at a later date a new set of steps were erected to the rear of those that had already been erected to the side of no.105, these steps provide immediate access from the maisonette to the rear garden. Beneath the rear steps, a storage area has now been enclosed by a door. The rear steps have also been erected in breach of planning control.

- 1.6 The current scheme seeks to regularise the breaches that have occurred. The scheme also now proposes to erect an enclosed side entrance porch to be extended to the rear, to also enclose the newly erected rear steps, the rationale being to completely eliminate any overlooking of neighbouring no.107 and to fully contain any noise from users of the front and rear steps. Furthermore by enclosing the steps in this way, any access to neighbouring no.107 from the steps, would be eliminated. Also incorporated within the scheme is a full conversion of 105's roof-space in order to make the maisonette more liveable. This conversion would include the insertion of two pitched roof dormers in the rear roof-slope; insertion of velux windows, one to the rear and three to the front; and replacement windows to the rear elevation at first floor level.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 - Delivering Sustainable Development
PPG3 - Housing
PPG13 - Transport

2.2 Development Plans

Joint Replacement Structure Plan

Policy 02 - Location of Development
Policy 33 - Housing Provision and Distribution

South Gloucestershire Local Plan (Adopted) 6th January 2006

D1 - Design
H5 - Houses in Multiple Occupation
L1 - Landscape Protection and Enhancement
T8 - Parking
T12 - Transportation

2.3 Supplementary Planning Guidance

Advice Note no.5 - Conversion of Houses into Flats.

3. RELEVANT PLANNING HISTORY

- 3.1 P74/4504 - Change of use of remaining living accommodation in existing dwelling to 3 dental surgeries and ancillary preparation room, recovery room. (Previous I.D. K480)
Approved 16th January 1975
- 3.2 PK04/0958/F - Change of use of surgery (Class D1) to flats (Class C3) as defined in the Town and Country Planning (Use Classes Order 1987).
Withdrawn 9th May 2004
- 3.3 PK04/2127/F - Change of use of surgery (Class D1) to flats (Class C3) as defined in the Town and Country Planning (Use Classes Order 1987).
Resubmission of PK04/0958/F.
Approved 20th July 2004

4. **CONSULTATION RESPONSES**

4.1 Parish/Town Council
Not a parished area

4.2 Other Consultees

4.3 Avon and Somerset Police Crime Liason Officer
No objection

Other Representations

4.4 Local Residents

7 no. letters have been received from the occupant of neighbouring no.107 Hill Street. The concerns raised are summarised as follows:

- Stairs are attached to porch wall of no.107
- The stairs are too wide.
- Loss of privacy to bedroom, bathroom and garden of no.107
- The stairs represent a security risk.
- Overbearing impact – porch, gate and railings.
- Damage to guttering of 107 has occurred.
- Proposal would not be in-keeping.
- Construction will create a gulley for leaves and snow to collect.
- Loss of light to porch, hall, stairway, bathroom of no.107.
- Construction work does not conform to submitted plans.
- Steps abut party wall.
- Cavity beneath rear steps is used for storage. The new room has been omitted from the plans and could become an extra flat in the future.
- The porch would create a terrace.
- Rear steps were forbidden by condition of the previous planning approval.
- Wooden fencing damaged gutters of 107 when erected.
- Inaccurate and misleading plans.
- Gate and railings block view from front door of 107.

4.5 Applicant's Supporting Information

In response to the neighbour's objections the applicant submitted supporting information, which can be summarised as follows:

- All work undertaken in 2004 to separate 105 into 2 flats is in accordance with planning permission PK04/2127/F.
- There were no matters arising with regard to the front stairs on a surveyor's report (21/09/04) on building work.
- A Building Control certificate was issued 26/10/04 with respect to works already carried out.
- The matter of the porch is still outstanding. The revised scheme has been professionally designed and a surveyor will oversee the works, if granted planning consent.
- The rear stairs give the only direct access to 105C's rear garden. The main gates were erected in response to concerns of occupier of 107.
- A tree was removed at request of occupier of 107, a second was dying and unstable. Smaller replacement trees have been planted away from the boundaries.
- The submitted drawings have been professionally prepared and to scale.
- Police have no security issues with the proposal.

- 107's garden was overlooked from the car park serving the former dental surgery.
- The railings and fencing increase security for 107 and have less impact on light than solid panels.
- The proposed rear enclosed extension to the porch enhances the privacy and security of the garden of 107.
- The roofing of the 107 porch is semi-opaque.
- The area to the side of 105 has been used for general storage for several years. After the construction of the front steps, the stored items were replaced under them. The door provides screening and tidiness. This is now shown on the revised plan.
- Disruption to neighbours has been minimised during construction.
- Offers to repair guttering were refused by occupier of 107.
- Temporary security fencing has been erected which would be removed when porch is built.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The acceptance in principle of the conversion of the ground floor dental surgery to a self-contained flat, erection of the front steps with an enclosed porch at first floor level, together with the associated works to the garden, was established with the granting of planning permission PK04/2127/F. The current amended scheme falls to be determined under Policy H5 of the South Gloucestershire Local Plan (Adopted) 6th January 2006. Policy H5 permits the conversion of property not previously used for residential purposes subject to it being within the existing urban areas. Local Plan Policy reflects Government advice contained in PPG3, which supports a mix of house types in the urban area. Flats can make a valuable contribution to the supply and range of housing provision, suitable for the growing numbers of small households, many of which cannot afford to live in larger properties. The proposal relates to an existing building within the Established Urban Area. Policy H5 permits the conversion of non-residential properties for residential use subject to the following criteria being satisfied:

5.2 **A. Would not prejudice the character of the surrounding area;**

5.3 The location is predominantly residential in character. The property was formerly a surgery with residential accommodation above. The use of the ground and upper floors as flats will not be out of keeping with the residential character of the area. The works to the building, to facilitate the ground floor conversion, are mostly internal and have already been carried out. The amended scheme proposes works to the first floor maisonette including the introduction of two, small pitched-roof dormers and a velux roof-light to the rear, with three velux roof-lights to the front; there would also be replacement windows at first floor level to the rear and a new door at rear ground floor level. A new obscurely glazed escapement window would be introduced at first floor level in the western gable end (not eastern as mistakenly shown on the originally submitted plan). Officers have noted that several of the houses within the locality have dormer windows and velux roof-lights, so those proposed would not look out of place in the street scene. Having regard to historical changes that have taken place to the building over time e.g. replacement first floor windows etc., the overall character of the building would not significantly change. In terms of visual amenity, the steps integrate adequately within the existing built form. The proposed porch would have a mono-pitched tiled roof

and rendered side elevation to match that of no.105. Furthermore the appearance of the steps and porch would be softened by the vegetation, which currently grows in the front gardens of both 105 and 107. Concern has been raised as to the possible terracing affect of the porch but officers consider that the proposed construction is modest enough in scale and such porches are not uncommon features where older detached properties have steps leading up to side entrances. The character of the surrounding area would not therefore be prejudiced.

5.4 B. Would not prejudice the amenities of nearby occupiers;

5.5 The scheme to convert the ground floor area to an entirely self-contained unit has involved the removal of the internal staircase and the erection of an external flight of steps to the eastern side of the house. The steps have been erected in order to access a new side door to the maisonette at first floor level, the rear section of the steps have recently been added to provide direct access from the maisonette door to the garden at the rear. The new side door has been inserted through an existing stained glass window. It is proposed to fully enclose the landing area at the top of the steps as well as the upper section of the steps, with a new porch. In order to accommodate the new porch, an existing utility room window, in the side elevation facing no.105, would be removed.

5.6 The conversion of the ground floor surgery has involved the replacement of single glazed doors, with smaller windows on both the rear and western side elevations, and the blocking up of two windows on the eastern side elevation. Other than the aforementioned dormers and new and replacement windows, the erection of the porch at the top of the new stairs and some sundry works to the rear garden area (that have already been carried out), the general layout and external appearance of the building would not significantly alter.

5.7 The proposed new and replacement windows to the western side, and front and rear elevations would not result in any loss of privacy to neighbouring occupiers. To the east however there is a first floor bathroom window and secondary bedroom window in the facing side elevation of neighbouring no.107. At the time of the officer site visits, the bathroom window was both fixed and obscurely glazed. Officers have previously viewed the site from within the bathroom, bedroom and garden of no.107. By then the front steps had been erected to their full height and width, abutting the party wall to the side of 107. The rear steps have since been added.

5.8 The occupant of neighbouring no.107 has raised a number of concerns relating mainly to loss of privacy, resulting from people using the steps being able to see into the garden and bedroom window of 107. A further concern raised is possible loss of security as a result of the steps offering the opportunity for intruders to climb over the party wall, across the neighbouring porch roof to the bedroom and bathroom windows of 107. The appearance of the steps, overbearing impact, loss of light and disturbance from people using the steps; concerns about damage to guttering; and the steps being attached to the boundary wall are also concerns that have been raised. Similar concerns were raised to the previously approved scheme PK04/2127/F.

5.9 Officers are now satisfied that the porch would eliminate any issue of overlooking of the garden or windows of no.107. By enclosing the top and upper flights of the steps, this would also reduce the very limited noise

disturbance likely to be generated by the use of the steps. The steps would be the only means of access to 105's top maisonette and therefore need to be wide enough to allow furniture etc. to be delivered. Officers are satisfied that the steps are not excessive in scale. The proposed porch is also modest enough in scale and although adjacent to the neighbouring bathroom window, there is sufficient clearance across the side extension of no.107 to this window, which is obscurely glazed anyway. Furthermore the proposed porch would have a mono-pitch roof which slopes down towards no.107 at its highest point, therefore reducing the bulk of the structure.

- 5.10 Regarding the impact of the rear section of the porch on the facing bedroom window in the flank elevation of no.107, it is acknowledged that the porch would to some extent partially obscure the view from this window. The window is however only a secondary window, the principle window being on the rear elevation of no.107. Any loss of amenity is in part compensated for by the loss of 105's utility room window, which currently offers the potential for inter-visibility with the facing bedroom window of no.107. Officers have also considered the fact that the existing outlook from the bedroom window is very limited, being merely a view of the side elevation of no.105. As regards loss of light; officers consider that due to the close proximity of the respective side elevations of nos. 105 and 107 and the orientation of the buildings, it is unlikely that the windows in no.107 that would be affected receive much direct sunlight anyway and are most likely in shadow for the majority of the day. On balance therefore it is not considered that the rear section of the porch would have a significant adverse impact for the occupier of no.107.
- 5.11 Concern has also been expressed as to the nature of the storage room beneath the rear steps. This is a very modest storage area that would be made secure by a gated access. The 'room' could be used for storing cycles and is certainly not suitable for separate self-contained accommodation, which itself would require planning permission.
- 5.12 Moving to the issue of security, officers are satisfied that the porch and railings would act as a deterrent to anybody contemplating climbing over the party wall with no.107. Furthermore the roof to the neighbouring side 'porch' extension is so flimsy that it would not bear the weight of a person. The proposal is not therefore considered to pose an additional security risk. Having regard however to the concerns raised about loss of amenity and issues of security (the steps having already been built), officers consider that in the event of planning permission being granted, a condition is justified to ensure that the porch would be erected no later than 90 days from the date of the decision. The applicant's agent has given written confirmation of the acceptance of such a condition.
- 5.13 Of the other concerns raised, damage to the guttering of 107 is a civil matter as is the issue of attachment to the boundary wall. The applicant insists that the steps are free-standing and although abutting, are not in fact attached to the boundary wall with 107. Nevertheless, in the event of a planning permission being granted, the decision notice would carry an informative advising the applicant as to their responsibilities under The Party Wall Act and Access of Neighbouring Land Act, neither of which are administered under planning control.
- 5.14 Having regard to all of the above, the applicant has considered alternative positions for a flight of steps to provide access to the maisonette. Any steps on the western side elevation would compromise vehicular access down the

driveway. A flight of steps on the rear elevation would need to be a more substantial structure, which is likely to be less pleasing on the eye and result in all around issues of overlooking. Furthermore it would take up a valuable area of amenity space, which is at a premium to the rear of the house. On balance therefore the proposed position of the steps is considered to be the most logical and least intrusive one, furthermore the new door utilises an existing opening in the flank wall. On balance therefore the impact on residential amenity is acceptable.

5.15 C. Would identify an acceptable level of off-street parking;

5.16 The building is in a sustainable location, close to a main bus route and close to Kingswood Town Centre. Two parking spaces are retained to the rear of the property with a shared turning space, which would allow cars to exit the site in forward gear. The existing access to Hill Street would be utilised. The parking provision accords with the Council's adopted maximum parking standards. Traffic generation to and from the site is likely to reduce as a result of the proposed change of use. Any disputes about access rights or ownership of the shared access are civil matters, which would need to be resolved by the respective parties. There are therefore no highway objections to the proposal.

5.17 D. Would provide adequate amenity space;

5.18 Private amenity areas, designated to each flat are provided in the rear garden area. A store is also available for use next to the parking areas. The amenity areas are considered to be large enough to provide sufficient areas for sitting out, storage or drying of washing. The amenity areas have been fenced in order to provide privacy. There would therefore be adequate amenity space provision to serve the two flats.

5.19 Other Concerns Raised

Of the concerns raised that have not been addressed above:

- Officers are satisfied that the submitted plans are to scale and sufficiently accurate to determine the application.
- The so-called view from the front door of no.107 is non-existent as the door is glazed with opaque stained glass.
- It is unlikely that significant amounts of snow or leaves could penetrate the gap between the houses. There are no large deciduous trees in the vicinity that would drop leaves on the porch.
- There was no condition attached to the previous decision notice PK04/2127/F preventing the erection of the rear steps. The steps do however require planning permission.

5.20 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 54A of the Town and Country Planning Act 1990 (as amended), 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 recommend the granting of planning permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) 6th 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 GRANTED subject to the following conditions:

Background Papers **PK06/2480/F**

Contact Officer: **Roger Hemming**
Tel. No. **01454 863537**

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 windows other than those shown on the plans hereby approved shall be inserted at any time in the side elevations of the property, unless the Local Planning Authority gives consent in writing to any variation.

Reason:

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

3. The off-street parking facilities shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter parking facilities shall be retained and used only in conjunction with the occupation of the buildings 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 T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

4. The ground floor flat hereby approved shall be used solely as a single self-contained unit of residential accommodation and shall not be sub-divided to create more than one such unit without the prior written approval of 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 Policy H5, T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th January 2006.

5. The hours of working on site during the period of construction shall be restricted to 08.00 to 18.00 Monday to Friday and 08.00 to 12.00 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:

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

6. The porch hereby approved shall be completely constructed, in full accordance with the plans hereby approved, and no later than 90 days from the issue date of the decision notice.

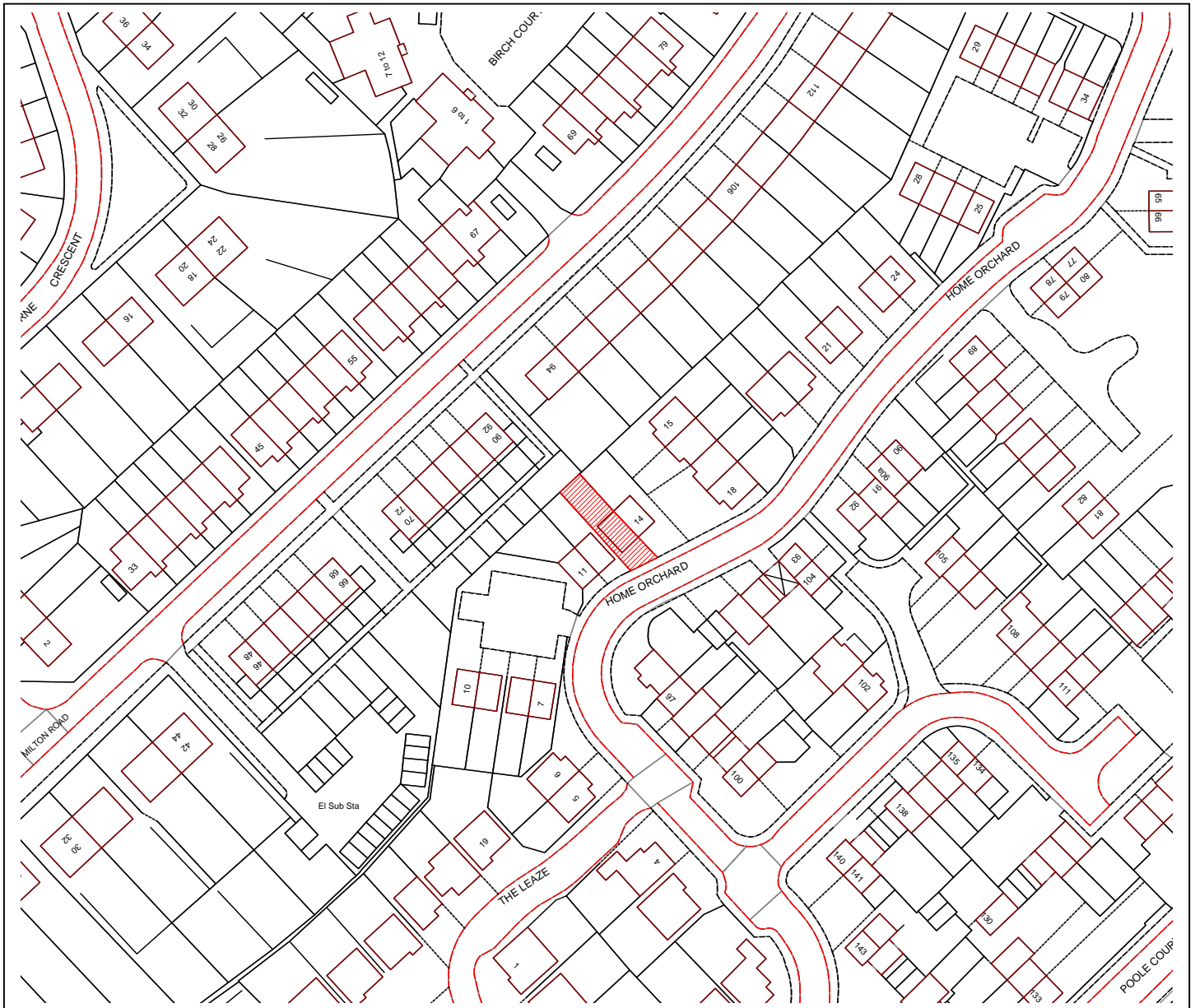
Reason:

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

CIRCULATED SCHEDULE NO. 03/07 – 19 JANUARY 2007

App No.: PK06/2836/F
Site: 13 Home Orchard Yate BRISTOL South Gloucestershire BS37 5XQ
Proposal: Erection of single storey rear extension to provide additional living accommodation.
Map Ref: 70965 82753

Applicant: Mr W Sarkozi
Date Reg: 2nd October 2006
Parish: Yate Town Council
Ward: Yate West



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N.T.S

PK06/2836/F

INTRODUCTION

This planning application has been referred to the Council's Circulated Schedule Procedure due to objections received from local residents and concerns by the Parish Council regarding the proposed development.

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the erection of a single storey rear extension.
- 1.2 The application site relates to a two storey semi detached dwelling located within the established residential area of Yate.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Design

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 Extensions

L1 Landscape Protection and Enhancement

- 2.3 Supplementary Planning Guidance
South Gloucestershire Advice note No.2 Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 No planning history relates to the application site.

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
No objections. Care should be taken in relation to the oak tree covered by Tree Preservation Order.

Other Representations

- 4.2 Local Residents
Two emails have been received from local residents raising the following objections regarding the proposed development:
- Impact of extension on tree
 - Impact of extension upon visual amenity of houses
 - Impact on sunlight
 - Overbearing impact

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 to there being no adverse impact on existing visual and residential amenities.

5.2 Visual Amenity

The application site relates to a two storey modern semi detached dwelling with light buff brick finish, white upvc window frames and red coloured concrete roof tiles.

5.3 The application proposes a single storey rear extension measuring 3.0m in length x 3.38m in width x 3.19m to the ridge with matching materials. The proposed extension is considered to be of a scale and design in keeping with the character of the existing dwelling and that of the immediate surrounding area.

5.4 Residential Amenity

Concerns have been raised that the proposed extension if allowed will have an overbearing impact on the adjacent occupiers of no. 12 and result in a loss of light.

5.5 Council guidelines seek to limit extensions that adjoin neighbouring properties to 3.0m in length so as not to have an overbearing on the existing residential amenities of those neighbouring occupiers. In this instance the proposed extension complies with the Council's guidance. Whilst the planning officer recognises that those gardens relating to the application site and no. 12 are quite narrow, regard must be had to the relationship of the application site property in relation to no.12.

5.6 The application site property is set back from the side elevation of no.13 by 2.0m and there is an existing fence along the adjoining boundary. It is therefore considered that given the extension has been designed in accordance with the Council's guidelines in terms of length i.e of 3.0m and as it will be set back from no.12, it would not have such an overbearing impact on the existing residential amenities of no.12 so as to warrant refusal of the application.

5.7 Landscaping issues

Concerns have been raised by local residents and the Parish Council regarding the impact of the proposed single storey rear extension upon the existing oak tree sited at the rear of the application site garden. The Council's Tree officer has visited the site and advised the following.

5.8 The tree in question is that of a mature Oak tree which is considered to make a significant contribution to the character of the landscape and should be conserved. The proposed single storey rear extension if allowed would be sited to the edge of the tree canopy. In order to assess the impact of the proposed works on the tree the Council requested the applicant to submit an Arboricultural Impact Assessment and method statement. A report has been submitted and the Tree Officer has confirmed that those details are considered acceptable. Should planning permission be granted a condition will be imposed requiring that the approved works are carried out in accordance with the approved Arboricultural report.

5.9 Members are also advised that separate to this planning application the applicant has written to the Council requesting the Councils permission to reduce the canopy of the tree so as to rebalance the crown. The Council has agreed to these proposed works in writing.

5.10 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 54A of the Town and Country Planning Act 1990 (as amended), 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 PK06/2836/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 single storey rear extension hereby authorised shall be carried out in accordance with the approved Arboricultural Impact Statement and Method Statement received by the Council on the 05th January 2007.

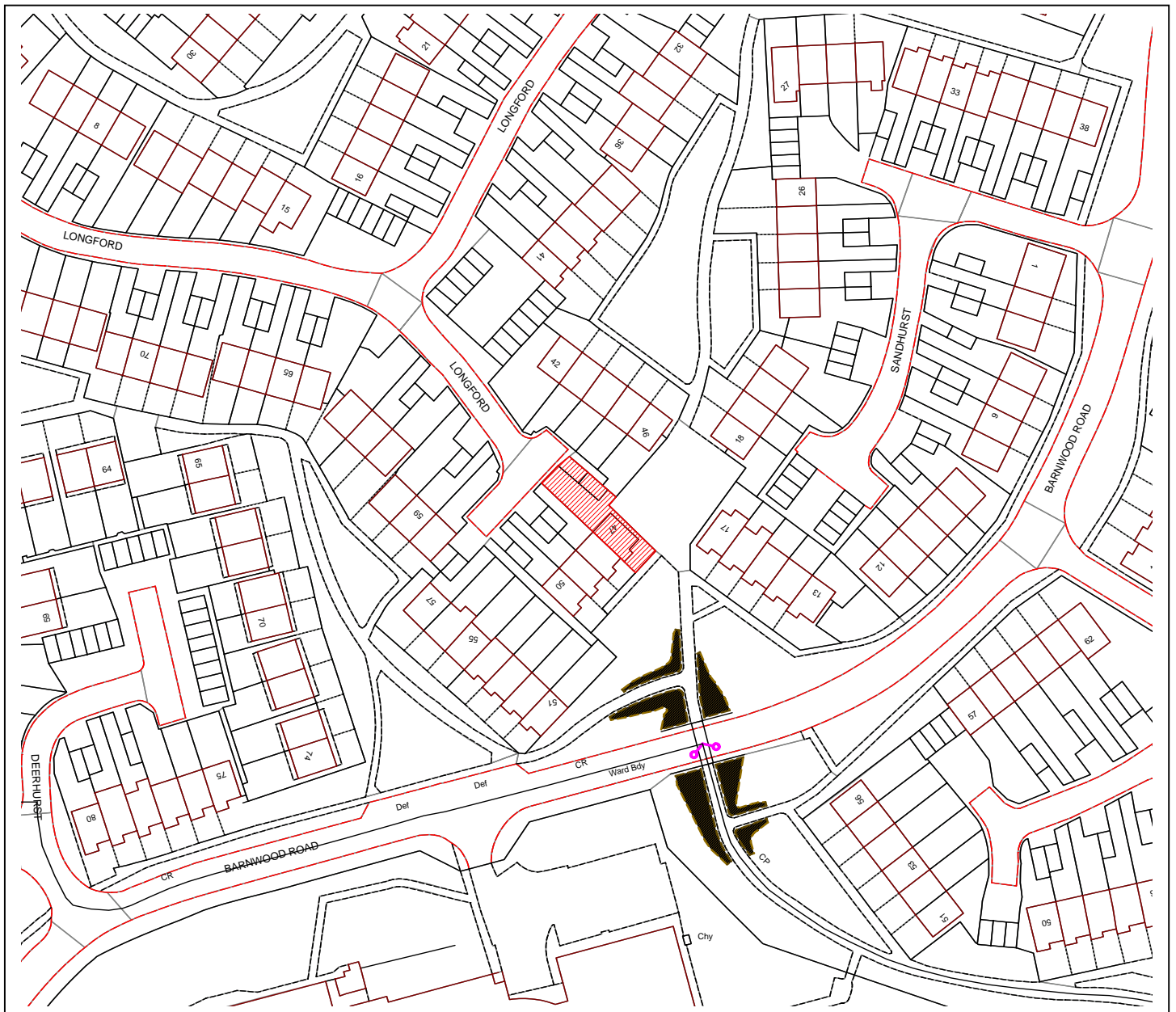
Reason:

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the oak tree and to accord with Policy D1 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 03/07 – 19 JANUARY 2007

App No.: PK06/3067/F
Site: 47 Longford Yate BRISTOL South Gloucestershire BS37 4JN
Proposal: Erection of rear conservatory
Map Ref: 70532 81582

Applicant: Miss S Williams
Date Reg: 20th October 2006
Parish: Yate Town Council
Ward: Yate Central



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N.T.S

PK06/3067/F

INTRODUCTION

This report appears on the Circulated Schedule following an objection from a local resident.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a rear conservatory that will measure 3.2 metres in width, project 3.5 metres into the rear garden and reach a maximum height of approximately 3 metres.
- 1.2 The application site comprises an end of terrace dwelling located on a 'radburn layout' estate in an established residential area of Yate.
- 1.3 The original plans proposed a conservatory that projected 4 metres into the rear garden, sited immediately alongside the boundary of the closest neighbour in the rank of terraces (No. 48). However, following officers concerns and subsequent negotiation with the agent, the conservatory has been amended in design so that where it directly adjoins the boundary it reaches a maximum depth of 3 metres then chamfers away from the boundary, at 45 degrees, to a maximum depth of 3.5 metres.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS 1 - Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 - Achieving Good Quality Design
H4 - Development within Existing Residential Curtilages, Including Extensions and New Dwellings
- 2.3 Supplementary Planning Guidance
South Gloucestershire Advice Note 2: House Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 No history exists.

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
No objection.

Other Representations

4.2 Local Residents

One objection letter received from local resident. The content is summarised below:

- concern that levels of noise emanating from music in the house would be amplified through the glass of the conservatory damaging quality of life and health.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006, allows for the principle of house extensions subject to considerations of design, residential amenity and highway safety.

5.2 Design/Visual Amenity

Planning permission is sought for the erection of a rear conservatory that will measure 3.2 metres in width, project 3.5 metres into the rear garden and reach a maximum height of approximately 3 metres. It will be finished with an Edwardian style hipped roof and incorporates chamfered corners which ensure the scheme does not result in an overbearing impact on the closest neighbour, No. 48. As a result of this design, together with the chosen construction materials and overall scale of the development, it is considered that the conservatory is an appropriate addition to the dwelling and surrounding streetscene.

5.3 Residential Amenity

An immediate neighbour raised an objection that the conservatory glass would amplify the level of noise emanating from the application property.

I am satisfied that because the proposal represents a standard domestic extension to an existing domestic property (as opposed to a change of use into a non-domestic purpose) the increase in noise will not be so significant that the objector, or any other neighbour, will experience harm to their living conditions.

5.4 Overbearing Analysis

As the application is an end of terrace dwelling it will only impact upon the adjoining neighbour, No. 48. The amended plans show that the conservatory projects 3 metres into the rear garden where it directly adjoins the neighbouring property. As a result of this amendment it is considered that the conservatory will not result in an overbearing impact

5.5 Privacy Analysis

Although 3 'top light' windows are to be inserted in the side elevation facing the closest neighbour, No. 48, it is considered that because these are located 1.8 metres above ground level, their high position eliminates the chance of inter-visibility. In addition, a solid boundary treatment reaching 1.8 metres in height runs along the entire boundary ensuring surrounding occupiers will not experience a loss of privacy.

5.6 Amenity Space

Sufficient garden space (front and rear) will remain to serve occupiers of the property.

5.7 Highway Safety

The extension will not impact on the property's parking and highway arrangements, as they are located to the rear of the garden.

5.8 Other Issues

Concern about increased noise levels emanating from the conservatory is not relevant to the determination of the planning application as noise nuisance is covered by other legislation.

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 54A of the Town and Country Planning Act 1990 (as amended), Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 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 conditions:

Background Papers **PK06/3067/F**

Contact Officer: Edward Purnell

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:

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.

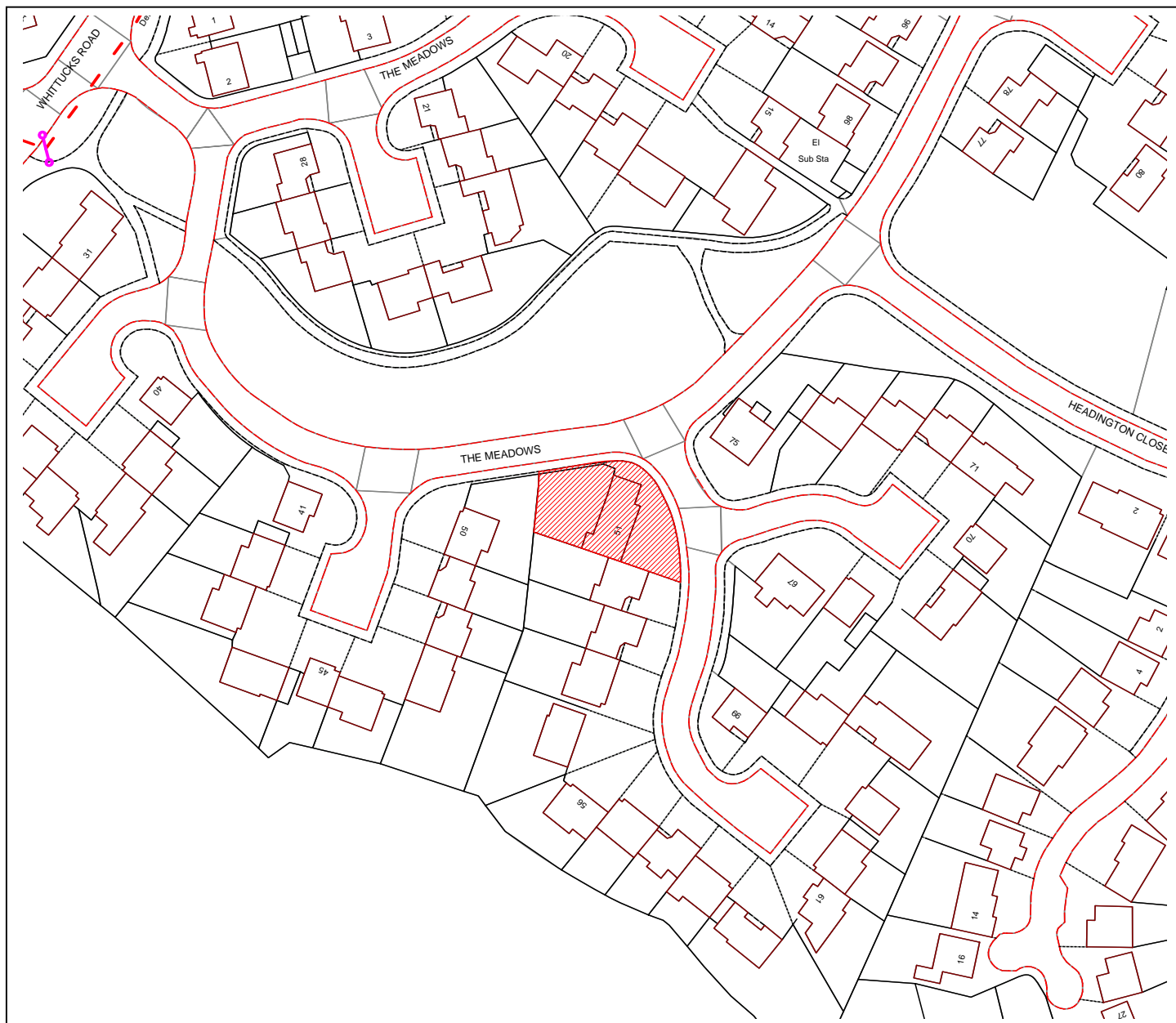
Reason:

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. 03/07 – 19 JANUARY 2007

App No.: PK06/3294/F
Site: 51 The Meadows Hanham BRISTOL
 South Gloucestershire BS15 3PB
Proposal: Erection of single storey rear extension
 to form additional living accommodation.
 (Retrospective).
Map Ref: 64696 71793

Applicant: Mrs M Needs
Date Reg: 10th November
 2006
Parish: Hanham Abbots
 Parish Council
Ward: Hanham



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N.T.S

PK06/3294/F

INTRODUCTION

This application has been referred to the Circulated Schedule due to the receipt of an objection from Hanham Abbots Parish Council.

1. THE PROPOSAL

- 1.1 This is a retrospective planning application for the erection of a single storey extension at the rear of No. 51 The Meadows. The proposed extension would measure 3 metres deep by 6.5 metres wide and 3.6 metres high.
- 1.2 The property is a two-storey detached dwelling and is located within a residential area of Hanham.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG3	Housing
PPG13	Transport

2.2 Development Plans

Joint Replacement Structure Plan

Policy 1	Principles of Sustainable Development
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South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
T12	Transportation Development Control Policy for New Development
H4	Development within existing residential curtilages

2.3 Adopted Supplementary Planning Guidance

Advice Note No 1	Altering you home
Advice Note No 2	Extension

3. RELEVANT PLANNING HISTORY

- 3.1 P81/4338 (K3680) Reposition fence and wall.
Approved 15.07.81
- P87/4324 (K3680/1) Two storey side extension.
Approved 19.06.87

4. CONSULTATION RESPONSES

4.1 Hanham Abbots Parish Council

The Parish Council objects to the proposal. If taken together with the side extension already carried out at this property, this proposal constitutes over development of the site. The Parish Council is concerned that this development has been completed without Planning Consent.

Other Representations

- 4.2 Local Residents
No response received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for garages and extensions to existing dwellings and development within existing curtilages, subject to there being no adverse impact on existing visual and residential amenity. In addition, the proposal would not prejudice highway safety and the retention of an acceptable level of parking provision.

5.2 Visual Amenity

The proposal is to erect a single storey extension to the rear of the property. The extension is set back from a gable wall of the two-storey extension by approximately 3 metres, and has a lean-to roof.

It is considered that the proposed extension would be subservient to the principal building and the design would be appropriate in this area. It is therefore considered that the proposal would not be detrimental to the street scene. In addition the proposal would still keep sufficient amenity space and therefore it is considered that the proposal would not result in over development.

5.3 Residential Amenity

Windows are proposed in the side elevation and they would look over its rear garden. The extension is a single storey structure and is approximately 3 metres deep. As it is set back from both side boundaries, it is considered that the proposal would not cause significant adverse impact upon the neighbouring properties.

5.4 Other Issues

Having regard to the other concern of the Parish Council it is regrettable that the extension to the property has already been built without the necessary permission, however Government guidance on enforcement allows for retrospective applications to be made to regularise unauthorised development subject to the application being considered on its own merits.

5.5 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 54A of the Town and Country Planning Act 1990 (as amended), 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 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 granted subject to the following conditions.

Background Papers **PK06/3294/F**

Contact Officer: **Olivia Tresise**
Tel. No. **01454 863761**

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

Reason:

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

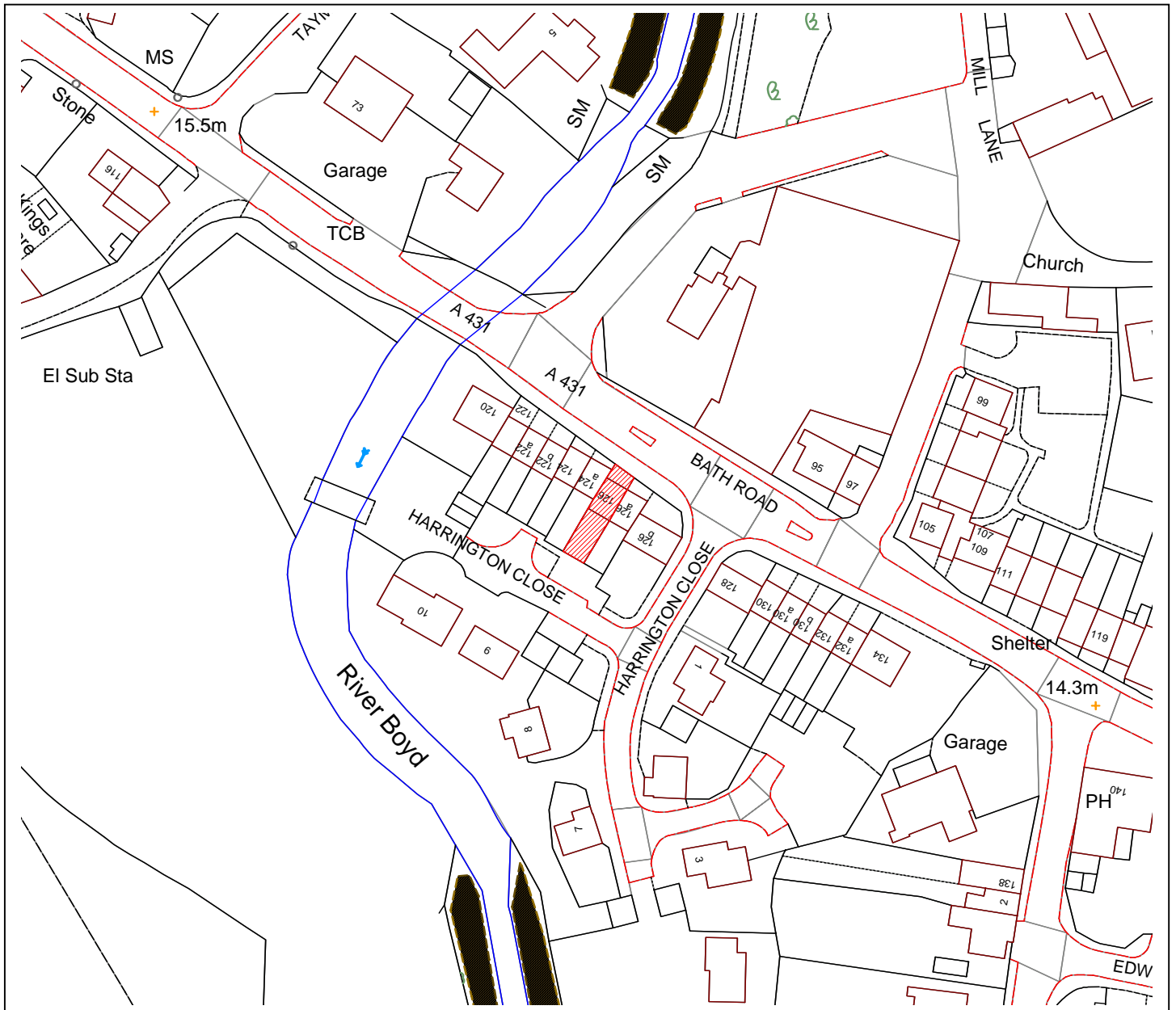
3. The tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile.

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. 03/07 – 19 JANUARY 2007

App No.: PK06/3378/F	Applicant: Mr D Catto
Site: 126 Bath Road Bitton BRISTOL South Gloucestershire BS30 6HS	Date Reg: 22nd November 2006
Proposal: Erection of rear conservatory. (Retrospective).	Parish: Bitton Parish Council
Map Ref: 68018 69669	Ward: Bitton



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N.T.S

PK06/3378/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 development

1. THE PROPOSAL

- 1.1 This application seeks retrospective planning permission for the retention of a single storey rear conservatory.
- 1.2 The application site relates to a two storey terraced dwelling located within the established village boundary of Bitton and within the Bitton Conservation Area.

2. POLICY CONTEXT

- 2.1 Development Plans
- 2.2 National Guidance
PPG15 Planning and The Historic Environment.
- 2.3 South Gloucestershire Local Plan (Adopted 0 January 2006)
D1 Design
L12 Conservation
H4 Extensions
- 2.4 Supplementary Planning Guidance
South Gloucestershire Council Advice Note No.2 Extensions

Bitton Conservation Advice Note

3. RELEVANT PLANNING HISTORY

- 3.1 No planning history relates to the application site:

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
Councillors objected to the conservatory, the design of which they felt was not of a standard required in a Conservation Area.

(b)Other Representations

- 4.2 Local Residents
No response received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for extensions and alterations to existing dwellings subject to there being no adverse impact on existing visual and residential amenities. In addition development within the Conservation Area will only be permitted where it “preserves or enhances the character or appearance of the conservation area”

5.2 Visual Amenity

The application site relates to a two storey terraced house (1980's development) built in a style which resembles local vernacular in terms of stone faced walls and a tiled roof. The conservatory has been built with a low pitched (almost flat) polycarbonate roof with upvc framework and a stone plinth wall. An objection has been raised by the Parish Council on design grounds.

5.3 The Council's Conservation officer has advised that normally in this situation i.e conservation areas the Council would prefer to see a steeper pitched glass roof and timber framed windows.

5.4 A number of properties nearby have erected upvc framed conservatories and in particular no.130b Bath Road also has a similar low pitched polycarbonate roof. Members are advised that regard should be had to the setting of the site in relation to the immediate surrounding area.

5.5 The conservatory has been erected to the rear of the property. Existing 1.80m fencing on both sides of the application screens the site although along the eastern boundary this drops in height. The rear of the site is enclosed by a high wall.

5.6 The Planning Officer concurs with the Conservation Officer that the design of the conservatory is one that would not normally be supported by the Council. However it is considered that given the small scale nature of the conservatory, the fact that it is generally well screened by existing boundary treatment, the low pitched roof helps contribute to the concealment and as the conservatory is on the rear of the property, that as an exceptional case the Council would not raise an objection in this instance.

5.7 Residential Amenity

The conservatory measures 2.0m in length x 3.80m in width x 2.20m in height to the eaves and 2.40 to the ridge. The conservatory is screened either side by 1.80m high fencing. Council guidelines seek to limit extensions that adjoin neighbouring properties to 3.0m in length so as not to have an overbearing impact. It is considered that the conservatory by reason of its scale and siting does not have an adverse impact on the existing amenities of the adjacent occupiers in terms of overbearing impact or loss of privacy.

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 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 54A of the Town and Country Planning Act 1990 (as amended), 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.

Background Papers **PK06/3378/F**

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

CIRCULATED SCHEDULE NO. 03/07 – 19 JANUARY 2007

App No.: PK06/3396/RM
Site: Rear of 27 Beaufort Road Downend
BRISTOL South Gloucestershire BS16
6UQ

Applicant: Mr A Bracey
Date Reg: 23rd November
2006

Proposal: Erection of 1no dwelling (Approval of reserved matters to be read in conjunction with outline planning permission PK03/1671/O).

Parish:

Map Ref: 65049 76037

Ward: Staple Hill



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100023410, 2006.

INTRODUCTION

This application has been referred to the Circulated Schedule following an objection to the proposed scheme received from local residents.

1. THE PROPOSAL

- 1.1 The application relates to a 0.07 plot of land within the curtilage of 27 Beaufort Road, a detached two-storey house that would be maintained on the site. The site is bounded to the north and east by terraced and semi-detached houses and to the south by the applicant's house. A car park that serves in part the flats fronting onto "The Square" lies to the west.
- 1.2 Outline planning permission PK03/1671/O was previously granted for the erection of 1 no. dwelling. Matters of access and siting were determined at the outline stage. Only the outstanding reserved matters relating to external appearance, design and landscaping, remain to be determined under this current application.
- 1.3 Since submission the application has been amended with the scale of the proposed dwelling reduced in line with the previous approved footprint. It is also noted that the rear boundary dividing the existing and proposed properties has been moved 2 metres closer to the rear of the proposed dwelling thereby reducing the scale of the proposed rear curtilage.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG3	Housing
PPG13	Transport: Guide to Better Practice

2.2 Development Plans

Joint Replacement Structure Plan

Policy 31	Residential Development
Policy 33	Residential Development
Policy 59	Transportation Aspects of Development

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
H2	Residential Development in Urban Areas
H4	Residential Development within Existing Residential Curtilages Including Extensions and New Dwellings
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy

3. RELEVANT PLANNING HISTORY

- 3.1 PK03/1671/O – Erection of 1no. dwelling (outline) with means of access and siting to be determined, all other matters are reserved: Approved 24/11/03.

4. CONSULTATION RESPONSES

4.1 Parish/Town Council

No consultation replies were received

4.2 Sustainable Transport

As stated above, the means of access for the proposed new dwelling was determined at the outline stage and therefore cannot to be considered again within this application. For reference within the Officer's report for the previous application, under the heading "Means of Access" it states:

"The application site includes an access across the front of 17 to 25 Beaufort Road although the right to use this is disputed by the neighbour. Right of access to the new property could be controlled in respect of this matter under the Planning Acts as the access has been included within the application site. The original house has unrestricted access through the neighbouring car park and it is considered appropriate to attach a Grampian condition to any permission issued to ensure that this continues to be available to the original house."

Other Representations

4.3 Local Residents

1no. consultation response was received from local residents which expressed the following summarised views:

- Due to the sloping ground, the proposed house would be on a higher level than the neighbouring properties to the north and thus would dominate the rear views from the neighbouring properties; and
- The proposed new dwelling would overlook the neighbouring properties; and
- The double bend on Beaufort Road is already unsafe due to on-street parking and the access across a busy pavement which is used by existing shoppers would add to the existing dangers.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The acceptance in principle of the erection of a dwelling house on this site with associated works in the position shown, with access from Beaufort Road, was established at the outline stage. The outline planning permission PK03/1671/O was subject to a number of conditions relating to; submission of details of finished floor levels, boundary treatments, drainage and legal right of way being established to cross the adjoining car-park. These pre-commencement conditions remain to the discharged and are not affected by the consideration of this reserved matters application which only relates expressly to the design, external appearance and landscaping which will now be considered below.

5.2 Design/ External Appearance

Within the surrounding area there are a variety of styles from a number of different periods and so that it could be considered that there is no real homogeneity within the surrounding streetscape. Consequently the design and external appearance of the proposed dwellinghouse is not constrained to a particular architectural style and material.

- 5.3 The design of the proposed dwelling takes on a traditional appearance with simple proportions. The use of bay windows would also reflect the bay window details within the surrounding Victorian and Edwardian dwellings. Overall it is considered that the design is acceptable, although due to its setting it would not have a great presence within the streetscene. With regards to external appearance, with existing rendered buildings close by, the use of render is also considered acceptable although a rough cast render would be sought as opposed to a smoother textured render. Therefore along with a tile sample, a sample of the render is to be required by condition to help safeguard the visual amenities of the locality.
- 5.4 Landscaping
The landscaping of the site as shown is considered acceptable.
- 5.5 Impact Upon Residential Amenity
With the submitted details of the design of the dwelling, the height and position of habitable room windows is now known. The height of the building is in keeping with a traditional two-storey dwelling. The condition requiring details of finished floor levels will ensure that the gradient of the land will not result in the building being set on a level that could result in it being considered overbearing upon any of its adjoining neighbour. It should also be noted that the dwelling has been designed with its attached garage on the side adjacent to the neighbouring property thereby ensuring that the two-storey element is as far from the boundary shared with No. 23 as possible. The comments of the local resident regarding respective levels are noted and although the proposed new house would be visible from the rear of the terraced properties fronting onto Hermitage Road, due to the separation distance, the proposed house would not form such a visually dominant feature that it would be oppressive or overbearing. In addition, whilst the gradient does descend in level from south to north through the site, the difference in level is not considered to be substantial.
- 5.6 With regards to inter-visibility, the distance between habitable room windows of the existing houses of Hermitage Road to the north and the proposed dwelling would far exceed the 21 metre standard required to safeguard against levels of inter-visibility that would be detrimental to existing privacy levels. The separation distance though between the existing house of No.27 and the proposed house however is 20.5 metres but as considered with the previous application, this shortfall of half a metre is not considered sufficient to warrant a refusal of the scheme.
- 5.7 Therefore with a condition ensuring no windows within the east elevations to protect privacy levels of the neighbouring property, there are no objections to the proposed scheme on residential amenity grounds.
- 5.8 Transportation Issues
The access and parking arrangements were agreed at the outline stage and secured by a condition.
- 5.9 Drainage
A condition (6) attached to the outline consent secured the submission of drainage details prior to the commencement of the development.
- 5.10 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 54A of the Town and Country Planning Act 1990 (as amended), Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 Planning permission is to be APPROVED subject to the following conditions.

Background Papers PK06/3396/RM

Contact Officer: **Robert Nicholson**
Tel. No. **01454 863536**

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

3. 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 Local Planning Authority and all such materials used in construction of the building hereby authorised shall conform to the details so approved. For clarity, the render sought should be a rough cast spar render in keeping with the external finishes within the locality.

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. 03/07 – 19 JANUARY 2007

App No.: PK06/3419/F	Applicant: Mr & Mrs D McCaughey
Site: 57 Orchard Vale Kingswood BRISTOL South Gloucestershire BS15 9UL	Date Reg: 27th November 2006
Proposal: Erection of 2no. flats with car parking, cycle/bin stores and associated works.	Parish:
Map Ref: 65916 73503	Ward: Woodstock



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N.T.S

PK06/3419/F

INTRODUCTION

This application has been referred to the Circulated Schedule due to the receipt of an objection from a local resident.

1. INTRODUCTION

- 1.1 This is a full planning application for the erection of 2 no. two-bedroom flats to the side of No. 57 Orchard Vale, Kingswood. The proposed building would measure 5.9 metres wide by 10.7 metres long and 8.9 metres high.
- 1.2 The principal building is a two-storey end-terraced dwelling and is located within a residential area of Kingswood.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG3	Housing
PPG13	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L1	Landscape
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
H4	Development within existing residential curtilages
H2	Residential Development within Defined Settlements

2.3 Adopted Supplementary Planning Guidance

Advice Note No 1 Altering you home
Advice Note No 2 Extension

3. RELEVANT PLANNING HISTORY

- 3.1 PK05/0504/F Conversion of 1 no. dwelling to 2 no. self-contained flats.
Approved

4. CONSULTATION RESPONSES

4.1 Parish/Town Council

The application falls within an unparish area.

4.2 Sustainable Transport

No highway objection.

4.3 Environmental Services

No objection.

4.4 Technical Services - Drainage

No objection.

Other Representations

4.5 Local Residents

The Council has received one letter from a local resident expressing that the applicant does not wholly own the land.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows proposals for new dwellings and development within existing built-up areas subject to a number of criteria including satisfactory site layout, scale and design, and not prejudicing residential amenity and highway safety.

5.2 Density

A density calculation of this proposal provides a density of approximately 114 units per hectare. Although this is much higher than the 30-50 dwellings per hectare range, provided that it would not prejudice the visual and residential amenity, there is no objection to the proposed density.

5.3 Visual Amenity

The principal building is a two-storey end-terraced dwelling.

The proposal is to erect a two-storey side extension to facilitate 2 no. two-bedroom flats. The ridgeline and the width of the proposed extension would be the same as the principal building. The extension would have a hipped roof to match the existing building. A hipped roof two-storey addition is also proposed to the rear of the building. It is considered that the proposal would not have a significant harmful effect on the character and appearance of the host building.

A cycle store would be located at the rear of the plot and a bin store would be located to the side of the building. It is considered that the proposed stores would not have an adverse impact upon the street scene.

5.4 Residential Amenity

A landing window is proposed in the side elevation and other proposed windows would look over its front/rear gardens. The proposed building would be approximately 18 metres away from the habitable windows of No. 52 Fairview Road. It is considered that the proposal would comply with the Council's supplementary planning guidance and would not cause significant overbearing impact nor loss of privacy to the neighbouring properties.

The proposal would have a two-storey projection at the rear, and the projection would be approximately 1.8 metres beyond the rear building line. It is considered that the proposed projection would comply with the Council's supplementary planning guidance and would not cause significant overbearing impact to the adjacent property, No. 57 Orchard Vale.

5.5 Highway Issues

Permission has previously been granted to convert the existing dwelling into two flats (PK05/0504/F). As part of this permission two parking spaces were requested, one to the front and one to the rear.

Concern was raised as part of the previous application with regards to the substandard visibility onto Orchard Vale, although as the road was unclassified

one space was permitted. From a recent site visit it would appear that two spaces have been installed to the front of the existing dwelling.

As part of this current application it is proposed to remove the parking space for the existing flats to the rear of no 57. Three parking spaces are proposed for the new development, two spaces to the rear and one to the front.

Due to the earlier concerns over visibility onto Orchard Vale it is recommended that the off-street parking space proposed to the front of the new development be removed. The applicant has submitted a revised drawing to remove the said proposed front parking space. The proposed parking facilities therefore now show 2 car parking spaces to serve the existing flats located at the front of no 57 and 2 car parking spaces to serve the proposed flats located at the rear of no 57.

All the parking spaces to have a bound surface and maintained satisfactorily thereafter.

Subject to a suitable condition with regard to the parking arrangements on site, there is no transportation objection to this proposal.

5.6 Other Issues

The local resident is concerned that the applicant does not wholly own the land, nevertheless, this would be a private civil matter. The onus would rest with the applicant to resolve the issues with other landowners.

5.7 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).

5.8 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 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 54A of the Town and Country Planning Act 1990 (as amended), 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 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 granted subject to the following conditions.

Background Papers **PK06/3419/F**

Contact Officer: **Olivia Tresise**
Tel. No. **01454 863761**

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 colour, type and texture of the rendered finish to the external walls of the proposed extension shall match that of 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.

3. The tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile.

Reason:

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

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

Reason:

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

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. All proposed parking spaces shall have a bound surface and be maintained satisfactorily thereafter.

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 T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. None of the buildings shall be occupied until two off-street parking spaces shall be provided for the existing and proposed flats and retained as such purpose thereafter.

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 T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. No off-street parking spaces shall be provided in the front of the proposed new flats.

Reason:

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

8. No development shall take place until a mining report identifying the location of any mining activity on the site has been submitted to and agreed in writing by the Local Planning Authority. The report must demonstrate that the development hereby permitted can be constructed satisfactorily, having regard to the ground conditions within the site.

Reason:

To protect the wildlife and the ecological interests of the site, in accordance with Policy L17 and EP7 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 03/07 – 19 JANUARY 2007

App No.: PK06/3552/F
Site: 35 Creswicke Avenue Hanham
 BRISTOL South Gloucestershire BS15
 3HE

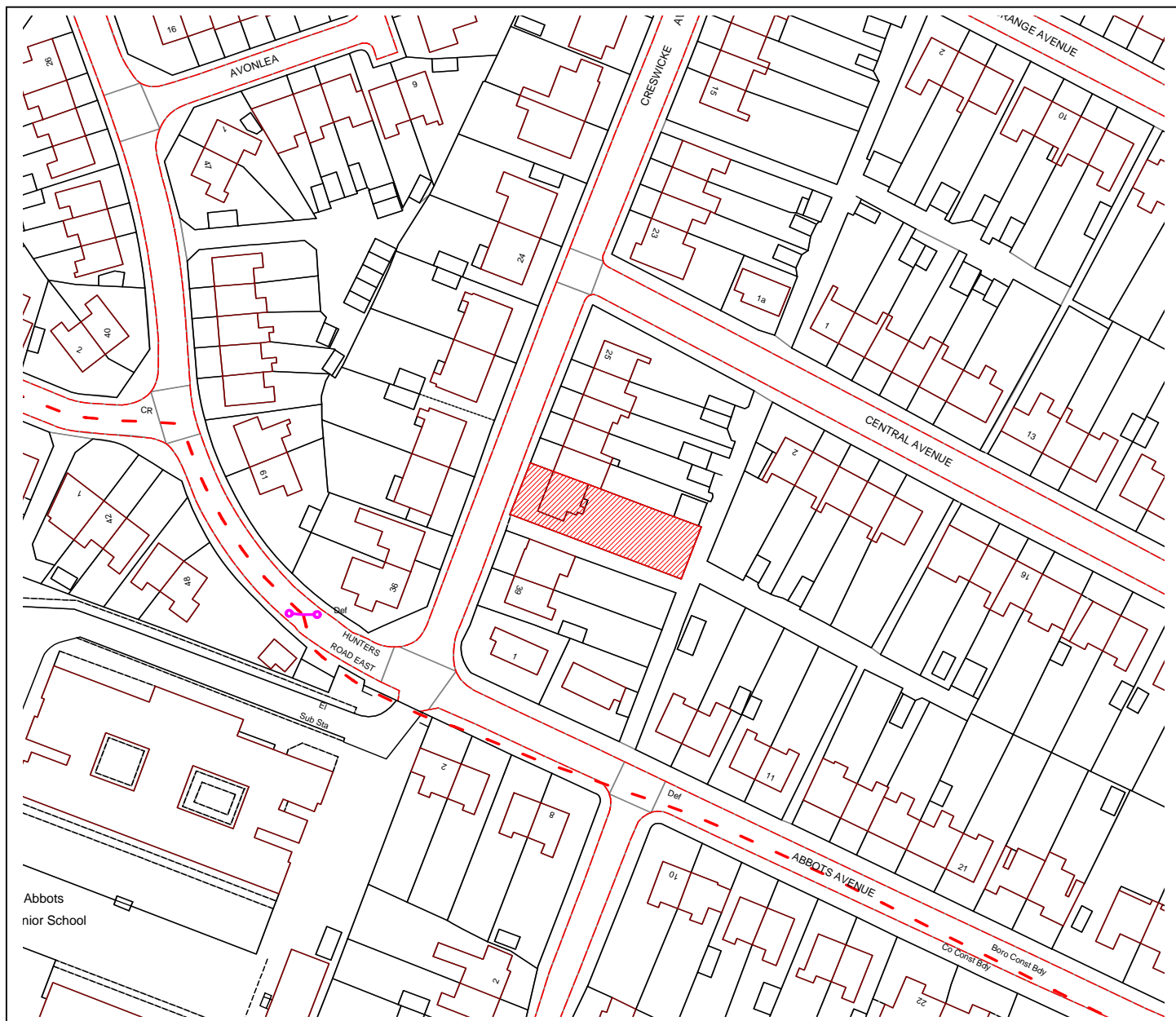
Applicant: Mr & Mrs S Thomas
Date Reg: 11th December
 2006

Proposal: Erection of two storey side and rear extension to provide additional living accommodation. Erection of detached store.

Parish: Hanham Parish
 Council

Map Ref: 64365 72021

Ward: Hanham



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100023410, 2006.

INTRODUCTION

This application appears on the Circulated Schedule due to the receipt of one letter of objection from the Parish Council

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two-storey extension to the side and rear of the existing dwelling house. The application also proposed to erect a store building at the bottom of the rear garden. The two storey side and rear extension would have a width of 3.825 metres and a depth of 10.75 metres. The detached store building would have a width of 3.8 metres and length of 5.45 metres.
- 1.2 The application site consists of an end of terrace dwelling located within a residential area of Hanham. The dwellings surrounding the site are similar in design and scale with a limited number of visible extensions. There is a footpath and vehicular access running along the rear of the site.
- 1.3 During the course of the application, the applicant was notified of the initial officer concerns. Amended plans have been received to show a reduction in the size of the extension, some alterations to the window arrangement, and annotated to show the retention of two off street parking spaces.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Extensions and New Dwellings
T8 Parking Standards
- 2.3 Supplementary Planning Guidance
Kingswood Advice Note 1: Altering Your Home
Kingswood Advice Note 2: House Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Hanham Parish Council
Objects to the application on the basis that it would constitute the loss of potential parking

Other Representations

- 4.2 Local Residents
None Received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for development providing it is in keeping with the character of the area and providing a number of criteria relating to design, scale, highway and impact upon visual and residential amenities are met.

5.2 Design/Visual Amenity

Generally, it is considered that the two storey side and rear extension is designed in sympathy to the existing dwelling and surrounding properties. The revised plans show the side extension to be set back and down from the existing building and subsequently allows the host dwelling to dominate. The addition of a roof with a pitch to match that of the host dwelling and insertion of windows to match the existing dwelling will further aid its successful integration. Whilst the extension is still relatively wide, it is not dissimilar to other extensions in the vicinity and is suitably subservient to the main dwelling. As the extension will be visible from the highway, a condition will be attached to ensure that all materials used will match those of the existing dwelling.

It is considered that the design of the detached store as proposed is acceptable and that whilst not to be used as a garage, will reflect the character of many of the garages in the surrounding area. The store as proposed is considered to be acceptable in terms of design and visual amenity.

5.3 Residential Amenity

The two storey side and rear extension is to be erected to the South of the property adjacent to a pedestrian access way – although this access way does not appear to be useable. Despite its size, due to its siting it is not considered that the proposed extension will result in any issues of overbearing or overshadowing for neighbouring properties. In order to maintain levels of residential amenity, conditions will be attached to any consent granted to ensure that no new windows are inserted into the proposed extension without the prior written consent of the local planning authority.

The detached store is not considered to have any detrimental impact on existing levels of residential amenity in the vicinity.

It is considered that there are no issues of intervisibility or loss of privacy. Further, there are no concerns relating to loss of daylight/sunlight and sufficient garden space would remain to serve the property. The impact on residential amenity is subsequently deemed acceptable.

5.4 Other Issues

It is noted that the Parish Council are concerned about loss of parking. The plans show the existing driveway to be widened to accommodate two vehicles. This complies with the requirements of the South Gloucestershire Local Plan and as such, there is no objection to the application on the grounds of insufficient off street parking. Conditions will be attached to any consent granted to ensure that the two parking spaces are provided before the first occupation of the extension and maintained at all times thereafter.

5.5 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 54A of the Town and Country Planning Act 1990 (as amended), 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 That the application is approved subject to the following conditions:

Background Papers **PK06/3552/F**

Contact Officer: **Marie Worboys**
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 extension shall be erected exactly in accordance with the approved plans. 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.

3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side elevations of the two storey side and rear extension hereby permitted.

Reason:

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

4. The off-street parking facilities shown on the plan hereby approved shall be provided before the extension 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 H4 and T8 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 03/07 – 19 JANUARY 2007

App No.: PK06/3637/R3F
Site: 19 Barrington Close Kingswood
BRISTOL South Gloucestershire BS15
4QD

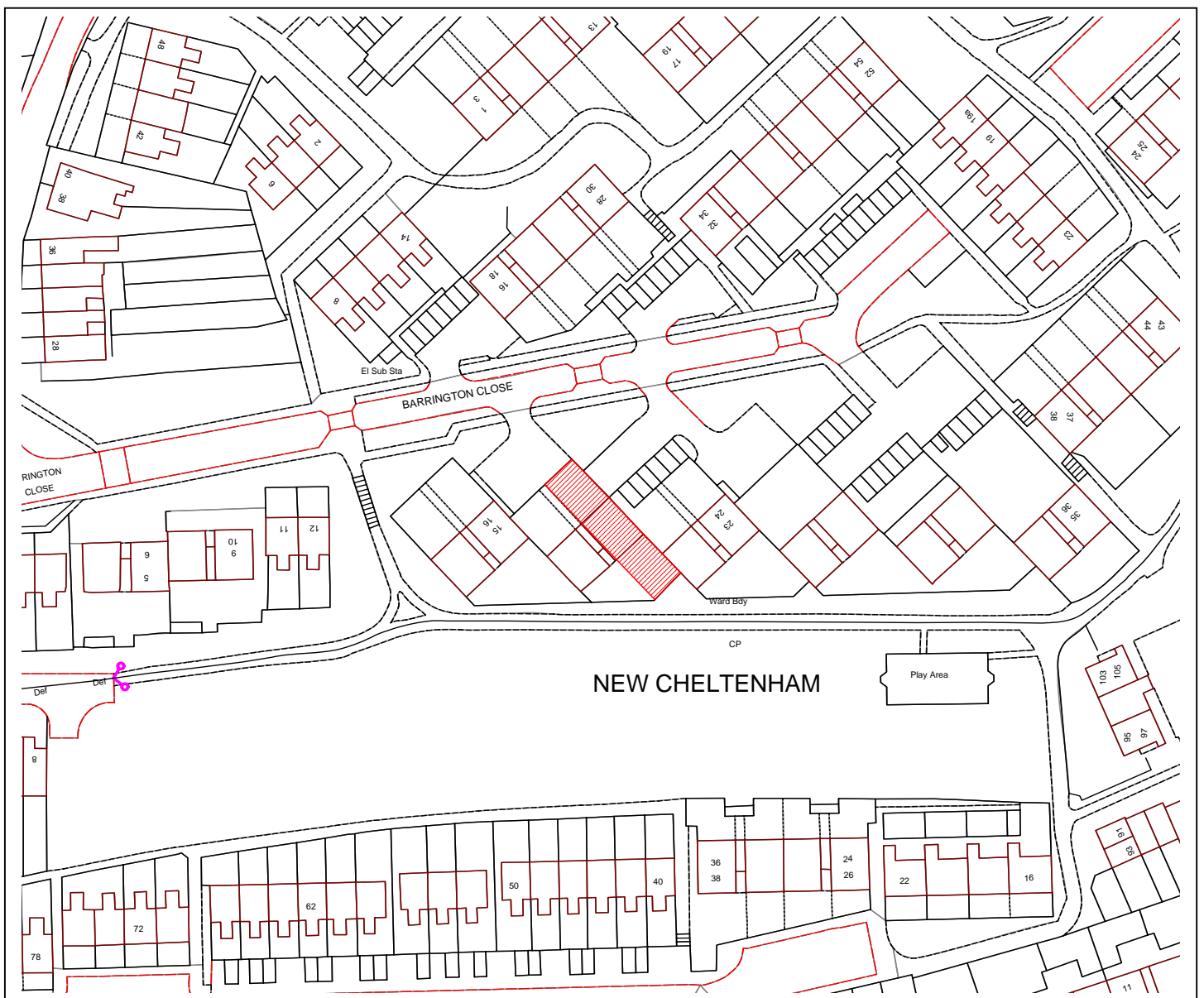
Applicant: Mr T Rennell
Date Reg: 18th December
2006

Proposal: Change of use from self contained flat (C3) to Community Facility (Sui Generis) as defined in "Town and Country Planning(Use classes) Order 1987 (as amended)". Installation of new access door to front elevation.

Parish:

Map Ref: 65606 74511

Ward: Rodway



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100023410, 2006.

DC0901MW

INTRODUCTION

This application appears on the Circulated Schedule because it has been submitted by South Gloucestershire Council's Area Housing Manager.

1. THE PROPOSAL

- 1.1 The application relates to a ground floor, two-bedroom flat, situated within Barrington Close. Barrington Close comprises of a row of individual blocks of 4 number 2 bed flats. Most of the flats are Local Authority owned.
- 1.2 This application seeks planning permission to change the use of the flat from residential accommodation (C3) to a Community Facility (sui generis).
- 1.3 Applicant's Supporting Information:
- Proposed community flat stems from request by Kingsmeadow partnership in 2001 and subsequent executive approval in April 2005
 - The flat will be used for a mixture of agency and resident led activities which may include young persons forum, stop smoking sessions, Police and Councillor surgeries and advice sessions on careers, drug use and health issues. Local residents may use the room for meetings, holding fund raising activities and running other events for the benefit of the community
 - South Gloucestershire Council and Knightstone housing association have consulted with 800 local residents via consultation leaflets. An open day took place on the 19th October 2006. A large number of residents attended this open day with the majority in favour.
 - The residents living in this block of flats have all been contacted personally by Local Councillors. None of these residents opposed the scheme.

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 in New Development.

T8 - Parking Standards

T12 - Transportation Development Control Policy for New Development.

LC4 - Proposals for Education and Community Facilities within the Existing Urban Area and Defined Settlement Boundaries.

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history relates to the application site.

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
Not a parished area.

Other Representations

- 4.2 Local Residents
No responses

Internal Consultees

- 4.3 Sustainable Transportation
No objections

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006 permits the development of Community Facilities within the Urban Area subject to criteria relating to accessibility, impact on residential amenity, parking provision and highway safety, and environmental and transportation effects. These are discussed below.

- 5.2 Impact Upon Residential Amenity
Barrington Close comprises of a row of detached two storey blocks of flats within a built up residential area. The flat subject of this application is one of four flats within one block two at ground floor level and two at first floor level. All flats are accessed via one communal entrance that is centrally placed on the front elevation of the building. Those windows on the front elevation relating to the other three flats serve habitable rooms i.e one bedroom and one lounge and those on the rear serve a bedroom, kitchen and bathroom/wc. The rear private gardens that serve these flats are laid out as open plan.

- 5.3 The application proposes a separate entrance to serve the flat, which will replace an existing lounge window. Internally the two bedrooms will be used for the meeting rooms and alterations will be undertaken to provide 2 wc's. This application had originally applied for the use to be carried out Monday-Sunday (inclusive) from 9.00am to 22.00pm. The Council has subsequently been informed that the hours of operation should be as follows:

- Monday – Friday 0.900am – 21.00pm
- Saturday: 9.00am – 21.00pm

- 5.4 It is considered that the proposed use is likely to have some impact on the existing residential amenities of those occupiers within the block and in particular those residents directly above, which is a privately owned flat. Members are advised to have regard to the type of use being proposed and the relationship of the flat subject of this application in relation to the other flats in the block. It is considered that such a use would introduce a greater level and different type of activity in terms of pedestrian movements and disturbance to and from the flat than that currently experienced. Even though the application proposes a separate entrance point, regard must be had to those existing habitable rooms i.e. lounge and bedroom that are located at the front of the building, especially in the summer when people may have their windows open.

- 5.5 Local Councillors have brought to the attention of the Planning Officer a planning application (PK05/1679/R3F) that was determined in 2005 for a similar scheme. This scheme related to the change of use of a ground floor flat to community use at Berkeley House, Staple Hill. The Planning Officer is of the opinion that the key difference with that application is that the fact that the flat had previously been in community usage, already had its own entrance point and the living arrangements of neighbouring occupiers are less likely to be affected given the relationship of those flats with the community use. It is therefore considered that there is material difference with both applications.
- 5.6 It is considered that given the sensitive location of the application site and the acceptance that the proposed use is likely to generate additional levels of noise and disturbance, the application can only be supported on the basis that the proposed community use is restricted in terms of hours of operation. Given the concerns as raised above, the Planning Officer is of the opinion that the hours of operation as put forward by the applicant if allowed would have a detrimental impact on existing residential amenities and therefore recommends that the use to be limited to Monday – Friday (inclusive) 09.00am-19.00pm and Saturday 10.00am -13.00pm.
- 5.7 It is therefore considered that subject to a condition restricting the use from being carried out later in the evenings and on Saturday afternoon/evening and on sundays that this will provide a reasonable balance between safeguarding the residential amenities of those adjacent occupiers but at the same time providing a community resource that is clearly required. Members are also advised to consider that should planning permission be granted, a condition will be imposed requiring the submission of noise protection measures i.e. sound proof insulation to be agreed and implemented prior the commencement of development, in order to safeguard the occupiers above.
- 5.8 Visual Amenity
It is considered that the proposed alterations i.e new entrance will not detract from the character of the building or the immediate surrounding area.
- 5.9 Transportation Issues
The flat lies on the ground floor of the block with most of the users of the scheme living in close proximity and therefore would be highly accessible on foot. Traffic generation would be minimal but there are adequate parking and disabled car parking facilities very adjacent to the site. The proposal would not adversely affect highway safety. There are therefore no transportation objections. A planning condition has been imposed requiring the provision of cycle parking. The Council would want to see cycle parking positioned within the front garden and not the rear, so as to safeguard the rear private amenity space for the existing occupiers.
- 5.10 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).

5.11 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 54A of the Town and Country Planning Act 1990 (as amended), Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant planning permission has been taken having regard to the policies and proposals in the adopted 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 granted subject to the following planning conditions.

Background Papers PK06/3637/R3F

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

3. The use hereby authorised shall be restricted to Monday-Friday (inclusive) 09.00am-19.00pm and Saturday 10.00am-13.00pm only and shall not take place on Sundays or Public Holidays.

Reason:

To protect the amenities of neighbouring occupiers and to accord with Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Before the development hereby permitted is brought into use, details of noise protection measures shall be submitted to and approved in writing by the Local Planning Authority and all works shall be completed in accordance with the approved plans and specifications.

Reason:

To protect the amenities of neighbouring occupiers and to accord with Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 03/07 – 19 JANUARY 2007

App No.:	PT05/0238/CLE	Applicant:	Mr D Pawsey
Site:	Colmar Woodhouse Avenue Almondsbury BRISTOL South Gloucestershire BS32 4HT	Date Reg:	21st January 2005
Proposal:	Certificate of Lawfulness for existing use as domestic garden.	Parish:	Olveston Parish Council
Map Ref:	61834 85179	Ward:	Severn



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N.T.S

PT05/0238/CLE

1. THE PROPOSAL

- 1.1 A certificate of lawfulness for an existing use of land is made in respect of a portion of land East of Colmar, Woodhouse Avenue Almondsbury. It is claimed that this land, which was formerly part of an agricultural field has been used as domestic curtilage for Colmar, Woodhouse Avenue Almondsbury for at least the last 10 years.
- 1.2 The applicants have indicated that this land was given to them by the Husbands Father by way of a gift in 1990/1991, and has been used as domestic curtilage since 1994. In 1994 the piece of land was formally fenced off from the rest of the Field. This the applicants did without realising that planning permission was required.

2. POLICY CONTEXT

- 2.1 As the application is a Certificate of Lawfulness the policy context is not directly relevant, as the land use merits are not under consideration. The applicant need only prove that on the balance of probabilities the use has taken place for at least the last 10 years.
- 2.2 National Guidance
Town and Country Planning (General Procedures) Order 1995 Article 24
Circular 10/97 – Enforcing Planning Control

3. RELEVANT PLANNING HISTORY

- 3.1 2 apps for an extension and conservatory, which led to this application.

4. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 4.1 There have been three Statutory Declaration submitted in support of the application. These were by Mr Colin Pawsey (Father), David Pawsey (Son), and Richard Harrison (a friend of the Family). These confirm the following:
- The ownership of the land
 - The use of the land as residential curtilage, and approximate dates when it commenced. (in excess of 10 years)
 - Approximate date when the fence around the garden was erected, (in excess of 10 years)
 - The location of the fence around the parcel of land.

The following supports the above declarations:

- a) Site plan
- b) Copy of transfer of Land from Father to Son
- c) Copy of receipt for fencing materials , which is dated September 1994

The above statutory declaration is the final version of about 4, which have been submitted, at the request of the council in order so that the information contained within them correlates.

5. OTHER REPRESENTATIONS RECEIVED

5.1 Olveston Parish Council

No observations to make on this application

5.2 Local Residents

One resident objects to the proposal on the following grounds:

- a) The information in the Statutory Declarations is inaccurate,
- b) The Statutory Declarations are all from family or friends, and are therefore subject to collusion, as they obviously support each other.
- c) The fence was erected in 1996/1997.

6. EVALUATION

6.1 The application seeks to prove that on the balance of probability the site the subject of the application has been used as domestic curtilage in excess of ten years. As such the applicant must provide precise and unambiguous evidence. The onus of proof is on the applicant and in their support they have submitted three sworn statements.

6.2 When assessing this application the Councils only concern is whether the piece of land to the East of Colmar, woodhouse Avenue, Almondsbury, has been used as residential curtilage for period in excess of ten years.

6.3 From the evidence provided with the applications and the evidence gained during the officer site visit the following unambiguous and precise evidence indicates that:

- The ownership of the piece of land
- The land was been used as residential curtilage for in excess of ten years,
- The land subject of this application has been fenced off from the surrounding agricultural land for a period in excess of ten years.
- The fence has been erected for more then ten years
- The area of land appears as part of the garden, in terms of how it is a maintained, it has the appearance of a residential property.

6.4 As a result of the level and quality of the above information it is considered that that in this instance the applicant is able to prove that the land has remained as part of the domestic curtilage of the house since around 1994 when they fenced the land off from the rest of the field. This is in excess of the 10 year period required in this form of application.

6.5 There has been an objection to the proposal from a local resident who queries the validity of some of the information submitted with the application, they also query the fact that the applicant has had the opportunity to submit further affidavits to clarify some points. The objector is however unable to provide any substantiated evidence to support his claims that the information is incorrect. Whilst in relation to their other concern, this application was shown to the Council's Legal Department at an early stage, and they suggested the addition affidavits to clarify some points. Therefore the fact that th applicants have submitted numerous affidavits is accepted practice. Consequently the objection

raised to the proposal carries little weight when balance against the sworn affidavits submitted by the applicant.

7. RECOMMENDATION

- 7.1 A Certificate of Existing Lawful Use is granted for the use of the land as domestic curtilage (Use Class C3) for the property known as Colmar, Woodhouse Avenue Almondsbury, given the level of information outlined above.

On balance of probability and on the evidence submitted it is considered that the use of the land as domestic curtilage has taken place continuously for a period in excess of 10 years.

Background Papers **PT05/0238/CLE**

Contact Officer: **Gareth John**
Tel. No. **01454 863438**

CIRCULATED SCHEDULE NO. 03/07 – 19 JANUARY 2007

App No.: PT06/2746/F

Applicant: Mr & Mrs V
Duijneveldt

Site: 20 Chestermaster Close Almondsbury
BRISTOL South Gloucestershire BS32
4EH

Date Reg: 25th September
2006

Proposal: Erection of first floor side extension to
provide additional bedroom with ensuite
above enlarged ground floor utility room
and erection of front porch.

Parish: Almondsbury Parish
Council

Map Ref: 60338 84272

Ward: Almondsbury



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INTRODUCTION

The application appears on the Circulated Schedule following the receipt of two letters of objection from the neighbouring residents and concerns expressed by the Parish Council.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for a first floor side extension to provide an ensuite bedroom above an enlarged utility room. The proposal would also include a front porch.
- 1.2 The application site comprises a detached two-storey dwelling on the corner of Chestermaster Close and Lower Court Road fronting the former. The site lies within the Almondsbury settlement boundary that is washed over by the Green Belt.
- 1.3 Amended plans form part this application allowing for the setting back of the extension from the front wall of the dwelling to help provide a subservient appearance to the works. In so doing, such has required the increase in size of the utility room.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2 Green Belts
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 House Extensions
GB1 Development within the Green Belt
- 2.3 Supplementary Planning Guidance
South Gloucestershire Advice Note 2: House Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Alveston Parish Council
No objection- but feel that the comments of the neighbouring property need to be taken into account
- 4.2 Other Consultees
No comments received
- 4.3 Summary of Local Residents Concerns
Two letters received in response to the original plans expressing the following concerns:
 - The (rear) window of the proposed extension will overlook the adjoining property behind, more specifically the garden/ patio and living room;

- It is suggested that the ensuite be repositioned to the rear;
- Due to the proximity of the proposal to the adjoining dwelling and its forward positioning, it will have an overbearing impact on this property;
- The proposal will overhang the boundary by about 1ft;
- The front garden is small; it is considered that the proposal will have an overbearing impact on this garden;
- The extension is considered to be too large and will have a significant visual impact on the village of Lower Almondsbury.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 allows for the principle of house extensions subject to considerations of design, residential amenity and highway safety. Further, where the property is positioned within the Green Belt, policies GB1 and H4 advises that additions should not comprise a disproportionate addition over and above the size of the original dwelling.

5.2 Design/ Visual Amenity

The application site comprises a modern two-storey detached dwelling with an attached double garage to its southern side. In this regard, it is noted that a number of properties within Chestermaster Close are of similar design with these garages providing an element of spacing at first floor. However, there are examples of similar extensions above some of these garages thus the proposal is considered to be acceptable in principle.

5.3 The proposal would provide an ensuite bedroom that would extend the width of the garage. As originally submitted, this would have stood flush with the front wall of the dwelling (albeit with a lower ridge). However, it was considered that if the proposal were to be set back slightly, this would visually enhance its appearance (whilst would also help to address the concerns of the adjoining neighbours as discussed below).

5.4 In the light of the above, and with these amendments received, the proposal is considered acceptable and in keeping with the general character of the area.

5.5 Having regard to the front porch, this would be positioned centrally and would appear appropriate in size and design having regard to the appearance of the host unit. As such, this element of the proposal is also considered acceptable.

5.6 Residential Amenity

The neighbouring property to the south side of the application site appears of similar design with its attached garage located to the far side of the dwelling. This unit sits slightly back from the host dwelling whilst there are no windows contained within its facing side elevation.

5.7 Having regard to the concerns raised, the first floor side extension has been stepped back. Whilst this alteration was primarily requested in the light of design related considerations, this change does help address these neighbours concerns. The width of the extension however remains the same. In this regard, the granting of planning permission does not authorise any works on land beyond the application site and this it is not considered that permission could be reasonably withheld on this basis.

- 5.8 Concerning that unit behind, this fronts Lower Court Road and is separated from the proposal by virtue of the spacing afforded by the applicants' garden. Therefore, the originally proposed rear bedroom window would have primarily overlooked the applicants' garden and was not considered to introduce any new issues of overlooking. Nonetheless, as per the neighbours' suggestion, the ensuite has been repositioned to the rear of the extension thus ensuring an obscure glazed window on this elevation.
- 5.9 In the light of the above, it is not considered that the proposal would cause any significant adverse impact in residential amenity and thus is considered to be acceptable.
- 5.10 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 54A of the Town and Country Planning Act 1990 (as amended), 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 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 conditions:

Background Papers **PT06/2746/F**

Contact Officer: Peter Burridge
Tel. No. 01454 865262

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 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(s):

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

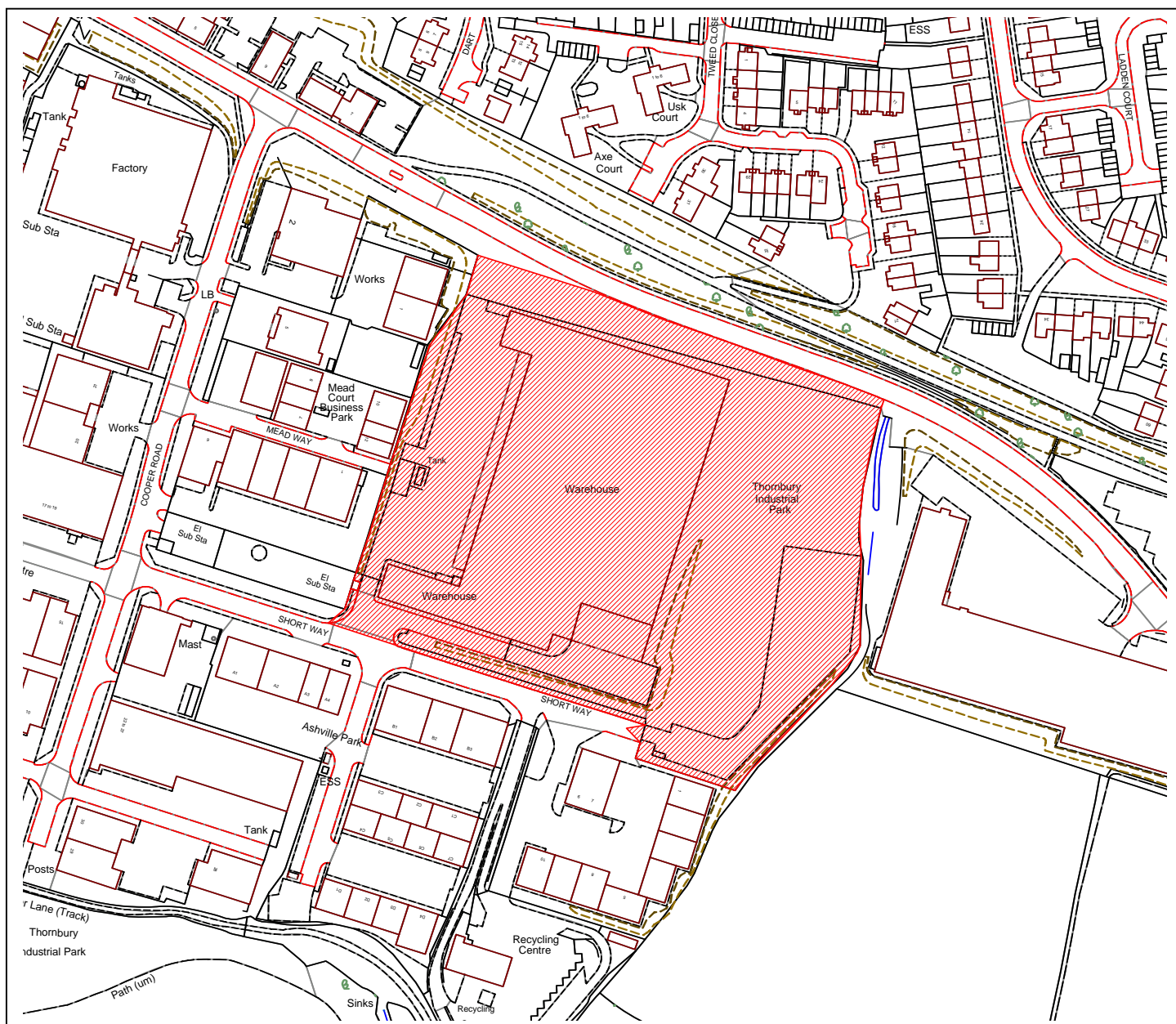
3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the south elevation of the property.

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. 03/07 – 19 JANUARY 2007

App No.:	PT06/2750/F	Applicant:	BOC Distribution Services Ltd
Site:	Gist Limited Short Way Thornbury BRISTOL South Gloucestershire BS35 3UT	Date Reg:	25th September 2006
Proposal:	Construction of vehicular circulation facilities with associated lorry parking, vehicle work and fuelling facility. Part removal of existing canopy and construction of 8 no. dock leveller pods.	Parish:	Thornbury Town Council
Map Ref:	64042 89444	Ward:	Thornbury South



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100023410, 2006.

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1 N.T.S

PT06/2750/F

INTRODUCTION

This application appears upon the circulated schedule as it is a major planning application.

1. THE PROPOSAL

- 1.1 The site consists of a storage and distribution facility located within the Thornbury Industrial Estate. Access is from Short Way via Midland Way and the site is clearly visible from Midland Way.
- 1.2 The proposed development consists of the reconfiguration of the HGV circulation arrangement and for the provision of additional HGV parking within the site. It is also proposed to remove a section of the existing canopy to the Western elevation of the building (where the main HGV loading area is located) and for the construction of improved loading facilities at this part of the building.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG13 Transport
- 2.2 Adopted Joint Replacement Structure Plan
Policy 30 Safeguarding Employment Sites
- 2.3 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
E3 Proposals for Assessing Proposals for Employment Development within the Urban Area, Defined Settlement Boundaries and/or permitted by Policies E4/E6/E7
E4 Safeguarded Employment Areas
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
- 2.4 Supplementary Planning Guidance
Draft South Gloucestershire Design Checklist September 2006

3. RELEVANT PLANNING HISTORY

- 3.1 PT06/0588/F Construction of vehicular circulation facilities with associated lorry parking, vehicle wash and fuelling facility. Part removal of existing canopy and construction of 8no. dock leveller pods.
Withdrawn

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
No Objection
- 4.2 Sustainable Transport
No Objection

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 The proposal details improvements to an existing storage and distribution warehouse located on the Thornbury Industrial Estate, which is located within the Urban Area associated with Thornbury.
- 5.2 Principle of Development
Policies E3 and E4 of the South Gloucestershire Local Plan (Adopted) January 2006 are relevant to this planning application. The policies indicate that the proposed development is acceptable subject to the following considerations.
- 5.3 Design, Visual Appearance and Landscape.
Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development achieves high standards of design and would not have a detrimental impact upon the character and visual amenity of the site and the surrounding locality.
- 5.4 The area immediately surrounding this site is characterised by various forms of industrial and business related development associated with Thornbury Industrial Estate and Midland Way. The subject site is clearly visible on the approach from the East along Midland Way.
- 5.5 The proposed development would provide improvements in relation to the circulation of heavy goods vehicles (HGV) associated with the storage and distribution activities on this site. The proposed development would replace a large area of scrub land within the site with open hard standing/parking area, vehicle washing and refuelling facilities and additional circulation space giving access for HGV's along side the Northern Elevation of the subject building. Also, it is proposed to make alterations to the loading and docking facilities that are located on the Western Elevation of the building.
- 5.6 It is not considered that the development effecting the Western Elevation of the existing building would have any material impact upon the visual amenity of the site in its own right. The remainder of the proposed development would take place in an area of the site that is clearly visible from Midland Way and would involve the provision of significant structures associated with the business operation on this site and considerable areas of vehicular circulation space. The visual appearance of the development is not considered to be at odds with the industrial/business character of the surrounding. Nonetheless it is considered appropriate to provide improvements to the landscaping within the site along its boundary with Midland Way in order to mitigate against the limited visual intrusion posed by the development. This planning application includes details of significant planting along this area of the site and is considered sufficient to adequately screen the development from view. Nonetheless, in order to ensure the longevity of this landscaping, it is necessary for the Local Planning Department to consider the exact types and mix of plants. This is appropriately the subject of a condition attached to any consent of this planning application.
- 5.7 Given the nature of the development and its location in relationship with nearby residential development, it is not considered that the proposed development

would have a material impact upon the privacy and residential amenity of the occupiers of nearby dwellings.

5.8 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 the safety and amenity of the local highway network.

5.9 The proposed development would not generate a significant increase in vehicular movements to and from the site over and above the existing situation. It is considered that the proposal would provide improvements to the circulation of vehicles within the site itself. On this basis, it is not considered that the proposed development would have a material impact upon highway safety and amenity in this locality.

5.10 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).

5.11 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 54A of the Town and Country Planning Act 1990 (as amended), 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 granted subject to the following conditions

Background Papers PT06/2750/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. No later than the expiry of three months from the date of this decision notice a scheme of landscaping, which shall further details of the proposed planting, times of planting and the further management of the planting, to the boundary of the site with the adjacent highway (Midland Way). The Development shall be carried out in accordance with the agreed details and shall be retained as such unless the Local Planning Authority agree in writing to any variation.

Reason(s):

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

CIRCULATED SCHEDULE NO. 03/07 – 19 JANUARY 2007

App No.: PT06/3292/F
Site: 27 Mount Crescent Winterbourne
 BRISTOL South Gloucestershire BS36
 1HL

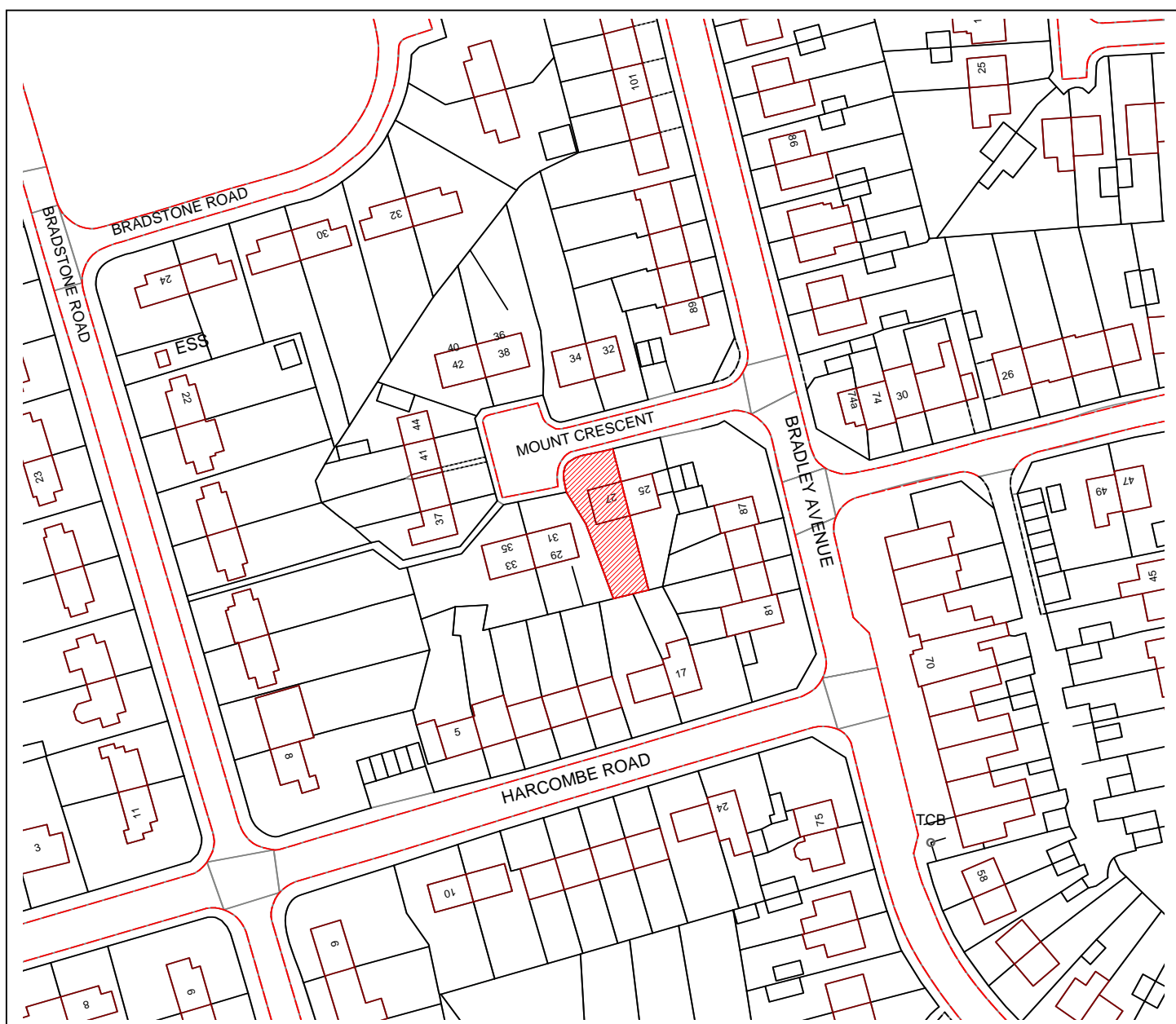
Applicant: Mr D Hurcombe
Date Reg: 10th November
 2006

Proposal: Erection of two storey side extension
 and single storey rear extension to form
 additional living space.

Parish: Winterbourne Parish
 Council

Map Ref: 65055 80137

Ward: Winterbourne



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INTRODUCTION

This application has been placed on the Circulated Schedule due to an objection received from a neighbour.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two-storey side and single storey rear extension to provide additional living accommodation. The property subject to the application is a Cornish style semi-detached dwelling within the established residential area of Winterbourne.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Communities
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 Development within Residential curtilage
- 2.3 Supplementary Planning Document
Design Checklist (Draft)

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection
- 4.2 Local Residents
No response received

5. ANALYSIS OF PROPOSAL

- 5.1 Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 specifically relates to residential development including extensions to dwellings. It states that any development should be in keeping with the character of the property and the area generally in terms of size, design and materials and that residential amenity should not be adversely affected by the proposal.
- 5.2 Design
It is considered that the proposal for both a the side and rear extensions in terms of their overall size, design and external appearance is in keeping with the existing property and those that surround it. The proposal will be constructed using materials that match those used in the construction of the main house. Thus ensuring that the proposed development blends in well with the original property.

5.3 Residential Amenity

It is considered that this proposal does not impact upon the amenities of any of the adjoining properties. Its size and design ensure that the proposal does not have an overbearing impact on the surrounding properties nor does it result in an impact on their privacy. Three windows are proposed in the side of the side extension, one will be at first floor level and will be to an ensuite bathroom that will be obscure glazed. A condition is suggested requiring this window to be obscure glazed in perpetuity in order to protect privacy. Whilst the two windows at ground floor level are to a hall and utility room so, neither of these will give rise to a privacy concern. Consequently in light of the above, residential amenity is not affected.

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 54A of the Town and Country Planning Act 1990 (as amended), 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 conditions

Background Papers **PT06/3292/F**

Contact Officer: **Gareth John**
Tel. No. **01454 863438**

CONDITIONS

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

Reason(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 bathroom window on the West elevation 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.

CIRCULATED SCHEDULE NO. 03/07 – 19 JANUARY 2007

App No.: PT06/3553/F
Site: 2 Wallscourt Road South Filton
 BRISTOL South Gloucestershire BS34
 7NT
Proposal: Erection of 2 storey side extension to
 form additional living accommodation.
 Erection of rear conservatory
Map Ref: 60737 78384

Applicant: Mr & Mrs C Price
Date Reg: 11th December
 2006
Parish: Filton Town Council
Ward: Filton



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 100023410, 2006.

N.T.S

PT06/3553/F

1. THE PROPOSAL

- 1.1 The site consists of a modern hipped roof dwelling forming the end of a terrace of 8 fronting onto Wallscourt Road. Vehicular access is onto Wallscourt Road.
- 1.2 The proposed development consist of the construction of a two storey extension to the existing dwelling.

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 Residential curtilages
T12 Transportation Development Control Policy for New Development
T8 Parking Standards
- 2.3 Supplementary Planning Guidance
Draft South Gloucestershire Design Checklist September 2006

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
Comment that there is no provision of off street parking.
- 4.2 Sustainable Transport
No Objection
- 4.3 Local Residents
No Comment received

5. ANALYSIS OF PROPOSAL

- 5.1 The proposed development consists of the construction of a domestic extension within the curtilage of the subject dwelling. The site is located within the Bristol North fringe Urban Area.
- 5.2 Principle of Development
Policy H4 is relevant to this planning application. The Policy indicates that the proposed development is acceptable subject to the following considerations.
- 5.3 Design and Residential Amenity
Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006, supported by the Draft South Gloucestershire Design Checklist, seeks to ensure that new residential development is appropriately designed and would not have a detrimental impact upon the character and visual amenity of the site

and the surrounding locality. Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 supports this principle and seeks to ensure that new development would not have a detrimental impact upon the privacy and residential amenity of the occupants of nearby dwellings.

5.4 The design of the proposed extension is such that it uses a hipped roof construction, ground floor bay window and matching materials to the existing dwelling. This approach is considered acceptable and would be consistent with the character and visual amenity of the site and the surrounding area. Given the scale and position of the proposed development in relation to the adjacent dwelling to the South; and other dwellings in close proximity it is not considered that it would have any material impact upon the privacy and residential amenity of the occupants of nearby dwellings.

5.5 The proposed development therefore satisfies the requirements of Policy D1, H4 and the Draft South Gloucestershire Design Checklist.

5.6 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. Policy T8 provides the maximum parking standards considered appropriate.

5.7 Filton Town Council have commented that the proposed development does not provide any off-street parking in respect of this development. On the contrary, the submitted details show that there is two off-street parking spaces being provided. Essentially, these would replace the existing level of off-street parking within this site. This level is consistent with Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006. Given the nature of the proposed development it is not considered that there would be a material increase in vehicular movements being generated from this site and on this basis it is considered that the proposed development is acceptable in highway terms.

5.8 The proposed development is therefore consistent with the requirements of policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.9 Design and Access Statement

A Design and Access Statement is not required to be submitted with this application.

5.10 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 54A of the Town and Country Planning Act 1990 (as amended), Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That Planning Permission be Granted subject to the following considerations

Background Papers **PT06/3553/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 vehicular parking spaces as detailed upon the approved plans shall be provided no later than the expiry of 3 months from the date of this decision and shall be retained as such unless the Local Planning Authority agree in writing to any variation.

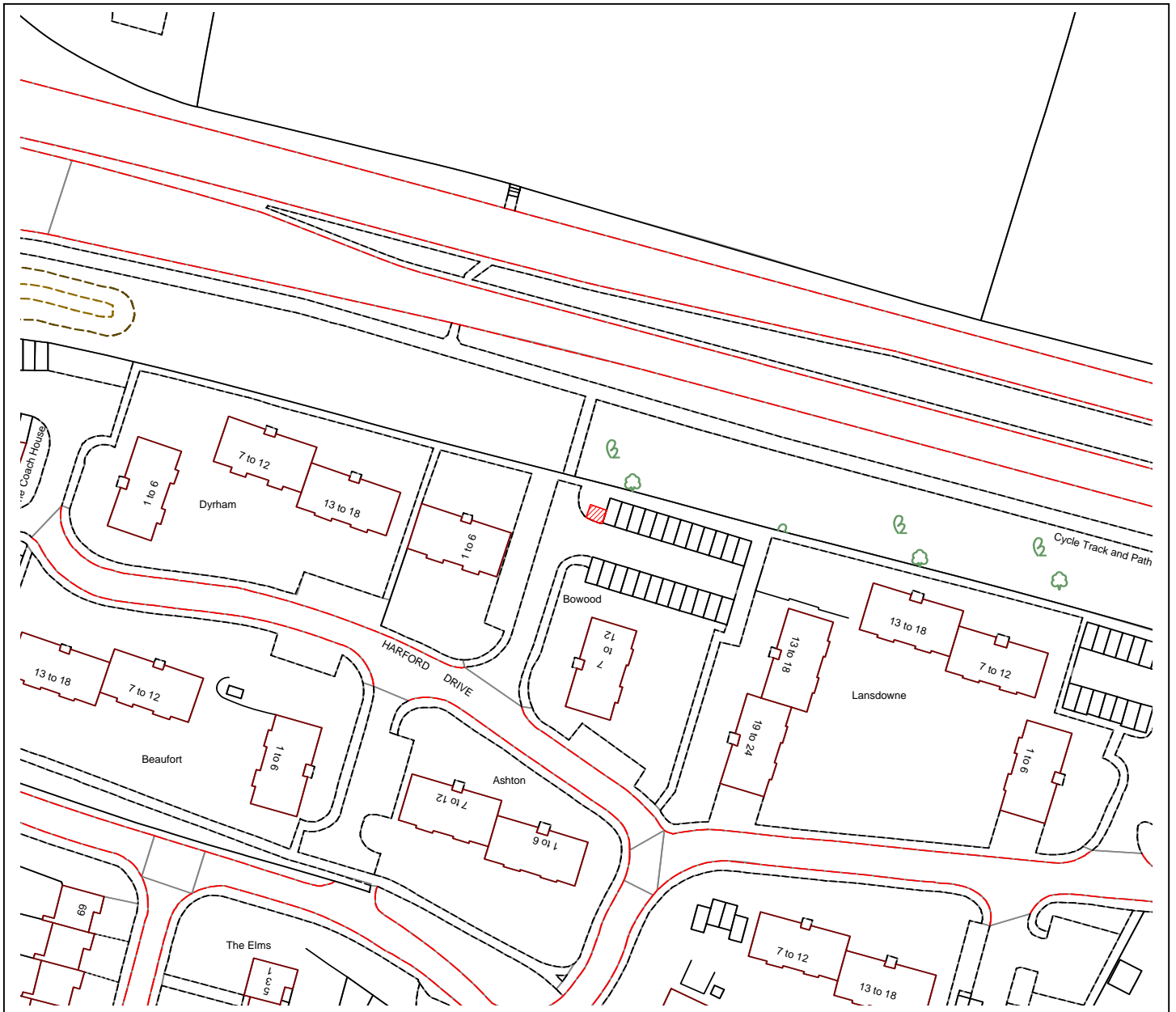
Reason(s):

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

CIRCULATED SCHEDULE NO. 03/07 – 19 JANUARY 2007

App No.: PT06/3603/F
Site: Bowood Flats Harford Drive Frenchay
 BRISTOL South Gloucestershire BS16
 1NS
Proposal: Erection of bin store
Map Ref: 64123 78384

Applicant: Flat Owners
Date Reg: 13th December
 2006
Parish: Winterbourne Parish
 Council
Ward: Winterbourne



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N.T.S

PT06/3603/F

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The application site relates to a set of modern three-storey blocks of flats within the established residential area of Frenchay. The site lies outside of the Frenchay Conservation Area.
- 1.2 The applicant seeks full planning permission to erect a bin store for Bowood Flats. The store would be sited adjacent to the garage block to the north of the site. The store would be approximately 4.25m in width, 2m in length and 1.83m in height.

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
T12 Transportation Development Control Policy for New Development
L1 Landscape Protection and Enhancement

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No comment
- 4.2 Local Residents
Six objection letters from 4 households have been received. They have raised all or some of the following points:
 - a. The structure would create an increased security risk for the flats 1-6.
 - b. The proposed bin store would be plainly visible from flats numbered 1-6. The outlook would be changed from mainly shrubs to a concrete and panel monstrosity.
 - c. As a roofless structure the view from the higher aspect would be to look down on a potentially unkempt rubbish area.
 - d. The use of the bin store would increase noise and disturbance to the flats immediately adjacent to the bin store.
 - e. No evidence of how area would be landscaped to reintroduce the flora and fauna being destroyed and to disguise the bin store.
 - f. The application has no evidence that the consent of the owner of garage adjacent to the proposed structure has been obtained.
 - g. The owners of the flats were not consulted about design prior to submission of the application.
 - h. The structure does not consider the likelihood of fly-tipping .

- i. The elderly and frail may not have strength to safely lift up the heavy bin.
- j. The plans have only become available over the Christmas/New Year period when many residents are away.
- k. Lighting is of concern as it has not been addressed.
- l. The bin store would not only be used by Bowood residents and the combination lock would not always be used, therefore resulting in rubbish being thrown over the top of fence.
- m. Rats would be attracted as well as greasy decaying food and rubbish being a risk to elderly, frail and infirm.
- n. The views of residents have not been taken into account.
- o. There is no indication as to how this facility would be managed, cleaned and maintained.
- p. One disposal facility is not sufficient to serve 24 flats.
- q. The elderly and frail may not have strength to safely lift up the heavy bin.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This development will be principally assessed against Policy D1 of the South Gloucestershire Local Plan (Adopted) 2006 to ensure the residential and visual amenity is not be materially affected by the development. Additionally, the proposal will be assessed against Policy T12 and L1 to ensure the development does not adversely impact the highway safety and the landscape of the application site.

5.2 Design and Visual Amenity

The bin store would be of a simple design and constructed from wooden fence panels. This material is not seen elsewhere on the site, however the store would be sited in an enclosed corner of the site set well back from the main street scene. It is therefore considered that the design of bin store would not significantly affect the overall character of the site.

The objector commented that the proposal would cause an increased security risk to flats 1-6. However, it is not accepted that the development would materially affect this issue. There is no reason to assume there will be problems with the use of the bin (points l, m, n, o, p and q) and these are matters of management rather than being considered material to this modest proposal to serve existing flats, who already utilise bins.

5.3 Residential Amenity

The proposed bin store is sited at least 15m from the nearest residential property. Therefore, notwithstanding the comment of the objectors, it is not considered that the proposed bin store would cause a substantial increase in noise, odour and disturbance to warrant an adverse material impact on the residential amenity currently enjoyed by the adjacent residents.

The objectors stated that no consent has been obtained from the owner of the garage adjacent to the application site. However, it is considered that the bin store would not material affect the amenity of the garage owner. It should also be noted that Certificate A on the application form has been signed stating the applicant owns the entire application site. In addition, an informative will be placed on any decision for consent indicating that the applicant must ensure that they have all the relevant landowner consents. This is not a material planning issue but a private land law point. Should the owner of the garage

refuse his consent then the development cannot proceed notwithstanding any planning permission

5.4 Transportation

The applicant has proposed that refuse vehicles would collect waste directly from the bin store rather than the current on street collection. It is considered that these vehicles would be able to safely manoeuvre within area adjacent to the proposal using the turning stub in situ. Therefore, the proposal is considered to not adversely affect pedestrian or highway safety.

5.5 Landscape

To accommodate the proposed bin store some vegetation would have to be removed. It is considered that this vegetation does not significantly contribute to the character of the landscape of the surrounding area. Hence, this issue is not deemed to form a reason to refuse the application.

5.6 Other Issues

It is not considered points (g) and (j) of the objections are material to the merits of the scheme. The views of residents are taken into account here. Finally, there is no evidence to suggest the provision of a bin store would increase the likelihood of fly tipping, at a point where there is a reasonable degree of surveillance from surrounding properties.

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 54A of the Town and Country Planning Act 1990 (as amended), 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 is granted subject to the following conditions

Background Papers **PT06/3603/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.

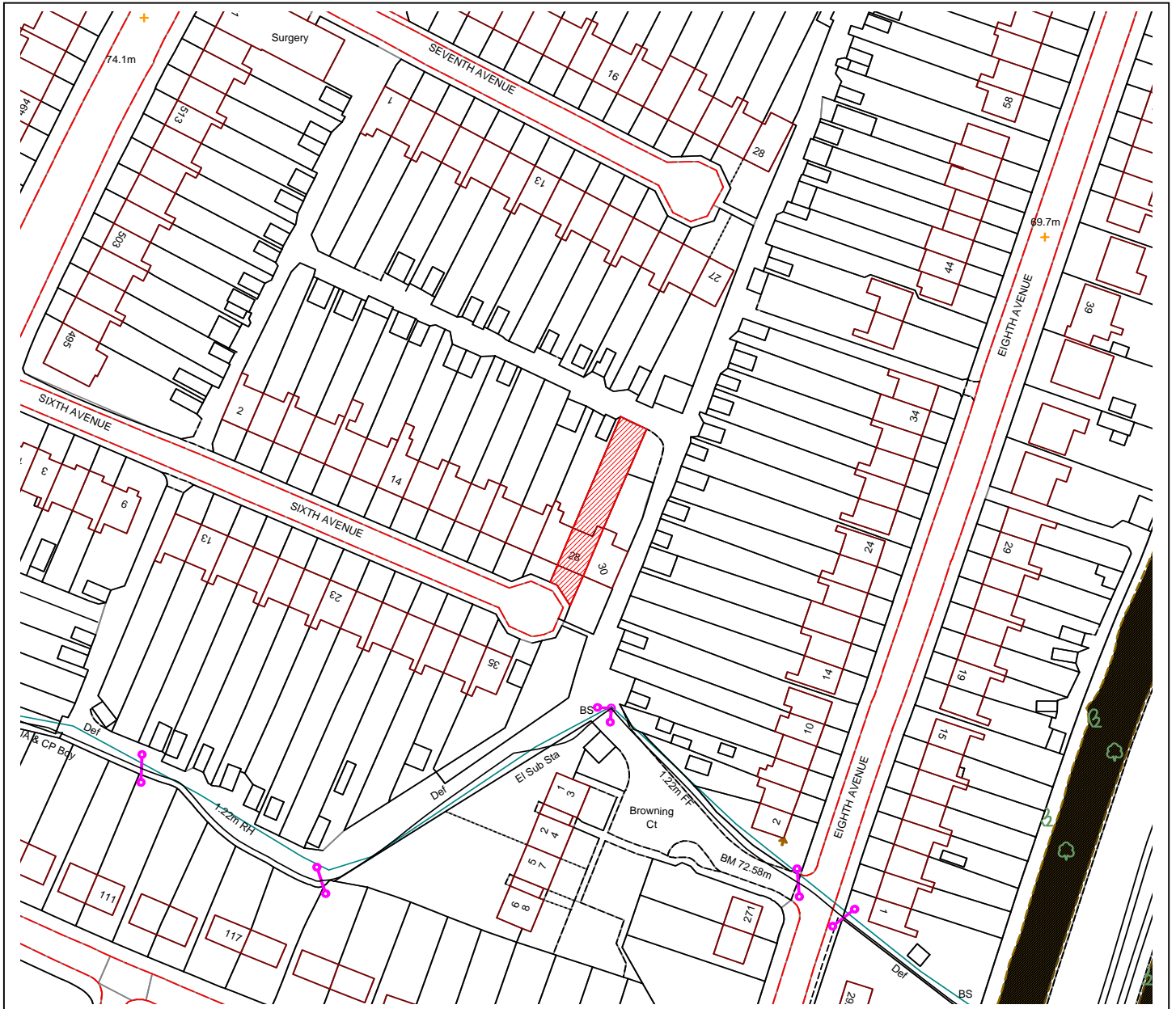
Reason(s):

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

CIRCULATED SCHEDULE NO. 03/07 – 19 JANUARY 2007

App No.: PT06/3623/F
Site: 28 Sixth Avenue Filton BRISTOL South Gloucestershire BS7 0LT
Proposal: Erection of single storey rear extension to facilitate conversion to 2no. flats. Erection of bicycle store.
Map Ref: 60591 78040

Applicant: Mr P Kite
Date Reg: 14th December 2006
Parish: Filton Town Council
Ward: Filton



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 100023410, 2006.

N.T.S

PT06/3623/F

INTRODUCTION

The application appears on the Circulated Schedule following objections to the proposal by Filton Town Council and a nearby resident.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the conversion of a single dwelling to provide two flats; one at ground level with the second above. The proposal would also allow a single-storey rear extension to the dwelling.
- 1.2 The application site forms a mid terraced two-storey dwelling on the north side of Sixth Avenue, Filton.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG12	Transport

2.2 South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
H4	Development within Residential Curtilages
H5	Residential Conversions
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy for New Development

3. RELEVANT PLANNING HISTORY

- 3.1 P97/2240: Retention of 1.8m high boundary fence. Permitted: 06 March 1998

4. CONSULTATION RESPONSES

4.1 Filton Town Council

Objection: at least two designated car parking spaces are required

4.2 Other Consultees

No comments received

4.3 Summary of Local Residents Concerns:

One letter 'strongly opposing' the application:

- The writers front garden has already been dug to provide off street parking because of the lack of parking along the road;
- Converting a house which is already an addition to the streets original layout will exacerbate the already overcrowded parking situation;
- Even more problems will be caused if adequate parking is not provided for the conversion.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H5 of the South Gloucestershire Local Plan advises that proposals for the conversion of dwellings into smaller units will be permitted provided they:

- a) Would not prejudice the character of the surrounding area;
- b) Would not prejudice the amenities of nearby occupiers;
- c) An acceptable level of off street parking is provided;
- d) Adequate amenity space would be provided.

5.2 Further, policy H4 allows for the principle of extensions to existing dwellings subject to considerations of design, residential amenity and highway safety.

5.3 Design/ Visual Amenity

The application site forms a mid terraced two-storey three-bedroom dwelling on the north side of Sixth Avenue. An existing single-storey store stands behind, which is an attached to a neighbouring single-storey rear addition.

5.4 Extensions would be limited to a single-storey rear kitchen addition that would replace the aforementioned store. This would project 2.6m into the rear garden (as per the existing) and measure 2.8m in width. A lean-to roof that would abut a new parapet boundary wall would encompass this. Materials would match those of the host dwelling. Due to its rear positioning, this addition would not appear readily visible from public viewpoints and is considered acceptable.

5.5 All further works would be internal (with the exception of a new patio door to the rear and front doors enclosing the existing open lobby) allowing the creation of two independent units. At ground floor, this would facilitate the creation of a one-bedroom unit with the existing living room converted to provide a bedroom. A bathroom would be provided in the place of the existing kitchen with the new kitchen within the extension. Above, the one bedroom unit provided would be achieved by means of the conversion of the existing front bedrooms to provide a kitchen and lounge.

5.6 In the light of the above, the proposal is considered acceptable and in keeping with the general character of the area. In this regard, it is also noted that other similar works have been undertaken/ are proposed to other dwellings within the locality whilst it appears that the neighbouring property to the east might also provide flatted accommodation.

5.7 Residential Amenity

The supporting text to policy H5 advises that the internal layout of the proposed new dwellings should be designed to minimise impact of noise and disturbance on any directly adjoining properties. In this regard, the main area of concern would be at first floor where the newly created kitchen and lounge would be adjacent to neighbouring bedrooms. However, recent approvals have allowed for this internal layout whilst sound proofing measures are controlled by the Building Regulations stage of development. It is not therefore considered that permission could be reasonably withheld on this basis.

5.8 In addition, having regard again to the internal layout, rear windows at first floor would remain the same serving the same rooms. It is not therefore considered that any new issues of overlooking would be introduced whilst having regard to those units opposite; these are sited at an appreciable distance on the opposite side of the highway.

- 5.9 Finally, concerning the impact of the proposed rear extension, this would abut the aforementioned addition to the rear of next door and be equal in depth. It is not therefore considered that any significant adverse impact in residential amenity would be caused.
- 5.10 Highway Safety
Policy T8 advises that a maximum of one car parking space should be provided for a one-bedroom unit. However, a provision below this maximum standard will be expected at locations, which have good accessibility, by non-car modes. In this regard, the site is close to local bus routes, within close proximity of Filton Abbey Wood railway station and close to local shops and services.
- 5.11 Having regard to the plans submitted, no provision has been made for car parking. As such, whilst permission could not be withheld on this basis, it is considered appropriate that a condition be imposed requiring the provision of two parking spaces at the end of the rear garden area. This would require the removal of a semi-mature tree, which is considered to be acceptable.
- 5.12 Further, whilst the proposal does allow for cycle storage in the form of detached cycle stores, no details are shown as to their siting. There is also some concern as to the adequacy of these facilities. Therefore, it is also considered that a further condition should be attached requiring cycle store details.
- 5.13 Amenity Space
The property benefits from a lengthy rear garden that would be subdivided with the area nearest to the property allocated to the ground floor unit. Both would however have access to the rear of the site. In addition, there is also a small front garden thus sufficient space would be retained for bin storage. The proposal is therefore considered to satisfy this policy requirement.
- 5.14 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).
- 5.15 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 54A of the Town and Country Planning Act 1990 (as amended), 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 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 conditions:

Background Papers **PT06/3623/F**

Contact Officer: **Peter Burridge**
Tel. No. **01454 865262**

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 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(s):

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

3. Prior to the commencement of development, detailed plans showing the provision of two car parking spaces within the rear garden area in accordance with the standards set out in Policy T8 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(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.

4. Prior to the commencement of development details of the provisions for refuse bin and box storage shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed scheme shall be implemented prior to the first occupation of the units hereby permitted.

Reason(s):

To ensure the satisfactory provision of refuse bin and box storage in the interests of the amenity of the area, in accordance with policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Notwithstanding the details of the cycle shed submitted, prior to the commencement of development, detailed plans showing the provision of cycle parking facilities in

accordance with the standards set out in Policies 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(s):

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