



**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. 38/07

Date to Members: 21/09/07

Member's Deadline: 28/09/07

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

- Before referring an application always speak to the case officer or Area Team Leader first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) to see what their views are, before referring the application.
- Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. Do not leave it to the last minute
- Always make your referral request in writing, either by letter, e-mail or fax, preferably using the proforma provided. Make sure the request is sent to the Development Control Support Team (East or West as appropriate), not the case officer who may not be around to act on the request, or email planningapplications@southglos.gov.uk. Please do not phone your requests, as messages can be lost or misquoted.
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised

CIRCULATED SCHEDULE

DATE: 21/09/07

SCHEDULE NO. 38/07

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 21 September 2007

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK07/2073/F	Approve with conditions	40 Abbots Road Hanham South Gloucestershire BS15 3NG	Hanham	Hanham Abbots Parish Council
2	PK07/2084/F	Approve with conditions	24-25 Witcombe Yate South Gloucestershire BS37 8SX	Dodington	Dodington Parish Council
3	PK07/2201/F	Approve with conditions	10 Highfield Road Chipping Sodbury South Gloucestershire BS37 6HD	Chipping Sodbury	Sodbury Town Council
4	PK07/2256/F	Approve with conditions	Gardeners Cottage Upper Street Dyrham South Gloucestershire SN14 8HN	Boyd Valley	Dyrham and Hinton Parish Council
5	PK07/2265/O	Approve with conditions	19 Conham Hill Hanham South Gloucestershire BS15 3AW	Hanham	Hanham Parish Council
6	PK07/2306/F	Approve with conditions	21 St. James Street Mangotsfield South Gloucestershire BS16 9HD	Rodway	
7	PK07/2501/R3F	Deemed consent	Chipping Sodbury School Bowling Road Chipping Sodbury South Gloucestershire BS37 6EW	Chipping Sodbury	Sodbury Town Council
8	PK07/2537/R3F	Deemed consent	Soundwell Playing Field Church Road Soundwell South Gloucestershire BS16 4RH	Staple Hill	
9	PK07/2571/F	Approve with conditions	Pendennis Farm Haynes Lane Staple Hill South Gloucestershire BS16 5JE	Staple Hill	
10	PT07/1432/F	Approve with conditions	Hewlett Packard Filton	Frenchay and Stoke Park	Stoke Gifford Parish Council
11	PT07/2296/F	Approve with conditions	Greenacres Perrinpit Road Frampton Cotterell South Gloucestershire BS36 2AR	Frampton Cotterell	Frampton Cotterell Parish Council
12	PT07/2364/F	Approve with conditions	The Grange Bagstone Road Bagstone South Gloucestershire GL12 8BD	Ladden Brook	Rangeworthy Parish Council
13	PT07/2418/R3F	Deemed consent	Site Managers Bungalow The Castle School Park Road Thornbury South Gloucestershire BS35 1HS	Thornbury North	Thornbury Town Council
14	PT07/2428/F	Approve with conditions	15 Gayner Road Filton South Gloucestershire BS7 0SP	Filton	Filton Town Council
15	PT07/2434/F	Approve with conditions	23 Seventh Avenue Filton South Gloucestershire BS7 0QD	Filton	Filton Town Council
16	PT07/2459/F	Approve with conditions	21 Adams Land Coalpit Heath South Gloucestershire BS36 2JT	Frampton Cotterell	Frampton Cotterell Parish Council

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
17	PT07/2462/F	Approve with conditions	55 Bush Avenue Little Stoke South Gloucestershire BS34 8NE	Stoke Gifford	Stoke Gifford Parish Council
18	PT07/2474/F	Approve with conditions	62 Branksome Drive Filton South Gloucestershire BS34 7EF	Filton	Filton Town Council
19	PT07/2554/F	Approve with conditions	43 Watermore Close Frampton Cotterell South Gloucestershire BS36 2NQ	Frampton Cotterell	Frampton Cotterell Parish Council

CIRCULATED SCHEDULE NO.38/07 – 21st SEPTEMBER 2007

App No.:	PK07/2073/F	Applicant:	Mr D Pest
Site:	40 Abbots Road Hanham BRISTOL South Gloucestershire BS15 3NG	Date Reg:	6th July 2007
Proposal:	Erection of single storey rear extension to form additional living accommodation. Installation of rear dormer and alterations to roof to facilitate loft conversion. (Resubmission of PK07/1425/F).	Parish:	Hanham Abbots Parish Council
Map Ref:	64160 71077	Ward:	Hanham



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N.T.S

PK07/2073/F

INTRODUCTION

This application appears on the Circulated Schedule because of objections from a local resident; the local parish council and Councillors Heather & John Goddard.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a single storey rear extension, the installation of a rear dormer and alterations to the roof to facilitate a loft conversion.
- 1.2 The application property comprises of a semi detached bungalow located within the Defined Settlement Boundary of Hanham Abbots.
- 1.3 This application is a resubmission following a refusal in June 2007 (PK07/1425/F). It is therefore considered that in the determination of this application the reasons for refusal would have to be overcome. This is covered under paragraph 5.5. For the avoidance of doubt, the only difference between the two applications consists of the removal of a garage from the proposed works.

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

T8 Car Parking Standards

T12 Transportation Development Control Policy for New Development

2.3 Supplementary Planning Guidance

South Gloucestershire Advice Note 2: House Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 PK07/1425/F Erection of single storey rear extension to form additional living accommodation. Installation of rear dormer and alterations to roof to facilitate loft conversion. Erection of detached garage.
Refused: 27 th June for the following reasons:

Insufficient information has been provided to ensure that the proposed garage and associated works would not be detrimental to the long term health of the trees which are subject to a Tree Protection Order. The proposal is therefore considered contrary to Policy L1 of the South Gloucestershire Local Plan (Adopted) and the Council's supplementary planning guidance 'Trees on Development Sites'.

4. CONSULTATION RESPONSES

4.1 Councillors Heather & John Goddard

'Object to the above planning application on the grounds of loss of privacy to No1F Sydenham Way Hanham due to the removal of trees on the boundary between the two dwellings and the big difference in levels which would allow overlooking from the proposed dormer window at No 40 Abbots Road, perhaps a condition of obscure glass on the dormer window might suffice'.

4.2 Hanham Abbots Parish Council

'Objections. The proposed development would result in a loss of privacy to the neighbouring properties from new windows overlooking the garden areas of those properties'.

Other Representations

4.3 Local Residents

One letter of objection received from local residents expressing the following summarised objections and concerns:

- loss of privacy

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 single storey rear extension, the installation of a rear dormer and alterations to the roof to facilitate a loft conversion.

For the purposes of this report the proposed development can be analysed in two elements.

The first element consists of a single storey rear extension. This will be discreetly slotted into an existing recess at the rear of the house and will not extend beyond the side or rear building. Consequently, as a result of its modest scale and position it is considered that this element of the application is acceptable.

The second element comprises of alterations to the roof through the insertion of a dormer window and the alteration of the south east and north west roof planes roof through the introduction of a gable roof. The dormer window is modest in scale with narrow cheeks and is set down from the apex of the roof. The gable roof will extend across 75% of the rear width of the property; incorporate one window at 1 ½ storey height; and, will not project beyond the existing side roof plane so that when viewed from the front (public realm area) the shape of the roof will not be altered. Furthermore, planning permission was granted for a considerably larger two storey rear extension at the adjoining semi detached neighbour No. 42 (P99/4540). In light of this it is considered that the design and overall visual appearance of the alterations to the property are acceptable.

5.3 Residential Amenity

Overbearing Analysis

Whilst the introduction of a gable results in the roof being enlarged to the north west and south east, it is considered that because a separation of gap of 7 metres exists and there is no increase in the actual height of the roof, an overbearing impact will not be experienced by No. 38.

In respect of the adjoining semi detached neighbour, because the extension does not project beyond the shared rear building line it will not result in an overbearing impact. In respect of the neighbouring properties to the rear, these are located in excess of 40 metres from the extension ensuring that an overbearing impact will not be experienced by neighbouring properties to the rear.

5.4 Privacy Analysis

Because the extension does not project beyond the shared building line, occupiers of the adjoining semi detached property will not experience a loss of privacy.

Concern was raised by local Councillors and a local resident that the properties to the rear would suffer from a loss of privacy as a result of the extension being erected. In reference to this it should be noted that a separation gap of 40 metres exists between the properties. This far exceeds the Council's 21 metre separation distance for habitable room windows to habitable room windows, as cited in supplementary planning guidance 'Advice Note 2: House Extensions'. Consequently, officers satisfied that a loss of privacy will not be experienced by occupiers of properties to the rear of the site.

Consequently, it is only necessary to consider the impact on the neighbouring property to the north, No. 38.

Concern was raised that new windows would enable occupiers to overlook the rear gardens of surrounding properties. Whilst it is acknowledged that the windows in the rear elevation at first floor height might enable oblique views across neighbouring side gardens it is considered that the impact would not be so severe as to warrant refusal. Furthermore, it should be noted that neighbouring properties already overlook the application site via first floor rear windows. Consequently, it would be unreasonable to refuse the application on the basis that the proposed dwelling should not be allowed to have windows at first floor level.

Two velux windows are proposed in the side elevation facing towards this neighbouring property. One will serve a bathroom and therefore could be conditioned to be obscure glazed and fixed in a permanently closed position to ensure a loss of privacy does not occur. The second velux window will serve a bedroom. Given that this is a secondary window, and that the main window is sufficient in size and position to act as means of escape in a fire, this could also be conditioned to be obscure glazed and fixed in a permanently closed position to ensure a loss of privacy does not occur. It should also be noted that the side elevation of No.38 does not contain any side windows. Consequently, subject to conditions being imposed, there is no risk of inter-visibility and subsequent loss of privacy occurring between the two properties.

5.5 Impact on TPO Trees

As a result of the garage being omitted from the proposed works officers are satisfied that the alterations to the house will have no impact on the TPO trees located at the rear of the garden some 25 metres away. Consequently, the previous reason for refusal has been overcome and the application is now considered acceptable in this respect..

5.6 Amenity Space

Whilst the extension does project into the rear garden sufficient garden space will remain to serve occupiers of the property.

5.7 Highway Safety Analysis

A large gravelled parking area is sited between the front of the property and the highway. This provides sufficient space for the parking of three vehicles in line with the parking standards contained within Policy T8 of the South Gloucestershire Local Plan.

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 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 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 **PK07/2073/F**

Contact Officer: **Edward Purnell**
Tel. No. **01454 863056**

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.

3. The glazing in the velux windows on the north west roof plane shall at all times be of obscured glass to a standard of level 3 and be permanently fixed in a closed position.

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.

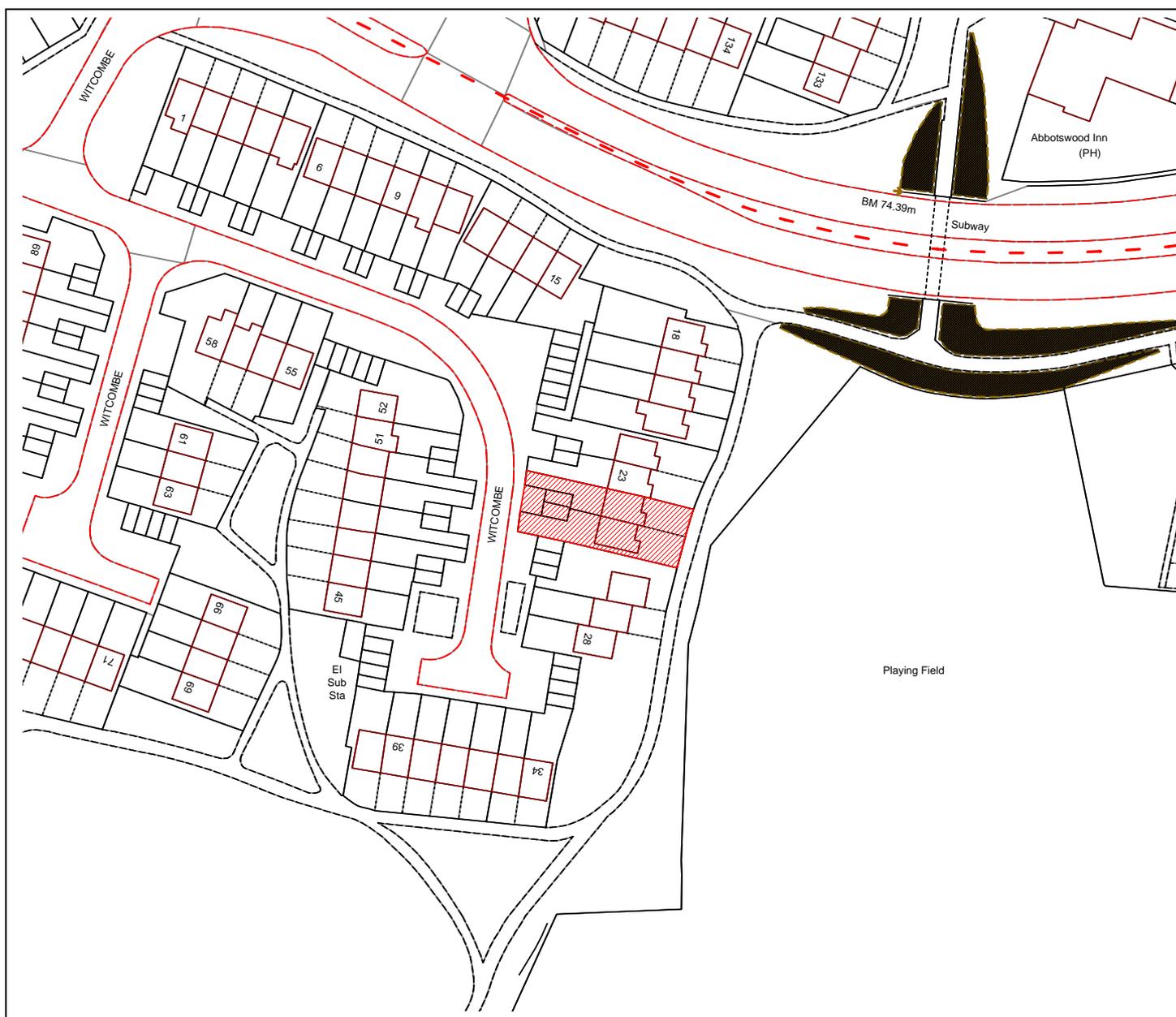
4. No windows other than those shown on the plans hereby approved shall be inserted at any time in the north west roof plane of the property.

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.38/07 – 21 SEPTEMBER 2007

App No.: PK07/2084/F	Applicant: Mr M Hemmings
Site: 24-25 Witcombe Yate BRISTOL South Gloucestershire BS37 8SX	Date Reg: 9th July 2007
Proposal: Subdivision of existing dwellings to form 4 no. self contained flats with cycle and bin stores and associated works.	Parish: Dodington Parish Council
Map Ref: 70550 81082	Ward: Dodington



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PK07/2084/F

INTRODUCTION

This application is placed on the Circulated Schedule given that objections have been raised (see Consultation Responses below). The application was previously referred on Circulated Schedule No.32/07 (10th August 2007), however comments from Dodington Parish Council were not included.

1. THE PROPOSAL

- 1.1 The applicant seeks consent for the conversion of a pair of two-storey (3 no. bed) terrace properties (24-25 Witcombe) situated on the eastern side of Witcombe to 2 no. flats. The development would consist of a single bedroom flat on each ground floor with a two bedroom flat on each upper floor. No external alterations to the buildings are required to facilitate the development, access will be from the existing front entrance (internal alterations enabling separate entrances to the new flats).
- 1.2 The single bedroom flats will be allocated a single parking space, while the upper floor 2 no. bed flats would be allocated two spaces (a garage and space to the front of the garage for each). Private garden space is allocated to the ground floor flats while there is a communal area to the rear accessible to all the flats (accessible from the front and rear of the properties) that provides a drying area, bin storage and a cycle store (details of the store have been submitted).

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transportation
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H5 Residential Conversions, Houses in Multiple Occupation and Re-use of Buildings for Residential Purposes
T7 Cycle Parking
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
EP4 Noise sensitive development

The South Gloucestershire Design Checklist (Draft for Consultation: September 2006)

3. RELEVANT PLANNING HISTORY

No relevant planning history

4. CONSULTATION RESPONSES

- 4.1 Dodington Parish Council

Object to the proposed development stating:

“The parking allocation criteria has been considered as if it were part of a larger new development, and not a redevelopment within an existing crowded cul-de-sac, the current parking situation needs to be taken into account. The Council requests that this application be taken to the Planning Committee and that the Committee should arrange a site visit in the evening to gain a realistic view of the parking problems that currently exist in the cul-de-sac”

4.2. Sustainable Transport

The proposal is to convert two existing three-bed dwellings to two two-bed flats and two one-bed flats. Vehicular parking is proposed for each of the flats to the rear, two of which will be in the form of existing garages with parking spaces to the front. These garages and spaces should be allocated to the larger first floor flats with spaces 1 and 4 allocated to the ground floor flats.

It is suggested that as the space between spaces 3 and 4 is wider it would be more beneficial to allocated this space as pedestrian access to the rear of the flats and close up the other suggested access between spaces 1 and 2. It should be noted that the bin store needs to be large enough to accommodate the Council’s twin bin system for each of the flats (ie eight bins + recycling boxes).

Subject to the above, there is no transportation objection to this proposal

4.3 Local Residents

Seven letters of objection have been received. The grounds of objection can be summarised as follows:

- The proposed development would result in detriment to highway safety as there are not enough parking spaces
- The additional parking will be unsightly and result in detriment to both highway safety and visual amenity
- The proposed flats are too small and would affect those trying to get on the property ladder
- These are family homes and should not be converted to flats
- The proposal requires a minimum of 8 parking spaces
- There is concern that the proposed development would result in noise and disturbance through the wall to the adjoining properties to the detriment of residential amenity
- Fire safety concerns
- The proposed development would resulting the devaluation of adjoining properties
- There are inaccuracies in the application form

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Concern has been raised that the proposal would affect those seeking to get onto the property ladder. PPS3 (Housing) identifies the planning system as a

means of widening housing opportunity and choice, maintaining a supply of housing and creating sustainable residential environments. Paragraph 10 of PPS3 indicates among other criteria that the planning system should deliver a mix of housing, both market and affordable, particularly in terms of tenure and price to support a wide variety of households in all areas, provide a sufficient quantity of housing taking into account need and demands and seeking to improve choice. Furthermore the planning system should provide housing developments in suitable locations, which offer a good range of community facilities with good access to jobs, key services and infrastructure. It is considered that the current proposal is appropriate within this context.

- 5.2 Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006 reflecting the aims and objectives set out in this guidance considers the criteria for proposals for the conversion of existing residential properties into smaller units of self-contained residential accommodation. The policy recognises the important contribution that smaller units can make to the supply, range and mix of housing provision in South Gloucestershire and supports the conversion where appropriate of larger properties subject to consideration of the following criteria.

5.3 Character of Surrounding Area

Policy H5A of the South Gloucestershire Local Plan (Adopted) January 2006 allows for such development provided that there is no adverse impact upon the character of the area. The surrounding area consists of single (family) dwellings within this predominantly residential area. It should be noted that there are no examples of other flat conversions in Witcombe. The area is therefore predominantly one of family housing, however it is not therefore considered that the current proposal could be considered to undermine the character of the area, particularly given the given the guidance in PPS3 (para 10) that has been outlined above that seeks to create mixed and inclusive communities and opening up housing choice within sustainable locations close to local facilities. It is not considered that the refusal of the application could be justified on these grounds

5.4 Design

Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to achieve a high standard of design in all new development having regard to scale, form and materials both in relation to the original property and within the wider context. There are no external alterations to the property and the proposal is therefore acceptable in these terms. A new boundary treatment will separate the communal area from the parking area, a condition will be attached to the decision notice requiring the use of matching bricks.

5.5 Residential Amenity

Policy H5B of the South Gloucestershire Local Plan (Adopted) January 2006 considers that such development should be permitted provided that it would not prejudice the amenities of nearby occupiers.

The proposal will not result in any additional overlooking of adjoining properties and as indicated above no assessment is required of the impact of any extensions to the property. It is not considered that the proposed development would adversely affect the amenity of neighbouring occupiers or the amenity of future occupiers of the flats or the original property.

5.6 Transportation

Policy H5C of the South Gloucestershire Local Plan (Adopted) January 2006 considers that such a development would be acceptable provided an acceptable level of parking is identified. Policy T12 assesses development in terms of the impact of the development upon the wider highway network with the priority being highway safety.

Concern has been raised that the proposal should incorporate a higher level of parking. The proposal will provide two parking spaces for the 2 no. bed flats and a single space for the 1 no. bed flats. This marginally exceeds the maximum parking standard that would be 5 spaces (as proposed to the 6 provided), however there is no objection to this level given that we would not require the removal of an existing garage. It should be noted that in terms of bedspace (the criteria used to assess parking provision), the current scheme totals 6 no. bedrooms and in this respect replicates the existing number of bedrooms.

Subject to conditions requiring the parking and cycle spaces to be provided prior to the first occupation of the flats, that the parking area is surfaced and clearly marked out indicating ownership of the parking spaces and that details of bin storage are provided, there is no transportation objection to this proposal and it is considered that the proposal is in accord with the aims and objectives of Policy T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.7 Amenity Space

Policy H5D requires development to provide adequate amenity space. Amenity space is provided for the ground floor flat only, however it is not considered, (in contrast to a 3 bed dwelling), that there would be an expectation of amenity space provision for this form of development. It is acknowledged that the upper floor flat would overlook the amenity space allocated to the ground floor however this would be outweighed by the benefits of having the amenity space as well and it should also be noted that bin storage and secure cycle storage are provided in a communal area. Public open space is also available within the vicinity of the site. It is considered that the proposal is in accord with this criteria.

5.8 Noise

It is not considered that the addition of an extra two units of accommodation would cause any significant increase in overall noise and disturbance albeit the alignment of rooms between those proposed and those in adjoining existing properties will be different (ie lounge to bedroom etc). Concern has been raised regarding this issue. The Building Regulations (Part E), would cover the issue of sound insulation between the new units themselves and between the new units and the adjoining properties on either side and for the avoidance of doubt a condition will be attached to the decision notice to secure these details.

5.9 Other Issues

Concern has been raised that the proposed development may result in fire safety issues. This is not a specific material planning consideration. The Building Regulations would determine whether the internal layout provides a satisfactory "means of escape" in the event of a fire.

Concern has been raised, that the proposal would result in the devaluation of adjoining properties. This is not a material planning consideration.

Concern has been raised that the application form has indicated that no demolition is required. This is not correct as a small area of wall to the front of No.25 will be removed to accommodate the parking area and the application has been assessed on this basis. Concern has been raised that the application form indicates that 4 parking spaces are to be provided when there will be 6 spaces. Again this statement is correct and the application has been assessed on the basis of 6 parking spaces (an submitted block plan clarifies the parking position and as indicated above this will be the subject of a condition).

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).

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 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 **PK07/2084/F**

Contact Officer: **David Stockdale**
Tel. No. **01454 863131**

CONDITIONS

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

Reason:

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

2. Full details of the provision to be made for the storage of refuse (to accommodate the South Gloucestershire Council Twin Bin Scheme), to include elevations and floor plan

shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the flats hereby approved. The Refuse Storage shall be provided in accordance with the approved details.

Reason(s):

To ensure adequate provision is made for the storage and collection of waste and recyclable materials to accord with Policy D1(H) of the South Gloucestershire Local Plan (Adopted).

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

Reason:

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the first occupation of the proposed flats, the parking area shall be constructed in tarmac or concrete and the allocation of the parking spaces shown on the Site Block Plan (1:100 scale) received on 6th August 2007 shall be clearly marked on the ground.

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) January 2006.

5. The materials to be used in the construction of the boundary treatments 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.

6. No development shall take place until details of a scheme of noise protection and sound insulation (to cover new flat to new flat and also new flat to existing adjoining dwellings) has been submitted to and agreed in writing with the Local Planning Authority. The residential units hereby approved shall not be occupied until the noise protection and sound insulation measures have been provided in accordance with the agreed scheme.

Reason:

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

CIRCULATED SCHEDULE NO.38/07 – 21 SEPTEMBER 2007

App No.: PK07/2201/F
Site: 10 Highfield Road Chipping Sodbury
 BRISTOL South Gloucestershire BS37
 6HD

Applicant: Mr P Ashford
Date Reg: 17th July 2007

Proposal: Erection of single storey side and rear extension to form additional living accommodation. Erection of raised decking area with associated handrails.

Parish: Sodbury Town Council

Map Ref: 72314 82066

Ward: Chipping Sodbury



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N.T.S

PK07/2201/F

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a rear conservatory measuring 3.2 metres in width and projecting 3.2 metres into the rear garden (when measured from the rearmost point of the dwelling). In addition, the proposal includes the erection of a raised decking area. This would be sited immediately alongside the side (east) elevation of the conservatory and projects just 1 metre into the garden.
- 1.2 The application property consists of a detached two storey brick dwelling with a tiled roof. The proposal would replace an existing smaller rear conservatory.

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
T8 Car Parking Standards
T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Advice Note 2: House Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Sodbury Town Council
No objection.

Other Representations

- 4.2 Local Residents
One letter of objection received from local residents expressing the following summarised objections and concerns:

- concerned that water run off should be directed to a storm gully and not onto paved garden area as risk of flooding to properties at the rear could increase.

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 measuring 3.2 metres in width and projecting 3.2 metres into the rear garden (when measured from the rearmost point of the dwelling). In addition, the proposal includes the erection of a raised decking area. This would be sited immediately alongside the side (east) elevation of the conservatory and projects just 1 metre into the garden. As a result of these moderate dimensions; the location at the rear of the building; the simple design, together with the chosen construction materials which match the palette of materials displayed in the host building, it is considered that both elements of the scheme are an appropriate addition to the dwelling and streetscene.

5.3 Residential Amenity

Overbearing Analysis

In terms of the depth of the proposal the Council's guidance contained within Advice Note 2: 'House Extensions' stipulates that rear extensions should not exceed '3 metres from the main original wall of the building'. However, this guidance only relates to terraces or semi detached dwellings, and extensions that are to be sited immediately on the boundary of the adjoining property, which is not the case in this application. The property is fully detached and the conservatory will be sited approximately 1.2 metres from the closest neighbour, No. 12 Highfield, located to the west. The decking is located on the east elevation of the extension and will therefore not cause an overbearing impact. Accordingly, it is not considered that an overbearing impact will be felt by either of the adjoining neighbours.

5.4 Privacy Analysis

The whole elevation facing the closest neighbour, No. 12, will not contain windows ensuring a loss of privacy will not occur. The rear elevation will contain two windows but it is considered that the impact of these will be no greater than the current outlook situation at the property. The east elevation does contain a French Door providing access to the decking and garden beyond. However, owing to the staggered layout of properties on the street, the neighbouring property to the east will not be able to view the conservatory. Accordingly, it is considered that surrounding occupiers will not experience a loss of privacy.

5.5 Amenity Space

Whilst the extension does project into the rear garden sufficient garden space (front and rear) will remain to serve occupiers of the property.

5.6 Highway Safety Analysis

As the conservatory is located at the rear of the property it will not impact on the parking arrangements of the property, located at the front of the house, nor will it prejudice highway safety.

5.7 Other matters arising – water run off

Concern was raised that water run off from the conservatory should be directed into a storm gully and not onto paved garden area as risk of flooding to properties at the rear could increase. It is considered that because of the limited scale of development proposed this is not a material consideration in the determination of this application.

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

6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 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 **PK07/2201/F**

Contact Officer: **Edward Purnell**
Tel. No. **01454 863056**

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.38/07 – 21 SEPTEMBER 2007

App No.: PK07/2256/F	Applicant: Balme
Site: Gardeners Cottage Upper Street Dyrham CHIPPENHAM South Gloucestershire SN14 8HN	Date Reg: 24th July 2007
Proposal: Erection of single storey front extension to form store.	Parish: Dyrham and Hinton Parish Council
Map Ref: 73839 75913	Ward: Boyd Valley



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 100023410, 2007.

N.T.S

PK07/2256/F

INTRODUCTION

This application appears on the Circulated Schedule because of objections from a local resident.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a single storey front extension to an existing storage shed. This would extend approximately 2.5 metres further forward of the existing store. It would measure 3.5 metres in width and be finished with a gable roof reaching a maximum height of 2.9 metres. As can be seen from the planning history set out below in section 3, the proposal is very similar to an approved scheme granted planning permission in 2002.
- 1.2 The application property consists of a semi detached two storey Cotswold stone faced dwelling with a pantiled pitched roof. It is set back some 11 from the highway and occupies an elevated position owing to the levels change between the road and the dwelling. The site is also located within Dyrham Conservation Area.

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
L12 - Conservation Areas
- 2.3 Supplementary Planning Guidance
South Gloucestershire Advice Note 2: House Extensions
Dyrham Conservation Area – Supplementary Planning Guidance

3. RELEVANT PLANNING HISTORY

- 3.1 P86/2485 Erection of two storey extension at rear to provide dining room with bedroom above. Demolition of front porch and erection of new front porch.
Approved: 12th November 1986
- 3.2 P86/2512/L Erection of two storey extension at rear to provide dining room with bedroom above. Demolition of front porch and erection of new front porch.
Conservation Area Consent: 12th November 1986
- 3.3 P92/2381/C Partial demolition of lean-to shed walls.
Conservation Area Consent: 15th November 1992

- 3.4 PK02/0246/F Erection of single storey rear extension to link dwelling to existing out building and rear conservator. Erection of storage shed to front elevation.
Approve with conditions: 9th April 2002

4. **CONSULTATION RESPONSES**

- 4.1 Dyrham Parish Council
No objection.

Other Representations

- 4.2 Local Residents
One letter of objection received from local residents expressing the following summarised objections and concerns:

- overbearing impact
- loss of trees in Conservation Area

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 single storey front extension to an existing storage shed. This would extend approximately 2.5 metres further forward of the existing store. It would measure 3.5 metres in width and be finished with a gable roof reaching a maximum height of 2.9 metres. It is considered that owing to its limited scale and the chosen construction materials the proposal would preserve and enhance the character or appearance of both the property and the Conservation Area. It should also be noted that the proposal is very similar to a scheme approved in 2002. This is a material consideration in the determination of this application and despite many changes to the Planning System in the last five years it would be unreasonable to refuse planning permission in light of this recent approval.

- 5.3 Residential Amenity

Overbearing Analysis

Concern was raised that the extension will cause an overbearing impact at the neighbouring property to the east. In reference to this it should be noted that a separation gap of in excess of 20 metres exists between the two properties. Accordingly, officers are satisfied that an overbearing impact will not be experienced by surrounding occupiers.

- 5.4 Privacy Analysis

The extension would have just one external opening comprising of a double timber door. As a result a loss of privacy will not be experienced by surrounding occupiers.

5.5 Amenity Space

Whilst the extension does project into the rear garden sufficient garden space (front and rear) will remain to serve occupiers of the property.

5.6 Highway Safety Analysis

The property benefits from on street parking. Consequently, the proposal will have no impact on highway safety.

5.7 Other matters arising

The application forms state the no trees will be felled as part of the proposal. However, it is acknowledged that the proposal will result in the partial removal of a laurel hedge. It is considered that the loss of these shrubs will not harm the character of the area and therefore the proposal is acceptable.

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

6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 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 **PK07/2256/F**

Contact Officer: **Edward Purnell**

Tel. No. **01454 863056**

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 facing brickwork shall match the existing original brickwork in respect of colour, texture, bond and pointing.

Reason:

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

3. The external appearance of the roof shall match the existing original building in respect of materials used, detailed execution and finished appearance.

Reason:

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

CIRCULATED SCHEDULE NO.38/07 – 21 SEPTEMBER 2007

App No.: PK07/2265/O

Applicant: March Developments
Date Reg: 25th July 2007

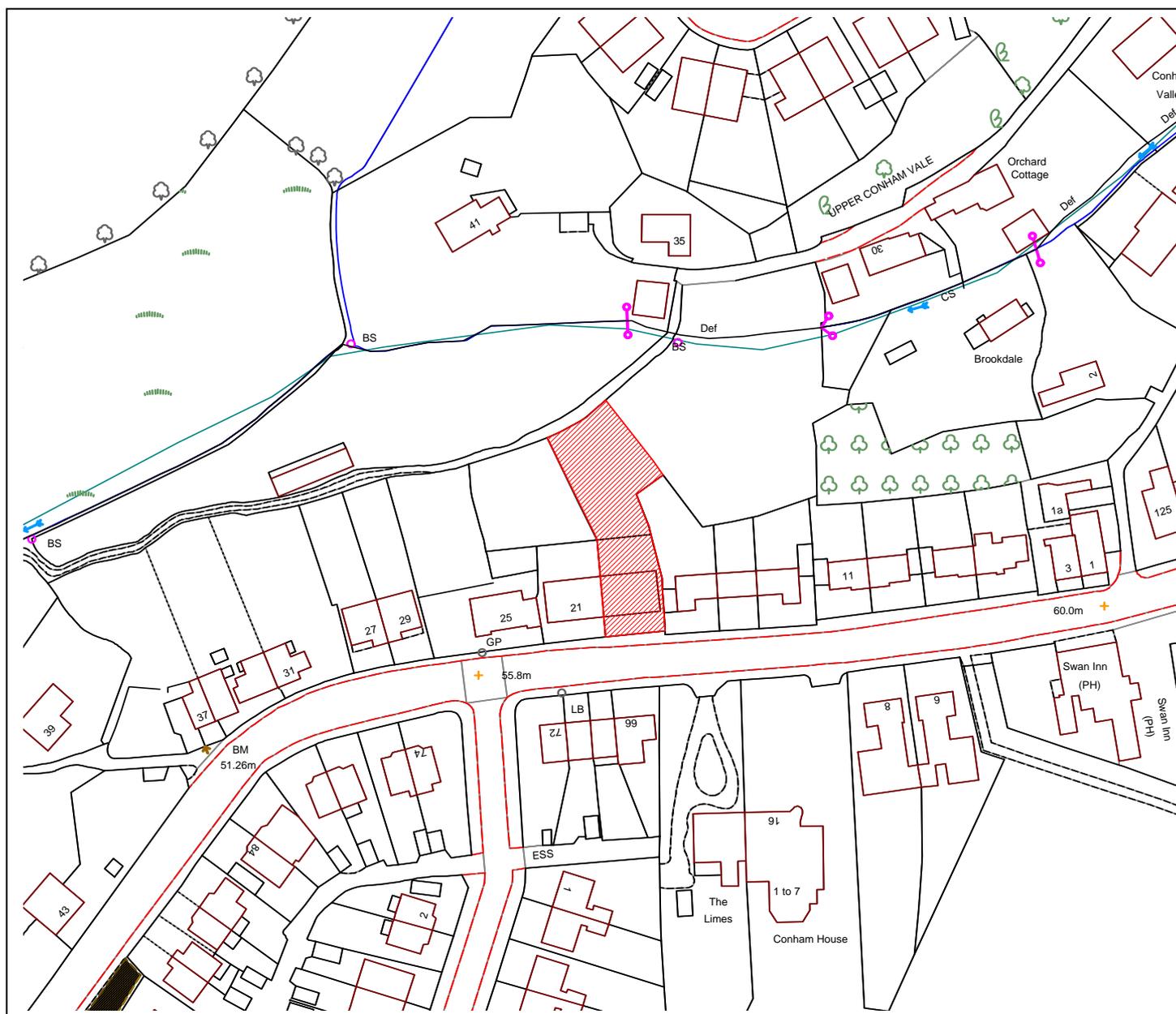
Site: 19 Conham Hill Hanham BRISTOL South Gloucestershire BS15 3AW

Proposal: Demolition of existing dwelling and erection of 2no.dwellings (Outline) with siting,layout and means of access to be determined, all other matters reserved.(Resubmission of previous application PK07/0467/O)

Parish: Hanham Parish Council

Map Ref: 63394 72275

Ward: Hanham



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 100023410, 2007.

This application appears on the Circulated Schedule following receipt of objections from Hanham Parish Council and a local resident, which are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 No.19 Conham Hill is a semi-detached bungalow located on the northern side of Conham Hill, Hanham. The location is residential and suburban in character. There is a mix of house types within the street i.e. terraces, bungalows and detached houses. The plot is 0.0655 ha. in area and the land generally slopes down to the rear (north) into the Conham Vale.
- 1.2 The application seeks outline consent only with siting/layout and access to be determined; all matters of design/appearance, scale and landscaping would be the subject of a later reserved matters application. It is proposed to demolish the existing bungalow and erect a pair of semi-detached, split-level, 4-bedroomed houses. The split-level takes account of the change in level from the front of the property to the rear; this arrangement would allow three-storey elevations to the rear, with the top level set within the roof space.
- 1.3 A very similar scheme PK07/0467/O was refused on the grounds of inadequate off-street car parking provision (see para.3.8 below). The current proposal seeks to overcome the previous refusal reasons.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

Joint Replacement Structure Plan

- Policy 1 - Principles
- Policy 2 - Location of Development
- Policy 17 - Landscape
- Policy 33 - Housing Provision and Distribution
- Policy 34 - Re-use of Previously Developed Land (support for infill)
- Policy 54 - Car Parking Provision
- Policy 59 - New development – transport issues.

South Gloucestershire Local Plan (Adopted) 6th January 2006

- L1 - Landscape protection and enhancement
- EP1 - Environmental Pollution
- EP2 - Flood Risk and Development
- L17 & L18 - The Water Environment
- H2 - Residential development
- H4 - Development in Residential Curtilages
- D1 - Design
- T8 - Parking standards
- T12 - Transportation development control

Supplementary Planning Guidance

3. RELEVANT PLANNING HISTORY

- 3.1 P88/4116 - Residential Development (Outline)
Withdrawn 16th Feb. 1989
- 3.2 P91/4101 - Erection of 3 no. houses (Outline)
Refused 20th May 1991
- 3.3 P95/4241 - Erection of 3no detached dwellings (Outline)
Approved 10th July 1995
- 3.4 PK00/2042/O - Erection of 3no. detached dwellings (Outline)
Approved 13th Feb. 2001
- 3.5 PK03/0124/RM - Erection of 3 no. dwellings with associated access and works (Approval of reserved matters) (to be read in conjunction with outline planning permission PK00/2042/O).
Withdrawn
- 3.6 PK03/3762/RM - Erection of 3 no. dwellings with external appearance, siting, design and landscaping (Approval of reserved matters) to be read in conjunction with outline planning permission PK00/2042/O
Refusal 26th Jan 2004
- 3.7 PK04/0892/RM - Erection of 3 no. detached dwellings with external appearance, siting, design and landscaping (approval of reserved matters) to be read in conjunction with outline panning permission PK00/2042/O.
Withdrawn
- 3.8 PK07/0467/O - Demolition of existing dwelling and erection of 2 no. dwellings (Outline) with siting/layout and means of access to be determined, all other matters reserved.
Refused 2nd July 2007 for the following reason:

"The development proposes insufficient off-street car parking provision, which would lead to increased on-street congestion causing obstructions to visibility all to the detriment of highway safety. The proposal is therefore contrary to Policies T12, H2 and H4 of the South Gloucestershire Local Plan (Adopted) 6th January 2006".

4. CONSULTATION RESPONSES

- 4.1 Hanham Parish Council
Objection on the grounds of overdevelopment; the site is unsuitable for a development of this size.
- 4.2 Other Consultees
None

Other Representations

- 4.3 Local Residents

1 no. letter of objection have been received from the occupant of no.25 Conham Hill, the concerns raised are summarised as follows:

- Not in keeping with locality.
- Previous refusal of terraced houses on this site.
- Local roads congested.
- The proposal would increase the level of on-street parking which is already a highway hazard in this location.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site is within the established residential area as defined in the South Gloucestershire Local Plan (Adopted) 6th January 2006. Government advice contained in PPS3 – ‘Housing’ supports a more efficient and sustainable use of land in the urban area, with a provision for more intensive housing development in and around existing centres and close to public transport nodes.

5.2 Having regard to the adopted Joint Replacement Structure Plan, Policy 2, the locational strategy, aims to concentrate development for jobs, housing and facilities within the main urban areas, in order to maintain and develop their vitality and quality as regional and sub regional centres. JRSP Policy 19 requires development to be managed in a manner that respects local character and distinctiveness through good design.

5.3 The proposal falls to be determined under Policy H2 of the South Gloucestershire Local Plan (Adopted) 6th January 2006, which permits the residential development proposed, subject to the following criteria:

- A. Development would not have unacceptable environmental or transportation effects, and would not significantly prejudice residential amenity; and
- B. The maximum density compatible with the site, its location, its accessibility and its surroundings is achieved. The expectation is that all developments will achieve a minimum density of 30 dwellings per hectare and that higher densities will be achieved where local circumstances permit. Not least, in and around existing town centres and locations well served by public transport, where densities of upwards of 50 dwellings per hectare should be achieved.
- C. The site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination; and
- D. Provision for education, leisure, recreation and other community facilities within the vicinity is adequate to meet the needs arising from the proposals.

5.4 Policy H4 permits development within existing residential curtilages subject to criteria similar to H2. Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 seeks to secure good quality designs.

5.5 The site is not subject to unacceptable levels of noise, disturbance, air pollution, smell, dust or contamination. There is adequate provision in the locality for Education, Leisure, Recreation and other Community Facilities to meet the needs arising from the proposal.

5.6 Density

Policy H2 seeks to ensure that sites are developed to a maximum density compatible with their location and like PPS3 seeks to avoid development, which makes an inefficient use of land. PPS3 (para.47) indicates that a national indicative minimum density of 30 dwellings per hectare should be used and whilst not prescribing any maximum figure, the PPS encourages the highest density that can be achieved within the various local considerations that need to be taken into account. The proposal equates to 30.5 dwellings per hectare which is considered appropriate for this site located on the outskirts of the urban area.

- 5.7 PPS3 (para.50) states that *“The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.”* Officers are satisfied that having regard to the site’s constraints relating to its location, pattern of development, landscape characteristics including slope of land, access, and impact on residential amenity, a larger scheme containing more than 2 houses could not realistically be accommodated on the site and in this respect the proposal represents the most efficient use of the land in what is not a particularly sustainable location, some way from the centre of Hanham. The proposal therefore accords with government guidelines and in terms of its density, the development is not considered to be an overdevelopment of the site.

5.8 Scale and Design

The siting and layout of the scheme are to be determined at this outline stage of the application. There is a mix of housing types and scales along Conham Hill, including terraced houses, larger detached and semi-detached houses, and bungalows. Neighbouring no.21 was until recently a bungalow but is currently having its roof raised (to 6.1m) and dormer windows inserted, following the grant of planning permission PK02/2416/F; no.25 is still a bungalow. To the east of the application site no.17 is a conventional two-storey terraced property.

- 5.9 Although design and appearance of the proposed houses would be the subject of a reserved matters application, elevations and floor plans have been submitted, which show the proposed scale parameters. The proposed building lines conform adequately with those already established in this part of Conham Hill. Furthermore the overall width (10.8m), depth (8.5m) and height to roof ridge (8.4m) of the proposal would not look out of place in this street scene comprising a mix of property types and scales. The scale parameters can be secured by condition. As far as can therefore be determined at this stage, the proposed scale and design is acceptable.

5.10 Landscape

The application site has a fairly large rear garden that forms part of the northern facing slope of the Conham Vale. There are some trees within the site which would be retained. These trees however are not afforded protection by Tree Preservation Order and therefore have limited amenity value. All matters of landscaping however would be the subject of a subsequent reserved matters application.

5.11 Transportation

The scheme now incorporates 4no. off-street car parking spaces (as opposed to only 2no. in the previously refused scheme PK07/0467/O), 2no. for each house proposed, with no turning area; the existing access from Conham Hill would be altered to accommodate the parking spaces. Policy T8 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 indicates that the parking requirement for a 4 bedroom house is three parking spaces, these are however maximum parking standards. In this instance, the Council's Highway Officer considers that 2no. parking spaces per dwelling is adequate. A revised plan has been submitted to show adequate pedestrian access to the sides of the proposed houses. Bin storage is proposed to the rear of the properties with the footways being wide enough to bring the bins to the front of the site for collection. There is therefore no highway objection to the proposal.

5.12 Impact upon Residential Amenity

The proposed dwellings would be served by large rear gardens and in this respect the proposal does not represent an overdevelopment of the site. The proposed dwellings would be two-storey and the submitted scale parameters indicate that the maximum height of the dwellings would be 8.4m to roof ridge (front elevation). The proposed houses would be set reasonably well in line with the existing properties; officers are therefore satisfied that there would be no significant loss of residential amenity due to overbearing impact. Furthermore adequate bin storage could be provided within the site.

5.13 There is a first floor bedroom window in the facing side elevation of neighbouring no.17 and also a side garage window. The bedroom on the side of no.17 is not a principal room and the window would be some 3.4m from the proposed gable end. Notwithstanding that there is no right to a view, the current outlook from the bedroom window is directly over the existing bungalow roof. Given the government's desire to make the most efficient use of sites within the urban area (see PPS3) officers consider that the proximity of the neighbouring window to the proposed side elevation should not in this case be reason for refusal of planning permission. Any future overlooking could be eliminated by imposing an appropriate condition to fix and obscurely glaze any proposed side windows, indeed the Design and Access Statement indicates that the side windows would be fixed and obscurely glazed. Since garages are not habitable rooms some loss of light to the neighbouring garage is not considered to represent a significant loss of residential amenity. There would therefore be no significant adverse impact on residential amenity to result from the proposal.

5.14 Environmental and Drainage Issues

Whilst there would inevitably be some disturbance for neighbouring occupiers during the construction phase, this can be adequately mitigated for by imposing a condition to limit the hours of construction. There are therefore no objections on environmental grounds. In terms of drainage the Council's Drainage Engineer has raised no objection to the proposal; conditions would however be required to secure the submission of a full drainage scheme to be approved prior to the commencement of any development on the site.

5.15 Community Services Department

The proposal is for 2no. houses only and since this falls below the 10 unit threshold for contributions to Community Services, no contributions are requested in this case.

5.16 Education Service

Due to the small size of the development including only 2no. houses, it is considered that no contributions to education provision can be justified for this development.

5.17 Affordable Housing

The site area is below 0.5 hectares in area and the proposed number of units (2) is below local and national policy guidance on the threshold for requiring affordable housing (15). There is therefore no requirement for the provision of affordable housing in this case.

5.18 Other Concerns Raised

The previous refusal of 3 houses, referred to by the local resident, in fact related to a larger site located in the bottom of Conham Vale but incorporating only the northern half of the rear garden of no. 19 Conham Hill.

5.19 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 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.

5.20 Design and Access Statement

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

6. CONCLUSION

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

6.2 The recommendation to grant 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:

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

CONDITIONS

1. Approval of the details of the scale, design/appearance of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

To protect the character and appearance of the area to accord with Policies H2/D1/L1 of the South Gloucestershire Local Plan (Adopted) January 2006

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

Reason:

To protect the character and appearance of the area to accord with Policies H2/D1/L1 of the South Gloucestershire Local Plan (Adopted) January 2006

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

Reason:

To ensure that a satisfactory means of drainage is provided, and to accord with Policies L17/L18/EP1/EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. The drainage scheme approved, incorporating Sustainable Drainage Systems (SUDS), shall be implemented in accordance with the approved details before the development is occupied.

Reason:

To ensure that a satisfactory means of drainage is provided, and to accord with Policies L17/L18/EP1/EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

9. The off-street car parking and access facilities shown on the Proposed Site Plan No. 1752/3 Rev B hereby approved shall be provided before the building is first occupied, and thereafter retained as such 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) January 2006.

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

Reason:

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policy D1/H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

11. The hours of working on the site for the period of construction of the development hereby approved, shall be restricted to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 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. Any use of the site outside these hours shall have the prior written consent of the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policies EP1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

12. In accordance with the applicant's submitted Design and Access Statement Scale Parameters, the building hereby approved shall not exceed 8.4m to roof ridge height (as measured from the existing ground level front elevation), 10.8m wide and 8.5m deep.

Reason:

To ensure a satisfactory standard of external appearance and to ensure that the development would, in terms of scale and massing, respect the character and visual amenity of the location in accordance with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

13. The glazing on the east and west side elevations of the building hereby approved, shall at all times be of obscured glass and be permanently fixed in a closed position.

Reason:

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO.38/07 – 21 SEPTEMBER 2007

App No.: PK07/2306/F
Site: 21 St. James Street Mangotsfield
 BRISTOL South Gloucestershire BS16
 9HD

Applicant: Mr A Pike
Date Reg: 27th July 2007

Proposal: Erection of single storey rear extension
 to form additional living accommodation.

Parish:

Map Ref: 66360 76232

Ward: Rodway



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N.T.S

PK07/2306/F

INTRODUCTION

This application appears on the Circulated Schedule due the receipt of two letters of objection from local residents.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a single storey extension to the rear of the building. The extension as proposed would have a depth of 3 metres, a width of 4.65 metres and a maximum height to ridge of 2.7 metres.
- 1.2 The application site consists of a large end of terraced property that has previously been granted consent to be converted to flats (reference PK04/1466/F). The conversion work has commenced and builders are on site. This application seeks permission to extend one of the flats – it is not to create any additional units.

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 in New Development
H4 Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
Kingswood Advice Note 2: House Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 PK04/1466/F Change of use from shop units and bedsits to 5 no. dwellings.
Approved June 2004

4. CONSULTATION RESPONSES

- 4.1 Town/Parish Council
The area is unparished

Other Representations

- 4.2 Local Residents
Two letters of objection have been received from local residents.
 - One resident objects to the erection of an ‘extension on top of 3 garages’ – the objections therefore clearly do not relate to this application.

The second letter of objection raises the following points;

- The increased tenants will create more traffic and potentially cause an accident
- The current building work is already causing disturbance
- The state of the lane is unsatisfactory
- It's causing emotional upset
- It's a money spinner and the site has been developed enough

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 satisfies several criteria relating to design, scale, highway and impact upon visual and residential amenities being met.

5.2 Design/ Visual Amenity

The proposed extension meets an appropriate standard in design and reflects the character of the main dwelling house and surrounding properties. The extension is small in scale and suitably subservient to the host building. The materials and windows to be used in the construction of the extension will match those of the existing dwelling further encouraging its successful integration.

The structure will not be visible from the surrounding area as it will be contained within the existing rear courtyard of the building. The design of the extension is thus considered to be acceptable.

5.3 Residential Amenity

The extension will not be clearly visible from any neighbouring property as it will be entirely screened by the existing building and boundary treatments. No part of the extension will be visible at all from the flats in No. 23 St. James Street.

It is considered that there are no issues of inter-visibility 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 Transportation

Despite the neighbour objections, the proposal will not increase the number of residential units on the site – it will simply give one of the flats a larger living room. The proposal will not therefore result in increased traffic movements and will have no impact on highway safety.

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 1/97 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 1/97 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

6. CONCLUSION

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

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

7. RECOMMENDATION

- 7.1 That the application be approved subject to the following conditions;

Background Papers **PK07/2306/F**

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

CONDITIONS

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

Reason:

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

CIRCULATED SCHEDULE NO. 38/07 – 21 SEPTEMBER 2007

App No.:	PK07/2501/R3F	Applicant:	Chipping Sodbury School
Site:	Chipping Sodbury School Bowling Road Chipping Sodbury BRISTOL South Gloucestershire BS37 6EW	Date Reg:	15th August 2007
Proposal:	Erection of 2.1m high fencing to west side of school boundary.	Parish:	Sodbury Town Council
Map Ref:	72614 81648	Ward:	Chipping Sodbury



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PK07/2501/R3F

INTRODUCTION

This application is referred to the Circulated Schedule as it relates to a development submitted on behalf of the school within the administrative authority of South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 The proposed scheme seeks planning permission to erect a 2.1 metre high railing metal fence along the western boundary of the school field that lies adjacent to Bowling Road. The existing boundary treatment of a 1.5 metre high stone wall (approximately) is to be retained with the new fence sited directly behind it. The proposed new fence would help secure the site along with the existing similar fences running along the north and south field boundary, all in accordance with an action plan produced in consultation with the local Crime Prevention Officer following a break-in.
- 1.2 A previous application was withdrawn due to the presence of an existing public right of way, but in the interest of security, the footpath which crossed through the school site and buildings has been closed to help prevent any unauthorised accessed into the school grounds (see paragraph 4.2 below for further details).
- 1.3 The proposed fence will be simple single pole construction, galvanised and powder coated with a green finished, as per the existing two other fence sections.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
LC43 Proposals for Sports and Leisure Facilities Within the Existing Urban Area and Defined Settlement Boundaries.

3. RELEVANT PLANNING HISTORY

- 3.1 PK06/0387/R3F – Erection of 2.1 metre high balustrade fence. Withdrawn for reasons set out in 2.1 of this report.

4. CONSULTATION RESPONSES

- 4.1 Sodbury Town Council
No objection
- 4.2 Other Consultees
Public Rights of Way

No comment regarding the proposed fencing. The plans indicate a footpath LSO 17a that runs east to west along the southern boundary of the school would not be affected by the proposal. The footpath LSO 17 shown on the plan as crossing the school site NE to SW has now been stopped up, the order was confirmed on the 17th July 2007.

Other Representations

4.3 Local Residents

No consultation replies were received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy LC3 of the adopted local plan allows for the development of outdoor sports and leisure facilities within the existing urban environment subject to the following assessment:

A. Proposals for facilities which are likely to be major travel generators are location on sites which area, or will be highly accessible by public transport, on foot and by bicycle.

5.2 This test is not considered applicable for this application.

B. Development would not unacceptable prejudice residential amenities.

5.3 In view of its scale and siting in relation to the nearest residential properties, it is not considered that the proposal scheme would have any effect on the existing levels of residential amenity.

C. Development would not have unacceptable environmental or transportation effects.

5.4 It is considered that due to the nature of the scheme, there would be no unacceptable environmental effect. Moreover, following the Extinguishment Order successfully served on the right of way that crossed the school site, there is no grounds for any objection to the scheme on transportation grounds.

D. Development would not give rise to unacceptable levels of on-street parking to the detriment of the amenities of the surrounding area and highway safety.

5.5 It is not considered that this test is relevant to this application.

5.6 Finally, with regards to the issue of design and the effect of the scheme upon the existing street scene, there is no objection to the slime-line railing design of the fence. The retention of the existing wall is welcomed and this would also help screen the lower section of the fence. The materials and colour of the railings are also considered acceptable and although due to its prominent position the new fence would have a significant effect on the appearance of the street scene, it is not considered that the effect would be one of such a negative nature that would warrants an objection on design grounds. Therefore

in conclusion, there is no objection to the proposed fence on visual amenity grounds.

5.7 Section 106 Requirements

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

6. CONCLUSION

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

6.2 The 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 **PK07/2501/R3F**

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).

CIRCULATED SCHEDULE NO.38/07 – 21 SEPTEMBER 2007

App No.: PK07/2537/R3F

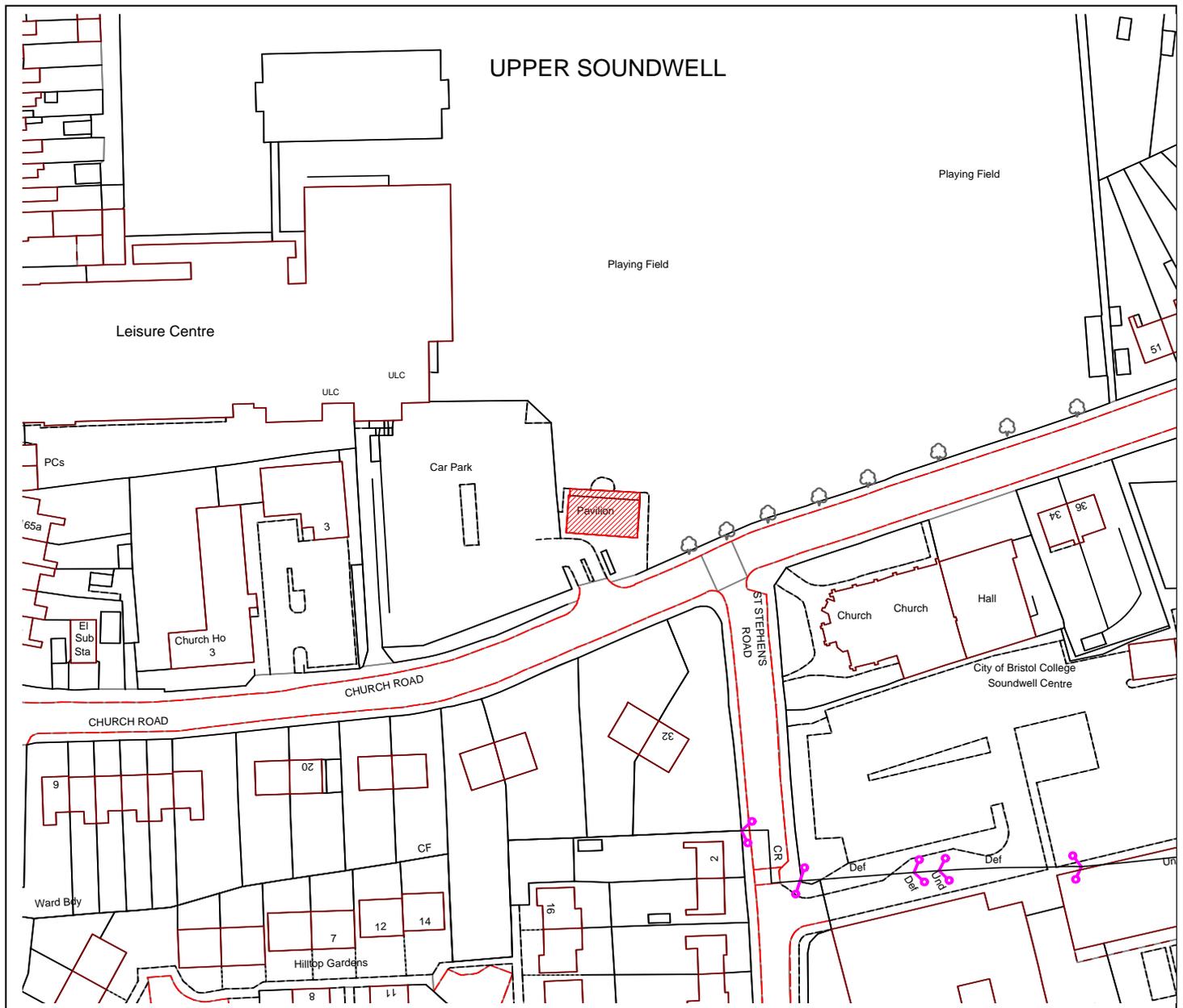
Applicant: South Gloucestershire Council

Site: Soundwell Playing Field Church Road
Soundwell BRISTOL South
Gloucestershire BS16 4RH

Date Reg: 17th August 2007

Proposal: Erection of sports pavilion.
Map Ref: 64942 75040

Parish:
Ward: Staple Hill



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N.T.S

PK07/2537/R3F

INTRODUCTION

This application is referred to the Circulated Schedule due it being an application submitted by the Council's Property Consultancy and an objection to the scheme being received from a local resident.

1. THE PROPOSAL

- 1.1 This application seeks planning permission to erect a pavilion adjacent to the Kingswood Lesiure Centre on land which forms parking of the Soundwell Playing Field.
- 1.2 The proposed building would replace a timber framed pavilion that was demolished in 2006 following substantial fire damage. The proposed building would be located on the same footprint as the previous building and is to be on the same orientation.
- 1.3 The scale of the pavilion is to accommodate 2no. football teams with all the necessary facilities such as changing rooms for referees and linesmen, along with a separate kitchen/ servery area.
- 1.4 The design of the building is stated as being vandal proof in accordance with Sports Council guidelines. The materials will be galvanised steel structural panels finished with a textured coat spray applied to be a moss green finish. The roof covering would be tile effect sheeting to a terracotta colour.

2. POLICY CONTEXT

2.1 National Guidance

- | | |
|-------|---|
| PPS1 | Delivering Sustainable Development |
| PPG17 | Planning for Open Space, Sport and Recreation |

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- | | |
|-----|--|
| D1 | Design |
| LC3 | Proposals for Sports and Leisure Facilities Within the Existing Urban Area and Defined Settlement Boundaries |

3. RELEVANT PLANNING HISTORY

- 3.1 None of relevance for this application.

4. CONSULTATION RESPONSES

4.1 Parish/Town Council

The site lies within an unparished area.

Other Representations

4.2 Local Residents

1no. consultation reply was received which expressed the following summarised objection:

- The pavilion would be detrimental to the area and its residents due to the anti-social behaviour from youths; and

- There is no need from the new pavilion and there are adequate facilities within the adjacent leisure centre.

5. ANALYSIS OF PROPOSAL

- Principle of Development
- 5.1 Policy LC3 of the adopted local plan allows for the development of outdoor sports and leisure facilities within the existing urban environment subject to the following assessment:
- A. Proposals for facilities which are likely to be major travel generators are location on sites which area, or will be highly accessible by public transport, on foot and by bicycle.**
- 5.2 The proposed pavilion is not considered to represent a major traffic generator, however it is noted that the site is accessible by public transport and by foot, as it is located within the existing urban area.
- B. Development would not unacceptable prejudice residential amenities.**
- 5.3 Due to the siting (away from nearby houses on the other side of Church Road), the limited scale of the proposed scheme and its intended use, it is not envisaged that the replacement pavilion would result in any significant harm to the existing levels of residential amenity that are currently enjoyed by the occupiers of the surrounding properties.
- C. Development would not have unacceptable environmental or transportation effects.**
- 5.4 The proposed scheme would not have any unacceptable environmental effects and as per criterion A, in light of its limited scale, it is not considered that the development proposed would result in any unacceptable transportation effect.
- D. Development would not give rise to unacceptable levels of on-street parking to the detriment of the amenities of the surrounding area and highway safety.**
- 5.5 It is considered that existing levels of off-street parking should be able to accommodate any requirement for off-street parking generated by the proposed scheme.
- 5.6 Finally the design and scale of the proposed pavilion are also considered acceptable and so no loss of visual amenity is considered.
- 5.7 Other Issues
With regard to the comments of the local residents, the anti-social behaviour which could be considered to have resulted in the burning down of the previous pavilion is not a relevant planning consideration, or one which should prevent a replacement. However, to prevent however any fire damage, the structure is to be constructed from non-combustible materials, will have solid metal exterior door and only one window opening that is to be protected with a locked shutter when not in use. Therefore the building will not be a target for vandalism.

5.8 With regard to issue of need, it is considered that if the facility wasn't required to complement the use of the adjacent playing field, then a replacement building would not be proposed.

5.9 Section 106 Requirements

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

6. CONCLUSION

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

6.2 The 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 PK07/2537/R3F

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).

CIRCULATED SCHEDULE NO.38/07 – 21 SEPTEMBER 2007

App No.: PK07/2571/F
Site: Pendennis Farm Haynes Lane Staple Hill BRISTOL South Gloucestershire BS16 5JE

Applicant: Mr B Cottle
Date Reg: 21st August 2007

Proposal: Demolition of existing dwelling to facilitate the erection of 9no. flats with 9no. car parking spaces and associated works.

Parish:

Map Ref: 64716 76040

Ward: Staple Hill



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N.T.S

PK07/2571/F

INTRODUCTION

This application is referred to the Circulated Schedule in accordance with procedure given that objections have been received.

1. THE PROPOSAL

- 1.1 The applicant seeks consent to erect 9 no. flats, (8 no. 2 bed flats and 1 no. 1 bed flat), within a three storey building facilitated through the demolition of the existing detached building known as Pendennis Farm. The proposed development would provide 10 off-street car parking spaces and bin storage to the rear of the new building with access onto a service arm off Nelson Road. Small areas of grass are to be provided to the rear with the existing grassed area to the front retained along with the existing natural stone wall. Boundary walls are to be provided to the side/rear.
- 1.2 The proposed building would be 3 storeys in height (10.1 metres), with projecting gables to the front and the rear and would be gable ended to the sides. The main building would largely follow the building line established by No.11 to No.14 Haynes Lane situated to the west of the site. In terms of materials to be used externally, the elevations would be in facing brick with a blue plinth with vertical slate hanging on the north and south elevations. Cedar boarding would be used under the windows. The roof would be of natural slate.
- 1.3 Within context to the west of the site lies a terrace of four relatively two-storey properties while to the immediate east lies the large four storey block of flats and associated walkways known as Nelson House. Opposite the site in Haynes Road lie further modern terrace properties while to the rear of the site there is a service area serving the rear of neighbouring residential properties. The area is predominantly residential in character.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transportation

2.2 South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design
EP1	Environmental Pollution
EP4	Noise Sensitive Development
L17/18	The Water Environment
T8	Parking Standards
T12	Transportation
H4	Development within existing residential curtilages
H2	Residential Development within Existing Urban Areas and Settlement Boundaries
LC2	Provision for Education Facilities (Site Allocations and Developer Contributions)

The South Gloucestershire Design Checklist (Adopted August 2007)

3. **RELEVANT PLANNING HISTORY**

There is no relevant planning history

4. **CONSULTATION RESPONSES**

4.1 The area is unparished

4.2 Sustainable Transport Team

The proposal seeks planning consent to demolish the existing single dwelling and construct a block of nine self-contained flats with associated parking.

Vehicular access for the new flats will be from the existing rear service lane, which also serve a few other garages. The proposal includes construction of a storage building immediately next to the site access. The location of this storage building and its orientation with the access lane would in my view cause restriction to access as well as cause obstruction to drivers' vision when they are leaving the site entrance and as such I consider its location to be unsatisfactory. The applicant is required to address this issue. The proposal also includes creation of a pedestrian access from Hayes Lane direction and that is considered satisfactory. In respect of off-street parking, the applicant is proposing to create a parking court and this can provide adequate space to accommodate 10no. parking spaces on site. This level of parking is considered adequate for the proposed development and it is in compliance with the SGC parking standard. Subject to addressing the issue of the storage building (i.e. its location) and subject to the following conditions then, there are no highway objections to the proposal.

Suggested conditions,

- 1) Prior to occupation of any dwelling, provide off-street parking court as indicated on the submitted and approved plan and maintained all parking spaces satisfactory thereafter.
- 2) The parking area shall be fully surfaced with bound surfaced material and it shall be maintained satisfactory thereafter.
- 3) Prior to occupation of any dwelling on site, provide secure cycle parking and maintain these satisfactory thereafter.

4.3 Local Residents

There have been two letters of objection received. The grounds of objection can be summarised as follows

- The development is higher than existing houses in the area of Pendennis Farm and will result in shadow
- The slate roof will not be in keeping with the character of the area
- The building line is different to the front
- Car park lights will illuminate the rear of the adjoining property
- The development precludes the use of adjoining land during construction work
- The development would overlook the adjoining property
- The area is overdeveloped

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 following guidance in PPG3 allows for residential development within existing Urban Areas and within settlement boundaries as defined on the proposals maps subject to the following criteria relating to:

- Unacceptable environmental and transportation effects and whether it would significantly prejudice residential amenity
- The maximum density compatible with the site is achieved, the expectation that all developments will achieve a maximum density of 30 dwellings per hectare and that higher densities will be achieved where local circumstances permit
- The site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination
- Provision for education, leisure, recreation and other community facilities is adequate to meet the needs arising from the proposal.

The environmental impact of the proposal, design, landscaping, impact upon both the highway network and residential amenity and Service provision will be assessed in detail below.

With respect to the density of the development, 9 flats on a site of 780 sqm equates to a density of 115 dwellings per hectare. This represents a high density but is considered appropriate within the context of the site (in particular the development of flats to the east and north-east), which is situated within an urban location close to local facilities including shops and open space. Clearly in these circumstances particular care needs to be given to the impact upon the landscape and to ensure that in general the development successfully integrates into the surrounding area or is “compatible” as required by the policy.

Given that the site lies within the settlement boundary it falls within an area considered acceptable in principle for residential development as defined by Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 subject to the following detailed assessment.

5.2 Design and Layout

Policy H2 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006 require the siting, overall layout, scale, height and massing to be informed by and respect the character of the surrounding area.

In order to assess the appropriateness of the height and massing it is necessary to assess the context in which the building will sit. To the immediate west lie a terrace of modest residential properties which probably best represent the character of the area, however to the immediate east lies a very large, concrete 1950/60's four storey block of flats with associated walkways. This building along with Hayes House and Berkeley House also nearby are large in scale and typical of functional buildings of that time. The proposed building is considered to sit between these extremes in terms of height and massing and in this respect is considered to integrate successfully into the

streetscene. The use of gables also breaks up the massing to a degree. While it is noted that part of the building would project forward of the adjoining terrace, this element reflects the building line of Nelson House and the remainder of the front elevation would keep the building line of the terrace.

A limited amount of space has been provided as communal amenity space. Officers generally consider that one and two bedroom flats would not provide an expectation of private amenity space. It should also be noted that it would be difficult, given the scale of Nelson House and its dominating position, to provide effective outdoor private amenity space. The site is situated within reach of Page Park an area of Public Open Space and at much further distance Oldbury Court. The proposal is considered acceptable in this respect.

The proposed materials are welcomed, the use of hanging slate, cedar boarding and natural slate roof in particular will ensure that the building appears distinctive. It is noted that some neighbouring properties have roman clay tiles, it is not considered that the development should automatically copy the existing building styles or materials as it is considered to be distinctive in its own right situated as it is between the 1960's building and more traditional buildings of an earlier age. A condition will be attached to the decision notice requiring the submission of samples prior to the commencement of development.

It is considered that the siting/layout, design and appearance of the proposed development are acceptable and in accord with the aims and objectives of Policies D1 and H2 and guidance given in PPS3.

5.3 Transportation

Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 considers the impact of development upon the surrounding highway network having regard to safe access, impact upon traffic congestion and road safety, impact upon residential amenity and where necessary provides measures to improve safety and environmental enhancement where that is required as a result of a development. The policy is supported by guidance given in PPG13.

Vehicular access for the new flats will be from the existing rear service lane, which also serve a few other garages. A storage building has been moved following negotiations to provide adequate visibility, the original position being immediately next to the site access. To achieve this alteration the number of parking spaces has been reduced from 10 to 9, however this remains acceptable in terms of the requirements of Policy T8 (maximum parking standards).

Subject to conditions to ensure that parking provision for cars and cycles is in place prior to the first occupation of the flats and subject to the use of a bound surface the proposed development is considered acceptable in highway terms and accords with Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.4 Residential Amenity

It is not considered that the proposed development would appear oppressive or overbearing to neighbouring occupiers, given its location and scale. The building will extend beyond the rear elevation of No.14 Haynes Lane by only

0.6 metres and in this respect the scheme represents an improvement upon the current situation whereby Pendennis Farm extends to the rear of that property. The projecting rear element would be set approximately 9.5 metres from the side boundary of No.14 and again this relationship is considered acceptable. It is not considered that the proposed development would have an adverse impact upon Nelson House and the relationship with other neighbouring properties is considered appropriate.

With respect to privacy, a condition will be attached to the decision notice to require windows at first floor level in the side (west) elevation to include a kitchen, bathroom and bedroom to be obscure glazed to protect the privacy of the adjoining occupier. Subject to this condition it is not considered that the proposed development would have a significant impact upon the residential amenity of adjoining occupiers.

Concern has been raised that the proposed development would result in a loss of privacy to properties in Nelson House. It is considered that there are two windows that would have the potential to impact upon Nelson House, a bedroom window on the side elevation (to the front of the stairway) and a corner window to a bedroom on the side elevation (to the rear of the stairway). Given that there are high level obscure glazed windows on the side elevation of Nelson House, it is not considered that the former window would have any significant impact upon residential amenity and given the juxtaposition between the rear side window and the rear of Nelson House it is also not considered that the refusal of the application could be justified on this ground.

Subject to the above conditions, it is not considered that there would be any significant impact upon residential amenity resulting from the development.

5.5 Drainage

There is no objection to the proposed development from the Council Technical Services Unit subject to a condition be attached to the decision notice to ensure the submission of surface water drainage (to incorporate Sustainable Drainage Systems) and informative relating to the discharge of water onto the highway and sewerage connection.

5.6 Affordable Housing

The proposal involves less than 15 dwellings (and is on a site less than 0.5 hectares) and therefore under the threshold set down in Policy H6 at which contributions towards affordable housing would be sought from the developer.

5.7 Community Services

The proposal falls below the threshold at which contributions towards Open Space or other Community facilities would be required.

5.8 Education Services

Policy LC2 of the South Gloucestershire Local Plan (Adopted) January 2006 indicates that where local education provision is inadequate to meet the projected need for school places arising from future occupiers of proposal for new residential development.

Education Services indicate that contributions are not required in this case given a surplus of provision in this area.

5.9 Other Issues

Concern has been made that construction work may affect the adjoining property. It should be noted that planning consent does not give consent to enter adjoining land. While there may be some disruption during the construction phase as is often the case with building projects, it is not considered that this could justify the refusal of the application. A condition will be attached to the decision notice to restrict the construction hours in the interests of residential amenity

Concern has been raised that car park lights would adversely affect residential amenity. No lighting is proposed in the car park and the boundary treatments including a 2 metre high wall would reduce any impact from car lights. Given the car park is set well to the rear, it is not considered that this would result in any significant loss of amenity to adjoining occupiers.

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 (Adopted August 2007)

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

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

7. RECOMMENDATION

- 7.1 Planning Permission be granted subject to the following conditions

Background Papers **PK07/2571/F**

Contact Officer: **David Stockdale**
Tel. No. **01454 863131**

CONDITIONS

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

Reason:

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

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

Reason:

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

3. Prior to the first occupation of the development, secure cycle parking shall be in place and maintained as such 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 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The parking area shall be fully surfaced with a bound surface material and shall be maintained as such thereafter

Reason:

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

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

Reason:

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

6. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed windows in the side/western elevation shall be glazed with obscure glass only (Level 3 Obscure Glazing).

Reason:

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason:

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

8. The hours of working on site during the period of construction shall be restricted to 0730 to 1800 hours Monday to Friday and 0800 to 1300 Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason:

To minimise disturbance to occupiers of [specify nearby buildings] and to accord with Policy EP4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 38/07 – 21 SEPTEMBER 2007

App No.: PT07/1432/F

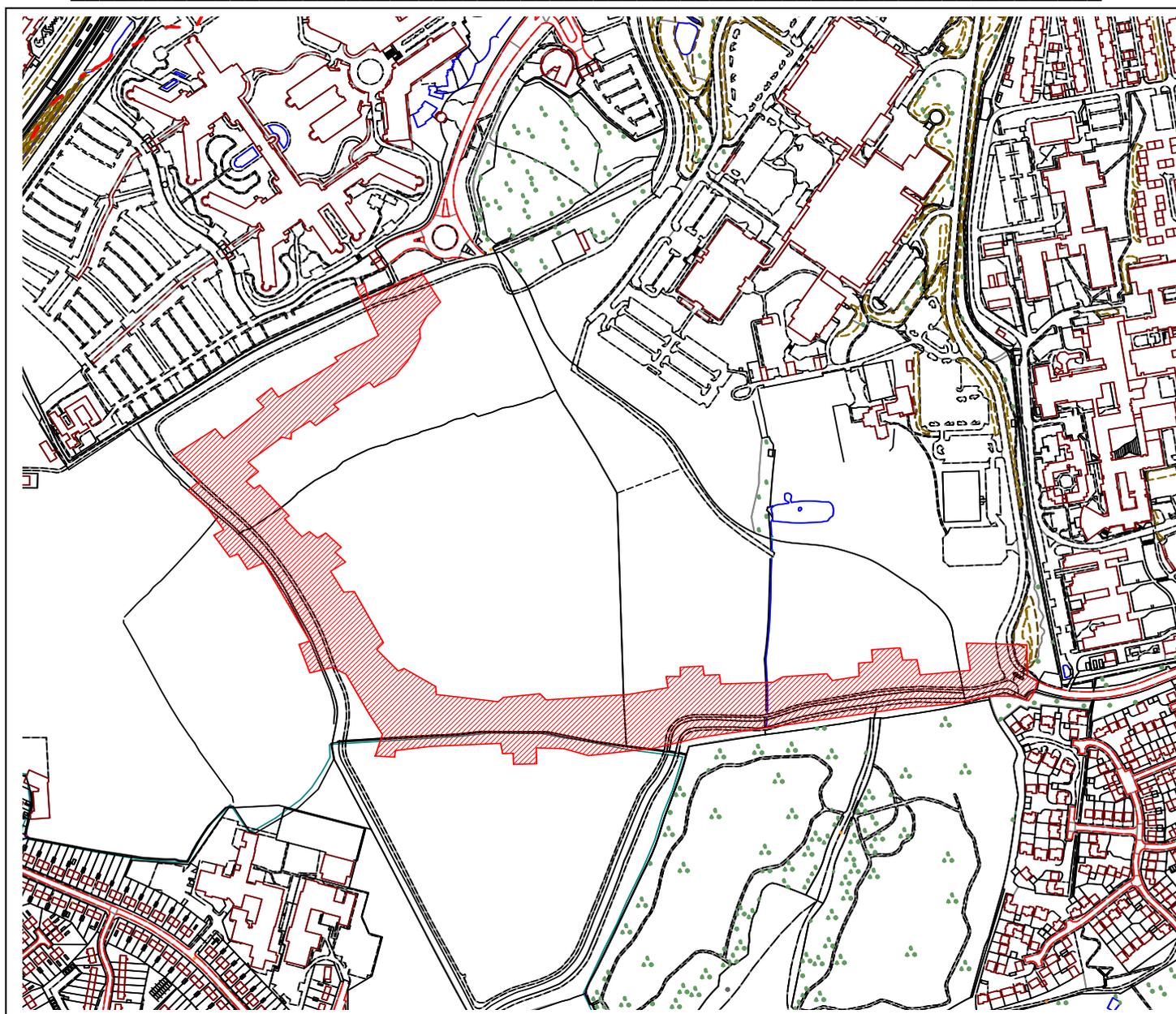
Applicant: Redrow Homes
(South West) Ltd

Site: Hewlett Packard Filton Bristol

Date Reg: 8th May 2007

Proposal: Provision of access road for construction
traffic (to serve development at
Wallscourt Farm benefiting from
planning permission reference
PT04/0684/O).Parish: Stoke Gifford Parish
Council

Map Ref: 61510 77893

Ward: Frenchay and Stoke
Park

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conditions requiring pre-commencement approval have been satisfactorily discharged.

- 3.3 A section 106 attached to the outline planning permission ensures that numerous planning obligations are delivered including a neighbourhood centre, nursery, primary school, public art, 30% affordable housing (60% rented and 40% shared ownership (achieved through an approved affordable housing masterplan)), bus link (including rapid transit route), open spaces (including play areas) and various other financial contributions (education, various community facilities, community care, transportation (including car club, bus season tickets, cycle/parking facilities).
- 3.4 The section 106 also required a masterplan to be approved prior to the first reserved matters application. This masterplan has now been approved albeit that some matters including the design code were not approved. The masterplan includes a primary avenue through the middle of the site, running from the existing Coldharbour lane access road to the new access road to the south east of the MoD (benefiting from planning permission ref.PT06/1893/F).
- 3.5 PT06/1893/F Extension and alteration to access road (from MOD roundabout).
Approved with conditions.
- 3.6 PT07/1107/F Alterations to existing access road (from Coldharbour Lane)
Approved.
- 3.7 PT07/1886/F Alterations to access and junction (onto Coldharbour Lane)
Approved.
- 3.8 PT07/1715/RM Erection of 100 dwellings (reserved matters application for development area 1)
Not determined.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
Objection – no transport plan.
- 4.2 Filton Town Council
Recommend condition to incorporate mammal tunnels.
- 4.3 Stoke Gifford Parish Council
No comment.
- 4.4 Wessex Water
No comment.
- 4.5 Highways Agency
No comment
- 4.6 Bristol Water
No objection.
- 4.7 Natural England

No objection.

Other Representations

4.8 Local Residents

Two representations received. One objection based on concerns relating to transport matters and highway safety. The second representation asks that proper cycle access and facilities and suitable traffic calming be provided.

4.9 Splatts Abbey Wood Conservation Group

Mammal tunnels should be provided.

4.10 Defence Estates

Objection based on the lack of agreement on drainage matters with the MoD.

4.11 BAe Systems

No objection. Height of any cranes should be agreed with Filton Airfield.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application is simply for a road to provide access for construction vehicles through the site during development. The application is not one for the final primary avenue; this will form part of the reserved matters applications for each phase of development. Nevertheless, the proposed access road is along the route of the primary avenue that formed part of the approved masterplan linked to planning permission ref.PT04/0684/O). The issues to be addressed is whether the proposal raises any adverse transport implications and whether the proposal prejudices in any way the opportunities to establish an appropriate primary avenue that will form an important part of the final scheme.

5.2 Transportation

The layout as proposed follows the agreed alignment within the approved master plan. However, in line with discussion with officers the actual detail in relation to the form and type of junctions have been shown as indicative only to allow greater flexibility with the detailed design of the primary avenue when the proposed development phases come forward for reserved matters consents. This approach is considered appropriate and supported by transportation officers, as within the proposed primary avenue boundary there is scope to ensure that the transportation impact of the development can be accommodated. Consequently there is no transportation objection to the proposed Spine Road as detailed in the application.

5.3 The approved masterplan

The only link between this application and the primary avenue that forms part of the approved masterplan is that both roads are on the same route. Nothing within this application will prejudice the successful outcome of the reserved matters consents that will include the detailed design of the primary avenue. A condition is recommended to this effect, confirming that the consent is for a construction access road only. Furthermore, the application does not prejudice the implementation of the Landscape and Ecological Management Plan that forms part of the approved masterplan. The tree and hedgerow protection that forms part of this approved Plan should be implemented; a condition is recommended to this effect. Also, two mammal tunnels are recommended by the council's ecologist at each end of the site.

5.4 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning permission be approved subject to conditions.

Background Papers **PT07/1432/F**

Contact Officer: Michael Simmons
Tel. No. 01454 863643

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 Tree and Hedgerow Protection protection measures included as part of the Landscape And Ecological Management Plan (by Cooper Partnership dated March 2007, and received by the Council 14th March 2007) that forms part of the approved masterplan for planning permission ref.PT04/0684/O shall be implemented prior to development commencing and for the duration of the construction works.

Reason(s):

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree(s) and hedgerows , and to accord with Policies D1, H2 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006; and the approved masterplan forming part of planning permission ref.PT04/0684/O.

3. For the avoidance of doubt this approval is for an access road to be used by construction vehicles and does not form a consent for any part of the primary avenue included as part of the masterplan forming part of planning permission ref.PT04/0684/O, the detail of which is required to be approved by reason of condition 1, 2 and 3 of that consent.

Reason(s):

In order to clarify the nature of the application and ensure that the design of the primary avenue and adjacent development is appropriate having regard to the approved masterplan and policies of the development plan, including the South Gloucestershire Local Plan (Adopted) January 2006.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority the details of the 2no. mammal tunnels beneath the road hereby approved. Development shall proceed in accordance with the agreed details.

Reason(s):

To protect the wildlife and the ecological interests of the site, in accordance with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 38/07 – 21 SEPTEMBER 2007

App No.: PT07/2296/F
Site: Greenacres Perrinpit Road Frampton
 Cotterell BRISTOL South
 Gloucestershire BS36 2AR

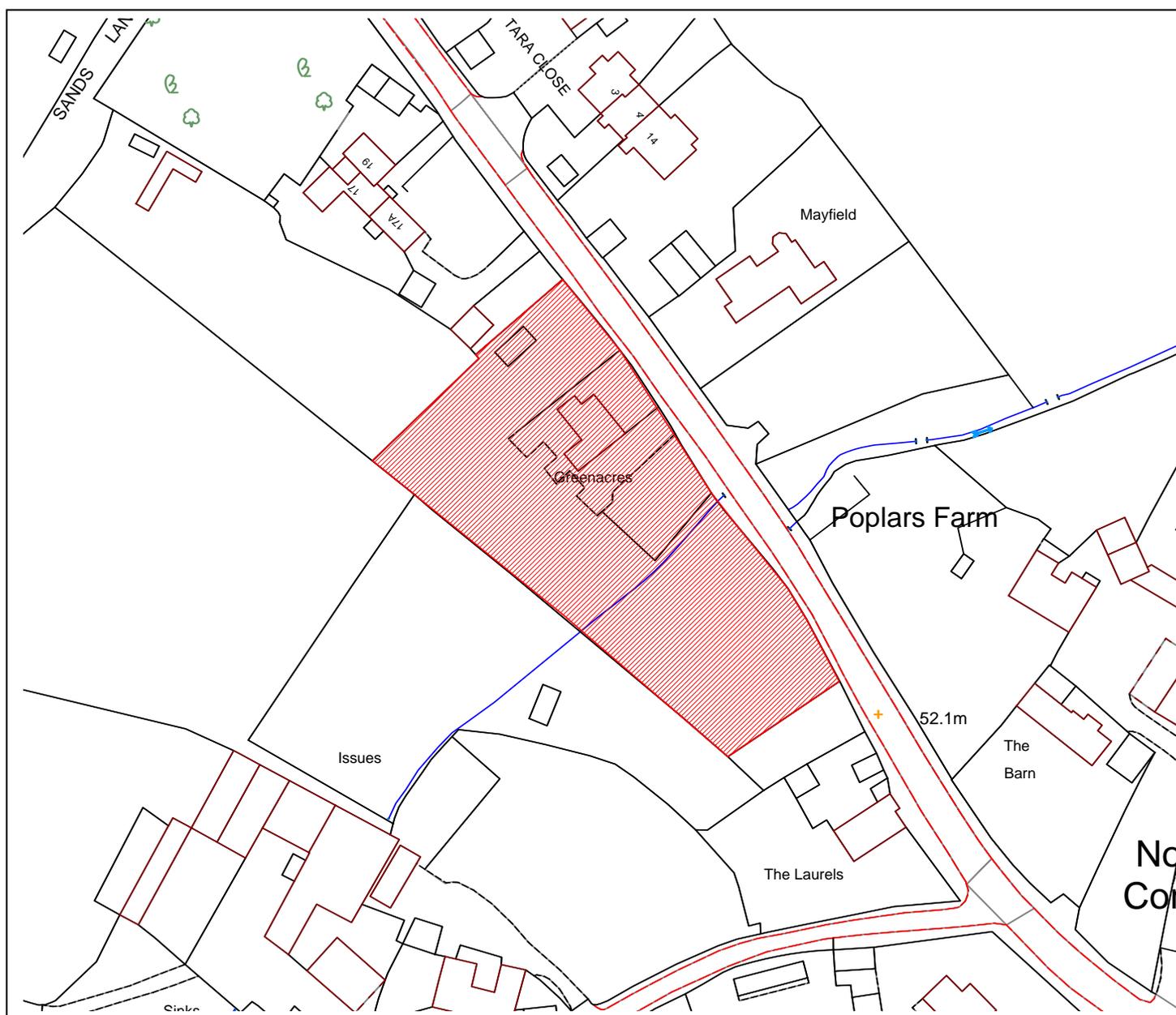
Applicant: Mr R Goddard
Date Reg: 26th July 2007

Proposal: Erection of conservatory

Parish: Frampton Cotterell
 Parish Council

Map Ref: 65818 82353

Ward: Frampton Cotterell



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N.T.S

PT07/2296/F

This application appears on the Circulated Schedule after the receipt of one objection from Frampton Cotterell Parish Council.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a side conservatory. The proposal would be approximately 4.3 metres in length and 1.1 metres in depth. The conservatory would have a hipped roof.
- 1.2 The application site relates to a large bungalow which is situated outside of the settlement boundary and within the Bath and Bristol Green Belt.

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: Development within Existing Residential Curtilages
GB1: Development within the Green Belt

2.3 Supplementary Planning Guidance

Development in the Green Belt (Adopted) June 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT06/0482/F – Erection of a single storey side and rear extension. Alterations to existing roofline to accommodate loft conversion. **Approved** 27th March 2006

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

The Parish Council is concerned the proposed development is in the Green Belt and may be disproportionate to the original building.

Other Representations

4.2 Local Residents

None

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for the extension to residential dwelling subject to there being no adverse impact on the residential amenity.

Policy D1 of the Local Plan considers general design principles and ensures good quality design.

The site also lies within designated Green Belt, thus under Policy GB1 any extensions must be limited and should not result in disproportionate additions over and above the size of the original dwelling.

5.2 Residential Amenity

The nearest residential dwelling to the application site is approximately 50m away. Given this distance it is considered that the proposed conservatory would not adversely impact the residential amenity of any neighbouring occupiers.

5.3 Design and Visual Amenity

The proposed conservatory would be sited on the dwelling side elevation and would replace an existing lean-to extension. The proposal would be of a modest scale and traditional design. It is proposed that it would be rendered and sparrowed to match the existing dwelling. Given the above it is considered that proposed design, scale and materials would respect the original dwelling and the surrounding area in accordance to Policy D1 and H4 of the Local Plan.

5.4 Green Belt

PPG2 carries a presumption against inappropriate development within the Green Belt. This is reiterated at local policy level within Policy GB1 (*Development within the Green Belt*) of the South Gloucestershire Local Plan (Adopted) January 2006 and the adopted Green Belt SPD. This policy provides limited categories of development which are considered to be appropriate within the Green Belt. This includes limited extensions to existing dwellings, provided that the development would not result in a disproportionate addition above the original size of the dwelling.

Planning history shows that the dwelling has been previously extended with a rear and side extension granted under PT06/0482/F. The cumulative volume increase of this previous side and rear extension and the proposed conservatory would be approximately 34%. It is considered that this volume increase and the proposed scale and design of the extension would result in a proportionate addition to the original dwelling that would not adversely impact the openness of the Green Belt. In view of this the proposal is considered to be acceptable in accordance to Policy GB1 of the Local Plan.

5.6 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning permission to be GRANTED.

Background Papers **PT07/2296/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. 38/07 – 21 SEPTEMBER 2007

App No.: PT07/2364/F

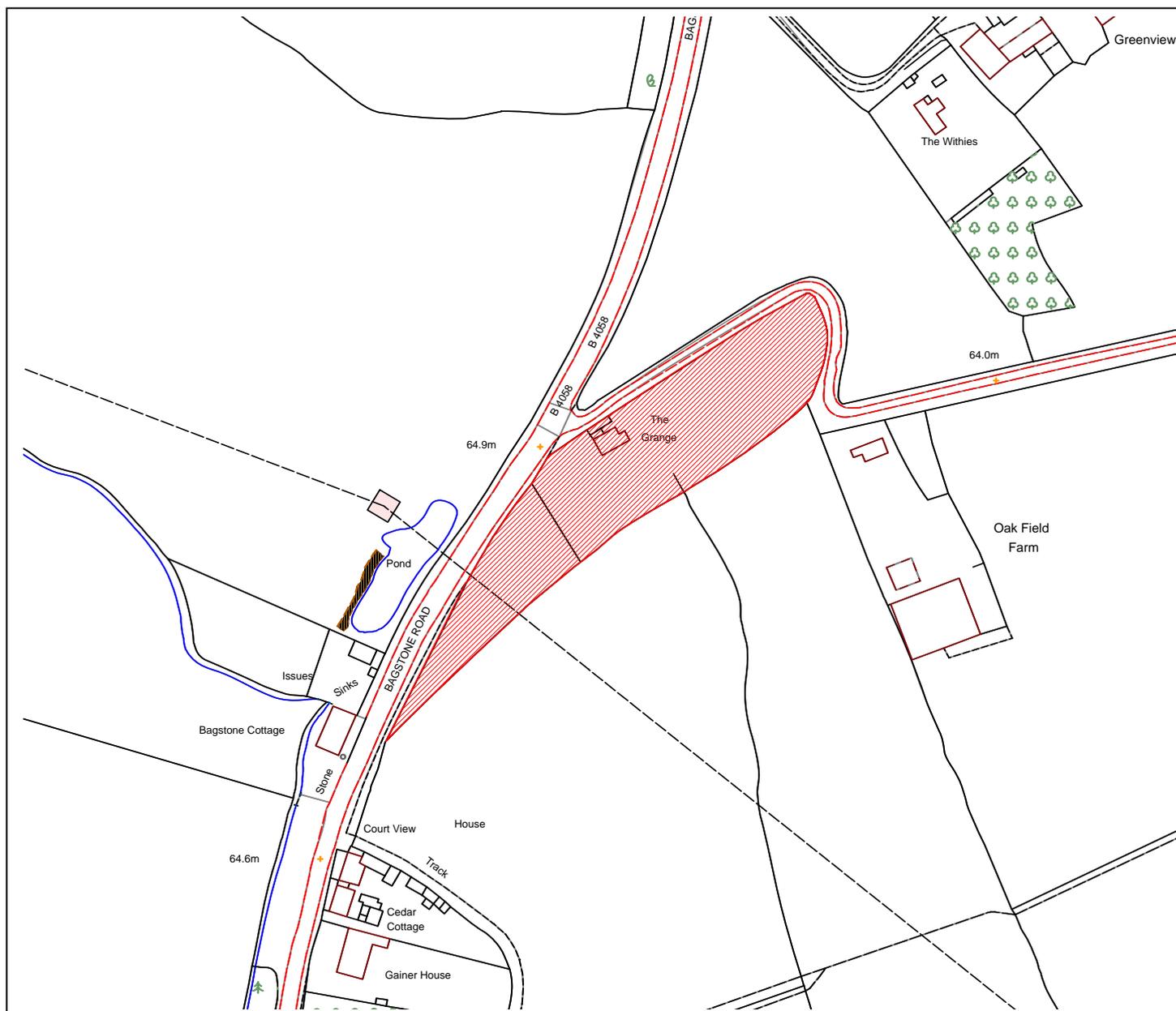
Applicant: Mr & Mrs V
GrandfieldSite: The Grange Bagstone Road Bagstone
WOTTON UNDER EDGE South
Gloucestershire GL12 8BD

Date Reg: 2nd August 2007

Proposal: Installation of 2no. dormer windows to
existing garage to facilitate conversion to
granny annex.Parish: Rangeworthy Parish
Council

Map Ref: 69006 86573

Ward: Ladden Brook



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N.T.S

PT07/2364/F

This application appears on the Circulated Schedule after the receipt of one objection from the Parish Council.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the installation of two dormer windows to the existing double garage to facilitate the conversion to a granny annex.
- 1.2 The application site relates to a large detached dwelling and detached double garage which is situated outside of the Rangeworthy Settlement Boundary.

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

- 3.1 P97/1691 – Erection of detached double garage – **Approved** 3rd July 1997

4. CONSULTATION RESPONSES

- 4.1 Rangeworthy Parish Council
Object to development because of the over-development of site

Other Representations

- 4.2 Local Residents
None

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for the extension to residential dwelling subject to there being no adverse impact on the residential amenity.
- 5.2 Policy D1 of the Local Plan considers general design principles and ensures good quality design.
- 5.3 Residential Amenity
The application is bounded by open fields and the nearest residential dwelling to the application site is approximately 80m away. It is therefore considered that the proposed dormer window and conversion would have no impact on the residential amenity of any nearby neighbouring occupiers.

5.4 Design and Visual Amenity

The proposed conversion of the garage would result in the installation of two dormer windows within the roof space and a two windows and a door within the front elevation. It is considered that the dormer windows would appear in keeping with design and proportions of the existing garage. In addition to this the proposed dormers would match the design, scale, massing and materials of the existing dormers included in the host dwelling. In light of the above it is considered that the proposal would not harm the visual amenity or the character of the surrounding area and would therefore be acceptable in accordance to Policy H4 and D1 of the Local Plan.

5.5 The Parish Council have objected to the proposal because it was considered to be over-development of the domestic curtilage. Notwithstanding these comments, it should be noted that the proposed conversion would not increase the footprint of existing garage. In addition to this, it is considered that further outbuildings, of a suitable scale and design, would not result in the over-development of the domestic curtilage.

5.6 Annex

This application proposes to convert the existing garage to a granny annex by installing two dormers to facilitate the creation of a bathroom, bedroom and living accommodation. Condition 2 of the original planning consent for the garage (P97/1961) stated that the garage must be used '*...for the garaging of private vehicles(s), for domestic storage or for uses incidental to the associated dwelling and for no trade or business whatsoever*'. It is considered that the proposed annex would be incidental to the host dwelling. The reason for this is that the some facilities would have to be shared, such as the access, amenity space and the kitchen of the host dwelling.

5.7 It is considered that the separate residential occupation of this annex would be unacceptable due to its siting of the and relationship with the host dwelling. It is therefore recommended that a condition is attached to the consent to ensure that the use of the annex remains ancillary to the host dwelling.

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

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

7. RECOMMENDATION

7.1 Planning permission to be GRANTED subject to the following conditions:

Background Papers **PT07/2364/F**

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

CONDITIONS

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

Reason(s):

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

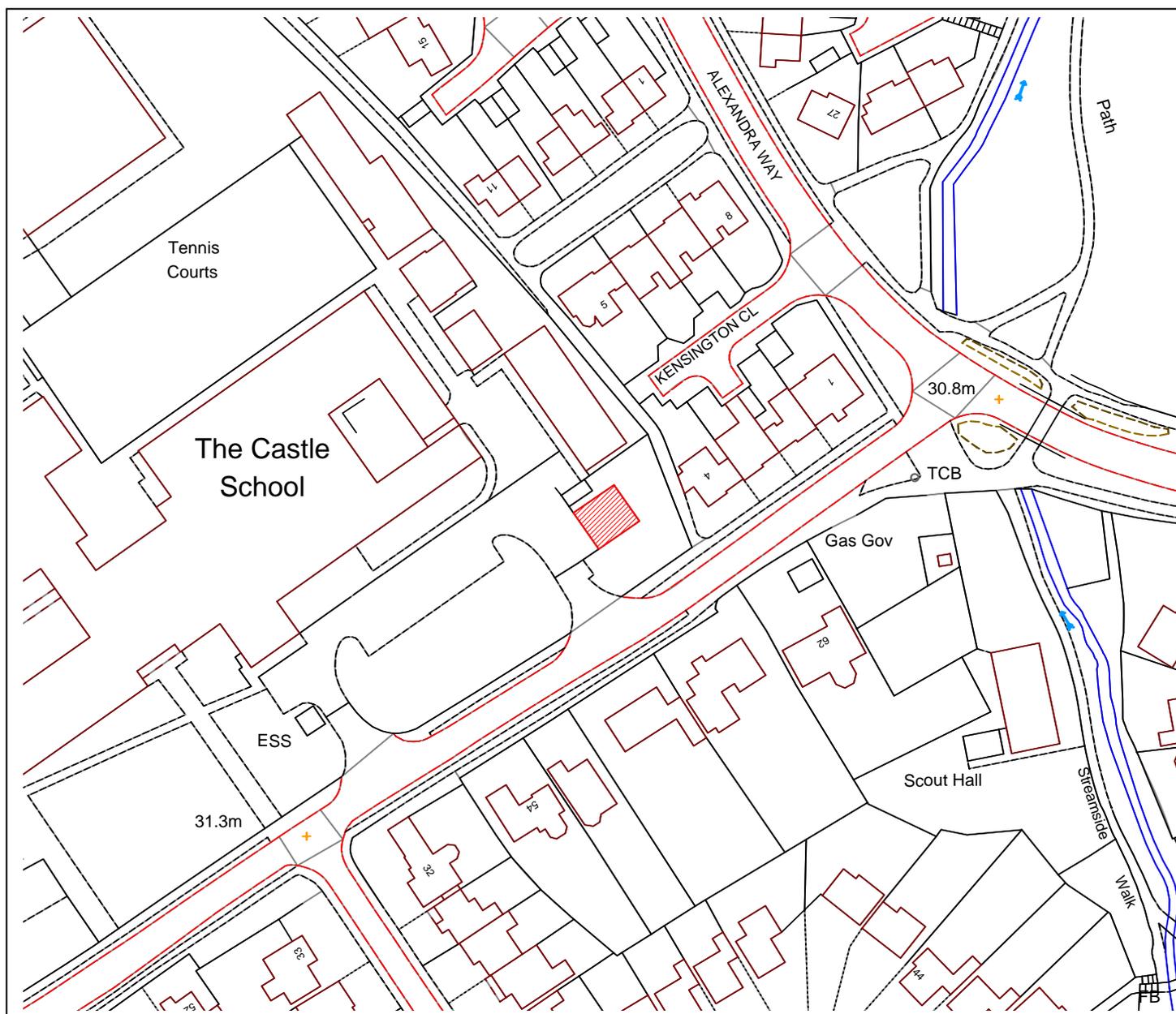
2. The conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the host dwelling (The Grange).

Reason(s):

Given the nature of the outbuilding and its relationship with the dwelling as a whole, it is not considered that the accommodation is suitable for separate residential accommodation; and in accordance with the requirements of Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 38/07 – 21 SEPTEMBER 2007

App No.:	PT07/2418/R3F	Applicant:	The Headteacher
Site:	Site Managers Bungalow The Castle School Park Road Thornbury BRISTOL South Gloucestershire BS35 1HS	Date Reg:	8th August 2007
Proposal:	Change of use from caretaker's house (sui-generis) to inclusion centre (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Thornbury Town Council
Map Ref:	63882 90871	Ward:	Thornbury North



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1. THE PROPOSAL

- 1.1 The site consists of a flat roof dwelling which currently provides ancillary residential accommodation for the caretaker associated directly with Castle School.
- 1.2 This planning application seeks consent for the change of use of the building to provide an 'inclusion centre' to be associated with Castle School.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
LC4 Educational and Community Facilities within the Existing Urban Area and Defined Settlement Boundaries
- D1 Achieving Good Quality Design in New Development
T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

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

Other Representations

- 4.3 Local Residents
No Comments Received

5. ANALYSIS OF PROPOSAL

- 5.1 The proposed development consists of the conversion of the existing caretaker's dwelling to provide an 'inclusion centre' for Castle School. The 'Inclusion Centre' would provide educational and welfare centre accommodation for school students who are at risk of being excluded from the normal educational environment due to behavioural issues. Exclusion Centres generally aim to reduce the number of school students being excluded from the educational system. The proposed centre is directly associated with Castle School and as such is an educational use.

5.2 Principle of Development

Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006 is relevant to this planning application. The policy indicates that the proposed development is acceptable in principle subject to the following issues.

5.3 Design and Environmental Impact

In this instance, the change of use would not involve any extensions to the subject building or changes to its external appearance. Wheel chair access would be added in the form of ramps. Given that the size and appearance of the building would not change and that the scale of the building would not materially increase the operational element of Castle School itself, it is not considered that the proposed development would have any material impact in design and environmental terms.

5.4 Transportation

Given the nature of the proposed development, it is not considered that it would have a material impact upon the safety and amenity of the surrounding highway network.

5.5 Design and Access Statement

The Design and Access Statement submitted with this application is considered to demonstrate that the applicant has adopted a design approach that is consistent with the Councils Design Checklist Supplementary Planning Document (Adopted)

5.6 Section 106 Requirements

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

6. CONCLUSION

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

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 **PT07/2418/R3F**

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 premises shall be used for an “inclusion centre” in association with Castle School and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason(s):

To preserve the general amenity of the area and to accord with Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 38/07 – 21 SEPTEMBER 2007

App No.:	PT07/2428/F	Applicant:	Mr R V Quintas
Site:	15 Gayner Road Filton BRISTOL South Gloucestershire BS7 0SP	Date Reg:	8th August 2007
Proposal:	Erection of 1 no. detached dwelling with garage and associated works (Re-Submission of PT07/1850/F)	Parish:	Filton Town Council
Map Ref:	60095 78534	Ward:	Filton



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N.T.S

PT07/2428/F

This application appears on the Circulated Schedule in view of the concerns raised by Filton Town Council and one neighbouring resident.

1. THE PROPOSAL

- 1.1 The application seeks full planning approval for the erection of a chalet style dwelling within the rear garden of an existing property. The proposal would comprise a chalet style two-bedroom dwelling with an integral garage.
- 1.2 The application site forms the rear half of the rear garden associated with 15 Gayner Road. The application site would be accessed via Elm Park Road that runs adjacent to the rear site boundary.
- 1.3 The application follows three previous submissions, the second of which provided a detached two-bedroom unit. The subsequent application sought alterations to this approval to allow an increase in the size and the formation of front dormer windows. This was refused for the following reasons:
- The proposed development by reason of its size, mass and height would have an overbearing effect on the occupiers of the existing property which would be to the detriment of residential amenity and would be contrary to Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.
 - The proposed development by reason of the rear facing bedroom window proposed, would have a detrimental effect, in respect of privacy, on the residential amenities of the existing residents and would result in a poor quality living environment for future residents of the new dwelling. The proposal is therefore contrary to policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 1.4 This application follows subsequent discussions with the applicant and details a dwelling of identical size to the approval but includes the previously shown front dormer windows.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1: Delivering Sustainable Development
PPS3: Housing
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Quality Design in New Development
H2: Proposals for Residential Development within the Existing Urban Areas
H4: Development within Residential Curtilages
T8: Parking Standards
T12: Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Urban Design Checklist

3. RELEVANT PLANNING HISTORY

- 3.1 PT06/1299/F: 1 dwelling with garage & associated works.
Withdrawn: 16 June 2006
- 3.2 PT06/2361/F: Erection of one dwelling with garage and associated works.
Permitted: 19 September 2006
- 3.3 PT07/1850/F: Erection of one detached dwelling with garage and associated works. (Amendment to previously approved scheme- PT06/2361/F)
Refused: 24th July 2007

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
Objection: 'Concerns over loss of road parking'
- 4.2 Other Consultees
Environmental Services: no objections in principle
Technical Services (Drainage): no objection in principle
- 4.3 Sustainable Transport
No transportation objection subject to the following conditions:
- Two parking spaces to be provided and maintained (for the existing unit);
 - Retention of the proposed car port serving the new dwelling;
 - Provision of a bound surface to the parking areas;
 - A financial contribution towards the North Fringe development proposal (Transport Measures) should be secured via an appropriate agreement and provided prior to the issue of any planning permission. This is assessed at £1800.

Other Representations

- 4.4 Local Residents Concerns
One letter received expressing the following concerns:
- The dormer windows are out of keeping with all surrounding properties;
 - Roof lights as per the previous application would be acceptable;
 - The house is too close to the road in Elm Park- it will create the impression of a wall and make the outlook claustrophobic;
 - It will encourage parking on the road.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policies H2 and H4 allow for the principle of new residential development within the existing built up area subject to concerns related to design, residential amenity and highway safety. Further, the maximum density compatible with the site and its surroundings should also be achieved.
- 5.2 Design/ Visual Amenity
Properties on the north side of Gayner Road benefit from lengthy rear gardens with Elm Park Road running behind. Two dwellings have previously been built on former garden land to the west of the application site whilst a two-storey building (to provide two flats) is under construction behind 23 Gayner Road.

- 5.3 The application site measures 10.5 metres in width and 13 metres in depth. In this regard, it is noted that the existing rear garden serving 15 Gayner Road is the shortest by virtue of the inward kink in Elm Park Road immediately behind the application site. This allows the road to curve away in both directions allowing ever-lengthening rear gardens to the neighbouring properties.
- 5.4 The application would allow the construction of a chalet style unit with an integral garage, living room, dining and kitchen at ground level and with two bedrooms and a bathroom above. To this extent, it is identical to that approved as per PT06/2361/F. The increase in size is therefore no longer proposed.
- 5.5 Nonetheless, the proposal would now include three small front dormer windows in lieu of the approved velux roof lights. These would be in the same position (above the two ground floor windows and centrally above the garage door) and thus on this basis, there is no objection to their inclusion; it is noted that the previous refusal reasons did not relate to the dormer windows.
- 5.6 In view of the above, the revised proposal is considered to be acceptable and in keeping with the general character of the area. In this regard, it is noted that dormer windows are not uncommon within the wider area and thus it is not considered that planning approval could be reasonably withheld on this basis.
- 5.7 Density
At the time of the previous approval, the density of the proposal was calculated at 76 dwellings per hectare. This therefore accords with the requirements of policy H2 and thus there is no objection to the proposal on this basis.
- 5.8 Residential Amenity
The proposal remains identical at the rear to that of the approved scheme with only one rear velux proposed at first floor level with this providing for the new bathroom. As such, the previously proposed rear bedroom window has been deleted from the scheme with the third bedroom having been removed. This overcomes the second refusal reason attached to the previous scheme.
- 5.9 In view of the above, and having regard to the previous permission, it is not considered that any significant adverse impact in residential amenity would be caused with it considered unreasonable to withhold permission on this basis.
- 5.10 Highway Safety
There is no highway objection to the proposal subject to conditions requiring the provision and retention of two parking spaces for the existing dwelling and the retention of the garage space for the proposal. This as per the previous approval whilst again, parking areas should be finished with a bound surface.
- 5.11 Highway comments indicate that a financial contribution is required towards the North Fringe development proposal (Transport Measures). This was not previously requested and did not provide a refusal reason at the time of the last refusal. As such, this requirement is considered to be unreasonable and thus it is not considered that such should be required prior to the issue of any planning permission.

5.12 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.

5.13 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

- 7.1 Planning Permission is GRANTED subject to the following conditions:

Background Papers **PT07/2428/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. No development shall take place until samples of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

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

3. Notwithstanding the provisions of Article 3 and Parts 1 and 2 of the Second Schedule to the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, C, D, E and G), or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason(s):

In view of the size of the plot any extension/alteration to the dwelling would require further detailed consideration in order to safeguard the amenities of the area and to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No further windows other than those shown on the plans hereby approved shall be inserted at any time in the dwelling as approved.

Reason(s):

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The off-street parking spaces to the front of the existing dwelling shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason(s):

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

6. Sufficient space to accommodate one parked vehicle (providing for the proposed dwelling) as shown on the plans hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason(s):

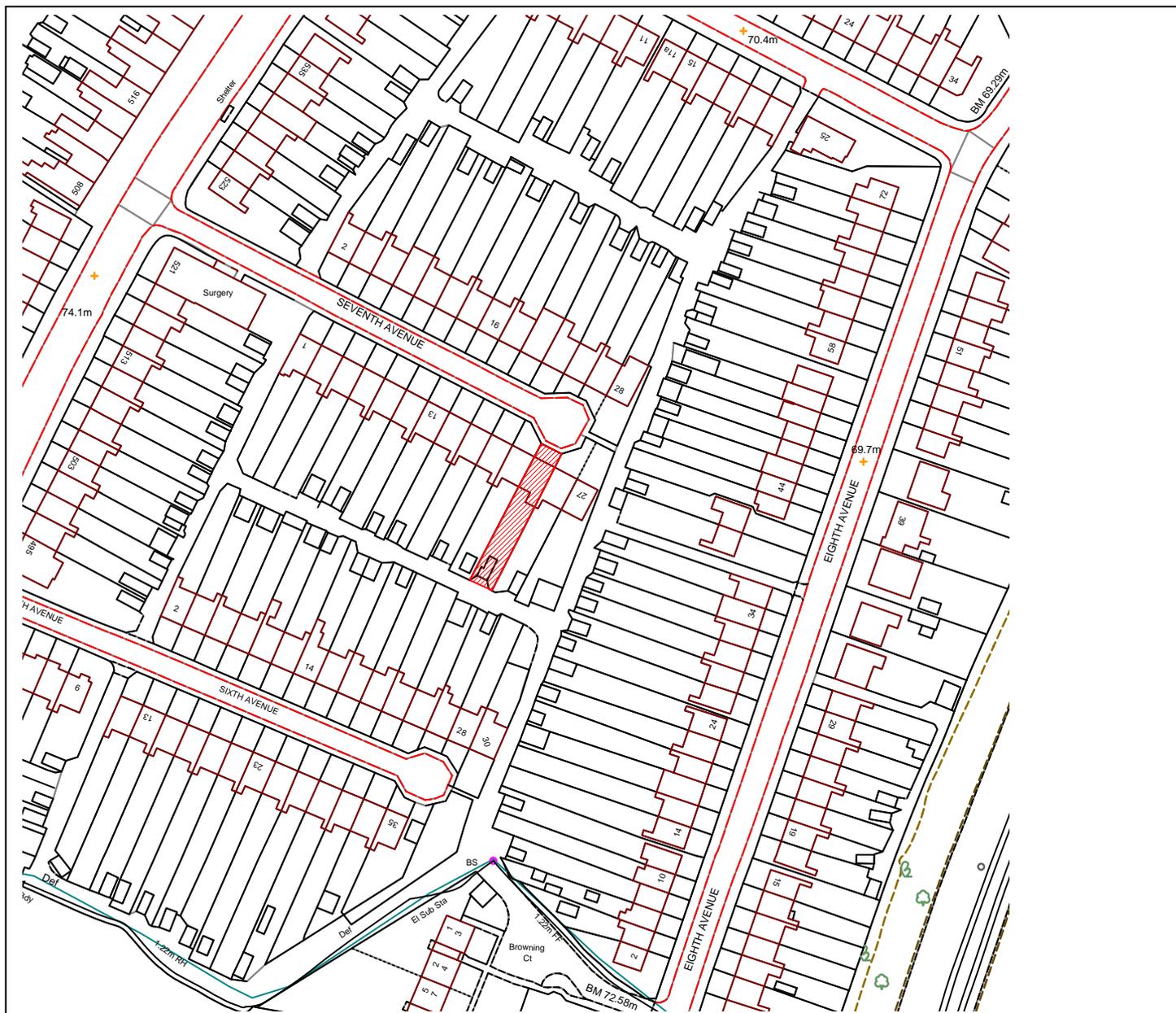
To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. All parking areas shall be provided with a bound surface and thereafter retained as such.

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. 38/07 – 21 SEPTEMBER 2007

App No.: PT07/2434/F**Site:** 23 Seventh Avenue Filton BRISTOL
South Gloucestershire BS7 0QD**Applicant:** Mr Clark**Date Reg:** 9th August 2007**Proposal:** Erection of single storey rear extension to facilitate conversion of 1no. dwelling to form 2no. flats with car parking and associated works (Resubmission of PT07/1814/F).**Parish:** Filton Town Council**Map Ref:** 60600 78083**Ward:** Filton

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This application has been placed upon the circulated schedule as an objection to the scheme has been received from Filton Town Council.

1. THE PROPOSAL

- 1.1 This full application relates to the conversion of an existing dwelling to form a 2 bed flat on the ground floor and a 1 bedroom flat on the first floor. In order to facilitate the conversion a single storey rear extension is required. Access to the property can be gained from either the front of the property from Seventh Avenue, or via the back lane.
- 1.2 The proposed rear extension will measure 3.8 metres in depth by 5.6 metres wide and will be 2.7 metres high. The porch as mentioned above will have a flat roof.
- 1.3 The application site is located on a residential road that is characterised by 1920's or 1930's terraced properties. This property is a mid terraced property and is approximately midway in the Road.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

2.2 South Gloucestershire Local Plan

D1	Design
H2	Proposals for Residential Development, including Residential Institutions and Special Needs Accommodation, and Applications to Renew Permission for Residential Development, within the Existing Urban Areas and Defined Settlement Boundaries
H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
H5	Residential Conversions, Houses in Multiple Occupation and Re-use of Buildings for Residential purposes
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
T7	Cycle Parking Standards

Supplementary Planning Document
Design Checklist

3. RELEVANT PLANNING HISTORY

- 3.1 PT07/1814/F Conversion of house to 2 flats....Withdrawn

This application was withdrawn at the request of the Council as the roof proposed on the rear extension would be flat and this was not considered to be acceptable in design terms. This application shows a change in the roof to a mono pitched roof which is more in line with modern design principles.

4. CONSULTATION RESPONSES

4.1 Filton Town Council

Objects to the proposal on the following grounds:

- Increase in traffic in area
- Filton Town Councils policy is to object to the increasing number of family homes being converted in to flats
- Out of keeping with surrounding area

4.2 Local Residents

No response received.

4.3 Highways Section

No objection subject to the:

- The provision of two off street parking spaces at the rear of the property
- Provision of a bike storage area
- Provision of a bin storage area

5. ANALYSIS OF PROPOSAL

This application has two elements:- i) the conversion of the existing property to two flats and ii) the erection of mono-pitched rear extension front porch.

5.1 Principle of Development

The application site lies within the defined urban area of Filton. Policies H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allow for residential development within existing urban areas, subject to a number of criteria including transportation, residential amenity, density and design considerations.

5.2 In terms of the conversion element of the proposal, advice contained within PPS3 encourages the conversion of housing into extra residential accommodation, regarding it as an important source of additional housing, particularly in town centres. This advice is reflected in the Adopted Joint Replacement Structure Plan where policies encourage a mixture of housing types in sustainable locations, especially dwellings for smaller households. This policy stance is reflected in policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006. This policy allows for the conversion of existing residential properties into smaller units of self-contained accommodation provided the following criteria are complied with:-

A. the development would not prejudice the character of the surrounding area;

The proposed conversion can be adequately achieved without detriment to the character of the surrounding area. The proposal will appear as an ordinary dwelling as the property will only have one front door. Inside the property there will be one flat on the ground floor and one flat on the first floor.

The design of the proposed porch is modest. The proposed porch reflects the area in general in terms of its scale, massing and materials. As such the proposal would be in keeping with the character of the locality and therefore complies with this criterion.

B. it would not prejudice the amenities of nearby occupiers;

The site of the proposal is within the urban area of Filton in a predominately residential locality. The proposal will not prejudice the amenities of nearby occupiers to any greater extent than exists at present, especially as the development is for 2 flats within the existing built form. Conditions are suggested in relation to achieve adequate sound proofing details of bin storage and the management of the communal area

In terms of the size and scale of the proposed porch it is such that it does not result in an impact upon the neighbouring properties.

C. it would identify an acceptable level of off-street parking;

The site as previously stated is on a quiet road. There is parking space at the rear of the site capable of accommodating two vehicles. An area for cycle parking has been provided to the front of the flats but no details are provided hence a condition is suggested to confirm these.

The parking provided is below the maximum permitted in Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006. However given the sites location close to one of the busiest public transport routes in Bristol, a refusal reason on the lack of off-street parking space could not be substantiated.

In light of the above there is no transportation objection to the scheme bar the requirement for the cycle parking area.

D. It would provide adequate amenity space.

There is sufficient amenity space for the Ground floor flat as it will have the whole of the rear garden, whilst the smaller first floor flat will have the use of some limited amenity space to the front of the property where there will be a joint bin storage area and a cycle storage area for the Ground floor flat. Given the size of the flats provided that there is large playing field with associated playing equipment less than 100 metres away then in these circumstances such an arrangement is considered acceptable. There are unlikely to be children occupying the first floor flat given its size.

5.3 Other Considerations

Policy H4 of the Adopted South Gloucestershire Local Plan is also relevant as it specifically relates to development within existing residential curtilages, including extensions and new dwellings. All the issues relating to this policy have already been addressed under policy H5 above.

National guidance encourages Councils to create mixed communities with a diversity of house types. It is considered that the vast majority of properties in Filton remain houses. Indeed there is only one other flat conversion in the road. There is no evidence to suggest that the character of the area has therefore been altered and furthermore that this is detrimental.

The application is therefore considered acceptable when assessed against all the criteria set down for development of this type both nationally and locally.

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.
- 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 **PT07/2434/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. No development shall take place until details of provision of storage for refuse bins and boxes as been submitted to and agreed in writing by the Local Planning Authority. The residential units hereby approved shall not be occupied until the storage areas have been provided in accordance with the agreed details.

Reason(s):

To ensure a satisfactory standard of external appearance and to accord with Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason(s):

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

4. The residential units hereby approved shall not be occupied until a scheme for the management of the communal areas of the development (both internal and external) for the first 2 years of occupation has been submitted and agreed in writing by the Local Planning Authority. The scheme should include management responsibilities and maintenance schedules. The scheme for the management of communal areas shall be carried out as approved.

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.

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

CIRCULATED SCHEDULE NO. 38/07 – 21 SEPTEMBER 2007

App No.:	PT07/2459/F	Applicant:	Mr J Motton
Site:	21 Adams Land Coalpit Heath BRISTOL South Gloucestershire BS36 2JT	Date Reg:	13th August 2007
Proposal:	Erection of single storey side extension with small dormer in roof to extend detached garage (in accordance with amended plan received by the Council on 21 August 2007).	Parish:	Frampton Cotterell Parish Council
Map Ref:	67466 81214	Ward:	Frampton Cotterell



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N.T.S

PT07/2459/F

1. THE PROPOSAL

- 1.1 This full application relates to the erection of single storey side extension to 21 Adams Land, Coalpit Heath to extend detached garage to side/rear with small dormer window in roof space. The extension will also be attached to the existing dwelling.
- 1.2 The application site is a large 2 and a half storey end terraced property with small rear garden area. The existing detached garage is single width but double in length. It is located to the side and rear of the property. The site lies within a cul-de-sac with vehicular access to the front of the site. The side of the property lies directly adjacent to an area of public open space. A parking area exists to the front of the site with off-street parking available for 4 vehicles. The application site also lies within the settlement boundary of Coalpit Heath.

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, Including Extensions and New Dwellings
T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
Design Checklist (As Intended to be Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT03/3434/F Erection of rear conservatory.
Approved 3 December 2003.

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
No objection.

Other Consultees

- 4.2 Sustainable Transport
No objection.

Other Representations

- 4.3 Local Residents
1 letter has been received objecting to the proposal on the following grounds-
a) could be used for business purposes;
b) could increase traffic/parking and access problems.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

In assessing applications for residential extensions, policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 is particularly relevant. Extensions are normally permitted provided they respect the massing, scale, overall design and character of the existing property and street scene and would not prejudice amenities of nearby occupiers, highway safety or the retention of adequate private amenity space.

5.2 It is considered that the application accords with the above policy criteria. The size of the extension is small in scale and of a design that is in keeping with the existing property and area in general. Due to its single storey nature and location to the side of the property, adjacent to a public green the proposal will not adversely affect the amenities of surrounding occupiers in terms of loss of privacy/overlooking/overbearing impact. The amount of private amenity space also remains unchanged by the proposal. With regard to the issue of possible business use, a condition will be imposed to ensure that the garage is used ancillary to the residential use of the property.

5.3 In terms of transportation issues, the existing double garage will no longer be available for the parking/garaging of vehicles. The proposed extension will however provide one off-street parking space and the driveway will be able to accommodate one vehicle. There are also 3 parking spaces to the front of the application site to serve the property. As such the proposal is considered to accord with policies D1, H4 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and is acceptable.

5.4 Design and Access Statement

A Design and Access Statement is not required for a Householder application.

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

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

7. RECOMMENDATION

7.1 Planning permission be granted.

Background Papers **PT07/2459/F**

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

CONDITIONS

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

Reason(s):

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

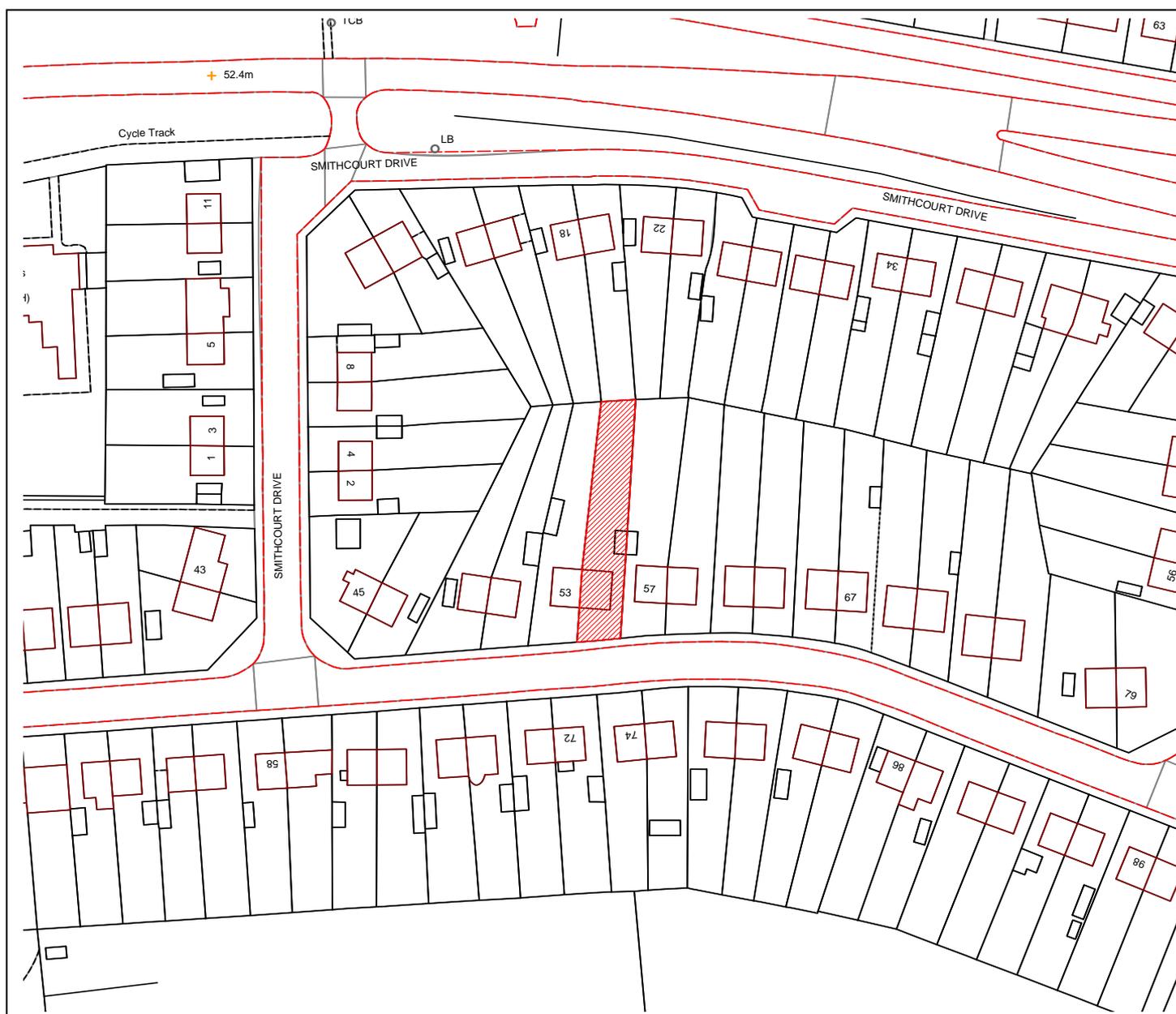
2. The garage extension hereby permitted shall only be used for purposes ancillary to the residential use of the dwelling.

Reason(s):

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

CIRCULATED SCHEDULE NO. 38/07 – 21 SEPTEMBER 2007

App No.: PT07/2462/F	Applicant: Mr & Mrs P Jackson
Site: 55 Bush Avenue Little Stoke BRISTOL South Gloucestershire BS34 8NE	Date Reg: 13th August 2007
Proposal: Erection of 2 storey side and rear extension to provide additional living accommodation	Parish: Stoke Gifford Parish Council
Map Ref: 61503 80474	Ward: Stoke Gifford



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N.T.S

PT07/2462/F

1. **THE PROPOSAL**

- 1.1 The site consists of a modern semi-detached dwelling with a hipped roof.
- 1.2 The proposed development consists of a two storey extension to the side of the existing building.

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 Residential curtilages
T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted SPD)

3. **RELEVANT PLANNING HISTORY**

- 3.1 None

4. **CONSULTATION RESPONSES**

- 4.1 Stoke Gifford Parish Council
No Comments received
- 4.2 Sustainable Transport
No Objection

Other Representations

- 4.3 Local Residents
One letter has been received during the consultation process. The letter originates from the adjacent property at 57 Bush Avenue. The comments can be summarised as follows
- The proposed development represents over development of the site.
 - The proposed extension would restrict light to the front of the adjacent dwelling affecting the porch and front bedroom window; and would restrict light to the rear of the adjacent dwelling affecting the conservatory; and would restrict light into the hall, landing and kitchen of the adjacent dwelling. As a result the development would be oppressive and over-bearing.
 - The view from the proposed rear bedroom window would allow views into the rear garden and conservatory where currently these views do not exist. This would have an unacceptable impact upon privacy.

- The development would overhang the adjacent property
- The development includes the demolition of the existing garage which is connected to the garage associated with the adjacent dwelling. Concern is raised as to the impact upon the integrity of the adjacent garage building.
- The development may result in damage to the driveway of the adjacent dwelling
- The use of the adjacent driveway would be restricted during construction.
- The development will have an impact upon the saleability of the adjacent dwelling due to the above.

5. ANALYSIS OF PROPOSAL

- 5.1 The proposed development consists of the erection of a two storey extension to the existing dwelling.
- 5.2 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 indicates that the proposed development is acceptable in principle subject to the following considerations.
- 5.3 Design
Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development achieves a high standard of design. Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 is supportive of this view.
- 5.4 In this instance the development is designed to reflect the hipped roof design of the existing dwelling and the character of the surrounding area. Very similar extensions to this proposal have occurred in close proximity to this site. It is considered that the design of the proposed extension is consistent with the character and visual appearance of the existing dwelling and the surrounding development.
- 5.5 Residential Amenity
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new domestic development would not result in an unacceptable impact upon the privacy and residential amenity of the occupants of nearby dwellings.
- 5.6 This part of Bush Avenue is aligned East to West. The subject dwelling and its neighbouring dwelling face directly South and North. Number 55 and 57 are currently separated by approximately 5 metres. Number 55 sits forward of number 57 by approximately 2 metres. The proposed extension would reduce the gap between the dwellings to approximately 2½ metres (with the extension being against the boundary between the dwellings). The proposed development projects beyond the rear elevation of the subject dwelling by 2.4 metres. The result of this is that the rear elevation of the new extension would extend by approximately ½ metre beyond the rear elevation of number 57.

5.7 The occupiers of the adjacent dwelling at 57 Bush Avenue have raised concerns about the impact of the development upon their amenity and privacy. These are summarised in part 4 of this report and are addressed as follows;

5.8 Restriction of Light

The objector argues that the above would result in a loss of light to the front bedroom and the porch of number 57, and would restrict light into the conservatory located at the rear (North Elevation). The conservatory is positioned so that it is adjacent to 59 Bush Avenue and away from the proposed extension. Similarly, the objectors argue that the proposed extension would restrict light into the kitchen and landing of number 57 as a result of the extension narrowing the gap between the two dwellings.

5.9 Given that the dwellings are orientated to face directly North and South it is not considered that the extent of the extension would not have a material impact upon the amount of light entering number 57. The kitchen associated with number 57 is served by a window facing north and as such there would be no material impact upon the light levels entering that room. There would be a greater impact upon the landing window, however this is a non-habitable room. It is considered that the remaining gap between the buildings would allow a reasonable level of light to enter that window. On this basis, it is considered that the proposed extension would not result in an over-bearing impact upon the amenity of the adjacent dwelling and that the development as a whole would not unduly impact upon the occupants of that dwelling.

5.10 Overlooking

The objector argues that the development would allow new views into the garden of number 57 and in particular into the conservatory associated with that dwelling where there was not such a view previously. As reported above, the conservatory is located away from the proposed development. The new windows in the proposed development at will face North and South respectively. The first floor windows to the rear will allow views across gardens of the adjacent dwellings including number 57. These views are consistent with a normal suburban area such as this and there would be no material change over the existing situation. It is not considered that views from these windows would allow direct views into the conservatory associated with number 57. Indeed, the occupants would need to make considerable effort to obtain such a view which would be unlikely under normal living circumstances. On this basis it is considered that the proposed development would have no material impact upon the privacy of the residents of number 57 or the surrounding dwellings.

5.11 Transportation

Given the nature of the proposed development, it is considered that there would be no material impact upon the amenity and safety of the surrounding highway as a result of the development.

5.12 Other Matters

The occupiers of number 57 have raised concern regarding the demolition of the existing garage associated with the subject dwelling. This is connected to the garage associated with number 57 and straddles to party boundary. Specific concern is raised regarding the impact of the demolition on the remaining part of the building. The demolition of this garage can take place in its own right without the need for planning permission. Nonetheless, the issues

is a civil matter and is one that cannot be addressed as part of this planning application.

5.13 Further concern relates to the need to overhang the eaves of the development across part of the boundary associated with number 57. As referred to above, in planning terms the proposed development is considered acceptable. The issue of overhanging the adjacent boundary is essentially a civil matter and the right to do this as part of the development is subject to the agreement of the owner of the land concerned. The applicant has served notice on this neighbouring occupier.

5.14 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers **PT07/2462/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 windows shall be inserted in the eastern elevation of the proposed extension at first floor level unless otherwise agreed in writing by the local planning authority.

Reason(s):

To prevent overlooking of the neighbouring property no. 57 Bush Avenue and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 38/07 – 21 SEPTEMBER 2007

App No.: PT07/2474/F

Applicant: Mr P O'Brien Crown Developments Ltd

Site: 62 Branksome Drive Filton BRISTOL South Gloucestershire BS34 7EF

Date Reg: 13th August 2007

Proposal: Conversion of existing dwelling to form 2no. self-contained flats, erection of cycle and bin stores.

Parish: Filton Town Council

Map Ref: 60506 79229

Ward: Filton



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N.T.S

PT07/2474/F

This application has been placed upon the circulated schedule as an objection to the scheme has been received from Filton Town Council, plus some general observations from neighbouring properties.

1. THE PROPOSAL

- 1.1 This full application relates to the conversion of an existing dwelling to form a 2 bed flat on the ground floor and a 1 bedroom flat on the first floor. In order to facilitate the conversion a single storey rear extension is required. Access to the property can be gained from either the front of the property from Branksome Drive, or via the back lane.
- 1.2 The application site is located on a residential road that is characterised by 1920's or 1930's terraced properties. This property is a mid terraced property and is approximately midway in the Road.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

2.2 South Gloucestershire Local Plan

D1	Design
H2	Proposals for Residential Development, including Residential Institutions and Special Needs Accommodation, and Applications to Renew Permission for Residential Development, within the Existing Urban Areas and Defined Settlement Boundaries
H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
H5	Residential Conversions, Houses in Multiple Occupation and Re-use of Buildings for Residential purposes
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
T7	Cycle Parking Standards

Supplementary Planning Document
Design Checklist

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATION RESPONSES

4.1 Filton Town Council

Objects to the proposal on the following grounds:

- Increase in traffic in area
- Inadequate car parking
- A condition is recommended requiring a management plan for the garden areas.

4.2 Local Residents

Two letters have been received from neighbours raising a number of general observations,

- 1) No location or size is given for the bin storage area
- 2) The rear access lane is overgrown
- 3) Is bin storage compounds proposed
- 4) Branksome Drive is already congested

Highways Section

No objection subject to the:

- The provision of two cycle parking spaces.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site lies within the defined urban area of Filton. Policies H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allow for residential development within existing urban areas, subject to a number of criteria including transportation, residential amenity, density and design considerations.

- 5.2 In terms of the conversion element of the proposal, advice contained within PPS3 encourages the conversion of housing into extra residential accommodation, regarding it as an important source of additional housing, particularly in town centres. This advice is reflected in the Adopted Joint Replacement Structure Plan where policies encourage a mixture of housing types in sustainable locations, especially dwellings for smaller households. This policy stance is reflected in policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006. This policy allows for the conversion of existing residential properties into smaller units of self-contained accommodation provided the following criteria are complied with:-

A. the development would not prejudice the character of the surrounding area;

The proposed conversion can be adequately achieved without detriment to the character of the surrounding area. The proposal will appear as an ordinary dwelling as the property will only have one front door. Inside the property there will be one flat on the ground floor and one flat on the first floor.

The design of the proposed porch is modest. The proposed porch reflects the area in general in terms of its scale, massing and materials. As such the proposal would be in keeping with the character of the locality and therefore complies with this criterion.

B. it would not prejudice the amenities of nearby occupiers;

The site of the proposal is within the urban area of Filton in a predominately residential locality. The proposal will not prejudice the amenities of nearby occupiers to any greater extent than exists at present, especially as the development is for 2 flats within the existing built form. Conditions are suggested in relation to achieve adequate sound proofing, details of bin storage and the management of the communal area

In terms of the size and scale of the proposed porch it is such that it does not result in an impact upon the neighbouring properties.

C. it would identify an acceptable level of off-street parking;

The site as previously stated is on a quiet road. There is a parking space at the rear of the site capable of accommodating one vehicle. An area for cycle parking has been provided to the front of the flats but this is slightly too small hence a condition is suggested to increase the size of it meet current standards.

The parking provided is below the maximum permitted in Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006. However given the sites location close to one of the busiest public transport routes in Bristol, a refusal reason on the lack of off-street parking space could not be substantiated.

In light of the above there is no transportation objection to the scheme bar the requirement for the cycle parking area.

D. It would provide adequate amenity space.

There is sufficient amenity space for the Ground floor flat as it will have the whole of the rear garden, whilst the smaller first floor flat will have the use of some limited amenity space to the front of the property where there will be a joint bin storage area and a cycle storage area for the Ground floor flat. Given the size of the flats provided there is a large playing field with associated playing equipment less than 100 metres away then in these circumstances such an arrangement is considered acceptable. There are unlikely to be children occupying the first floor flat given its size.

5.3 Other Considerations

Policy H4 of the Adopted South Gloucestershire Local Plan is also relevant as it specifically relates to development within existing residential curtilages, including extensions and new dwellings. All the issues relating to this policy have already been addressed under policy H5 above.

National guidance encourages Councils to create mixed communities with a diversity of house types. It is considered that the vast majority of properties in Filton remain houses. Indeed there is only one other flat conversion in the road. There is no evidence to suggest that the character of the area has therefore been altered and furthermore that this is detrimental.

Concerns have been expressed over the accessibility of the rear lane given its overgrown nature. This can be confirmed following the Site visit but the Council cannot compel the applicant to cut back the offending bushes as they fall outside the control of the applicant.

Concern has also been expressed about the lack of information on the cycle storage areas but scale plans have been submitted showing the size and materials used to construct the cycle bunker.

The application is therefore considered acceptable when assessed against all the criteria set down for development of this type both nationally and locally.

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.
- 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 **PT07/2474/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. No development shall take place until details of a scheme of noise protection and sound insulation has been submitted to and agreed in writing with the Local Planning Authority. The residential units hereby approved shall not be occupied until the noise protection and sound insulation measures have been provided in accordance with the agreed scheme.

Reason(s):

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

3. The residential units hereby approved shall not be occupied until a scheme for the management of the communal areas of the development (both internal and external) for the first 2 years of occupation has been submitted and agreed in writing by the Local Planning Authority. The scheme should include management responsibilities and maintenance

schedules. The scheme for the management of communal areas shall be carried out as approved.

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.

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

Reason(s):

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

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

CIRCULATED SCHEDULE NO. 38/07 – 21 SEPTEMBER 2007

App No.:	PT07/2554/F	Applicant:	Mr Gazzard
Site:	43 Watermore Close Frampton Cotterell BRISTOL South Gloucestershire BS36 2NQ	Date Reg:	20th August 2007
Proposal:	Conversion of existing dwelling to 2 no. apartments. Erection of bin store and associated works.	Parish:	Frampton Cotterell Parish Council
Map Ref:	67493 81555	Ward:	Frampton Cotterell



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N.T.S

PT07/2554/F

The application appears on the Circulated Schedule in view of a letter of objection that has been received from Frampton Cotterell Parish Council.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the conversion of an existing dwelling into two flats.
- 1.2 The application site forms a two-storey semi-detached dwelling near the far end of Watermore Close cul-de-sac, Frampton Cotterell. The property is located on the west side of the road with Highcroft Junior School behind.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG3	Housing
PPG24	Planning and Noise

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 None

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

Objection: 'On the grounds that this will be overcrowding of the living and amenity space and this is not sufficient for two dwellings unless it has been purpose built'.

4.2 Other Consultees

Environmental Services: no objection in principle

4.3 Sustainable Transport

No objection subject to the following conditions:

- Provision and retention of car parking spaces for both units;
- Provision and retention of cycle storage facilities for both units;
- Provision and retention of bin storage for both units;

Other Representations

4.4 Summary of Local Residents Concerns

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H5 of the South Gloucestershire Local Plan allows for the conversion of residential properties into smaller units provided that the proposal:

- a) Would not prejudice the character of the surrounding area;
- b) Would not prejudice the residential amenities of neighbouring occupiers;
- c) Allows an acceptable level of off street parking provision;
- d) Would provide adequate amenity space.

5.2 Design/ Visual Amenity

The application site forms a semi-detached two-storey dwelling on the western side of Watermore Close. The proposal seeks permission for the subdivision of this property to provide for two self contained flats. At ground floor, this would allow the creation of a one bedroom unit with access at the rear. At first floor, the proposal would allow a two bed unit with one bedroom within the already converted roof space. Access would be via the existing front entrance.

5.3 In the absence of any significant external changes to the property, the proposal is considered to be acceptable and in keeping with the general character of the area.

5.4 Residential Amenity

The attached property appears of handed design and benefits from apparently identical extensions to the rear (it is noted that the existing glazed lean-to would be demolished). In this regard, the ground floor bedroom would replace the kitchen with the lounge unaltered. This internal arrangement is considered to better suit the neighbouring property and thus it is not considered that planning permission could be reasonably withheld on this basis.

5.5 At first floor, the front bedroom would provide for the lounge thus introducing an area of main living accommodation adjacent to the boundary. To this extent, it is noted that the supporting text to policy H5 advises that internal alterations should be designed to minimise the impact of noise and disturbance on any adjoining property. However, the scope for Building Regulation considerations was extended in 1991 to cover detailed requirements for sound insulation between converted flats and adjoining dwellings.

5.6 In view of the above, and given a number of other approvals that have allowed this type of relationship, it is not considered that planning permission could be reasonably withheld.

5.7 Amenity Space

The rear garden would be subdivided with the main part serving the ground floor unit but with an area separated to provide for the flat above. On balance, this arrangement is considered to be acceptable with any refusal likely to be unsustainable.

5.8 Further, having regard to the level of amenity space provided, it is considered that this would satisfy policy H5 given that this size of unit is unlikely to provide family accommodation. Further, in the case of a recent appeal decision where permission was refused for a flatted development due in part to the lack of amenity space, the Inspector found that this did not provide good reason to refuse permission.

5.9 Highway Safety

The proposal would provide one parking space for each unit thus complying with planning policy T8. Further, satisfactory cycle storage accommodation is provided in accordance with planning policy T7. As such, there is no transportation objection subject to the provision and retention of both in addition to the provision and retention of the bin storage accommodation proposed.

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.

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

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

7. RECOMMENDATION

7.1 Planning Permission is GRANTED subject to the following conditions:

Background Papers PT07/2554/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 off-street parking facilities (for both cars and cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason(s):

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

3. The bin store hereby approved shall be provided prior to the first occupation of the units hereby approved and thereafter retained for that purpose.

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.