



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

**CIRCULATED SCHEDULE NO. 35/08**

**Date to Members: 29/08/08**

**Member's Deadline: 04/09/08**

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 5pm)**. 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 (eg, if the schedule is published on a Friday, comments have to be submitted by the end of Thursday) (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](mailto: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](mailto: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: 29/08/08**

**SCHEDULE NO. 35/08**

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 5pm), 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](mailto: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.

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

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

**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 .....**

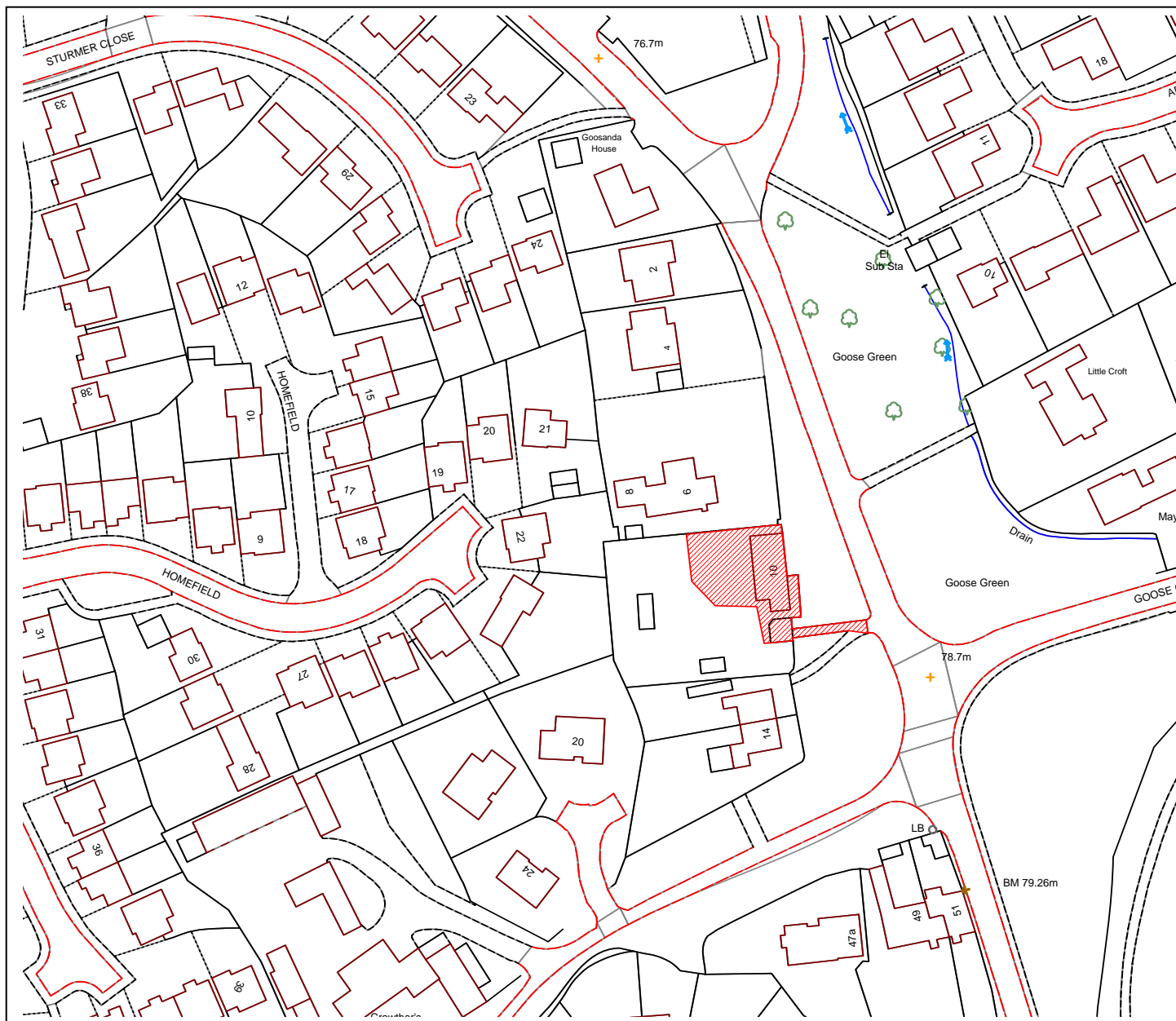
**DATE .....**

# Circulated Schedule 29 August 2008

<b>ITEM NO.</b>	<b>APPLICATION NO</b>	<b>RECOMMENDATION</b>	<b>LOCATION</b>	<b>WARD</b>	<b>PARISH</b>
1	<b>PK08/1242/F</b>	Approve with conditions	10 Goose Green, Yate, South Gloucestershire, BS37 5BJ	Yate North	Yate Town Council
2	<b>PK08/1458/F</b>	Approve with conditions	Land to end of Furzewood Road, Kingswood, South Gloucestershire, BS15 4HH	Kings Chase	
3	<b>PK08/1884/F</b>	Approve with conditions	24 Whitecroft Way, Kingswood, South Gloucestershire, BS15 9YN	Woodstock	
4	<b>PK08/1994/F</b>	Approve with conditions	5 Melrose Close, Yate, South Gloucestershire, BS37 7AY	Yate Central	Yate Town Council
5	<b>PK08/2059/R3F</b>	Approve	Old Sodbury C of E Primary School, Church Lane, Old Sodbury, South Gloucestershire, BS37 6NB	Cotswold Edge	Sodbury Town Council
6	<b>PK08/2136/F</b>	Approve with conditions	45 Spring Hill, Kingswood, South Gloucestershire, BS15 1XR	Kings Chase	
7	<b>PK08/2168/R3F</b>	Approve	Emersons Green Village Hall, Emerson Way, Emersons Green, South Gloucestershire, BS16 7AP	Emersons Green	Mangotsfield Rural Parish Council
8	<b>PK08/2198/F</b>	Approve with conditions	57A, Jefferies Hill Bottom, Hanham, South Gloucestershire, BS15 3BE	Hanham	Hanham Parish Council
9	<b>PT08/1137/F</b>	Approve with conditions	881-883 Filton Avenue, Filton, South Gloucestershire, BS34 7HL	Filton	Filton Town Council
10	<b>PT08/1811/O</b>	Approve with conditions	The Larches, Bristol Road, Thornbury, South Gloucestershire, BS35 3JA	Thornbury South and Alveston	Thornbury Town Council
11	<b>PT08/1872/F</b>	Approve with conditions	Brabazon Office Park, Golf Course Lane, Filton, South Gloucestershire, BS34 7PZ	Filton	Filton Town Council
12	<b>PT08/1883/F</b>	Approve with conditions	26 Huckford Road, Winterbourne, South Gloucestershire, BS36 1DU	Winterbourne	Winterbourne Parish Council
13	<b>PT08/2101/F</b>	Approve with conditions	34 Ottrells Mead, Bradley Stoke, South Gloucestershire, BS32 0AJ	Bradley Stoke North	Bradley Stoke Town Council
14	<b>PT08/2183/F</b>	Approve with conditions	The Old Bakery, The Street, Olveston, South Gloucestershire, BS35 4DR	Severn	Olveston Parish Council

**CIRCULATED SCHEDULE NO. 35/08 – 29 AUGUST 2008**

<b>App No.:</b>	PK08/1242/F	<b>Applicant:</b>	H & A J Developments Ltd
<b>Site:</b>	10 Goose Green, Yate, South Gloucestershire, BS37 5BJ	<b>Date Reg:</b>	8th May 2008
<b>Proposal:</b>	Erection of two storey, first floor and single storey rear extensions and first floor side extension to form garage and additional living accommodation.	<b>Parish:</b>	Yate Town Council
<b>Map Ref:</b>	71368 83471	<b>Ward:</b>	Yate North
<b>Application Category:</b>	Minor	<b>Target Date:</b>	20th June 2008



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**N.T.S**

**PK08/1242/F**

## **INTRODUCTION**

This application has been referred to the Circulated Schedule due to the receipt of objections from local residents and the Yate Town Council.

### **1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for the erection of two storey, first floor and single storey rear extensions and a first floor side extension at No. 10 Goose Green, Yate.
- 1.2 During the course of the application, a revised drawing is submitted to reposition the proposed garage by re-arranging the internal layout and relocating the garage from the side (south) elevation to the rear (west) elevation.

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

#### **2.2 Development Plans**

##### **South Gloucestershire Local Plan (Adopted) January 2006**

D1	Design
L1	Landscape Protection and Enhancement
H4	Development with Existing Residential Curtilages, including Extensions and New Dwellings
T8	Parking Standards
T12	Transportation Development Control Policy for New Development

### **3. RELEVANT PLANNING HISTORY**

- 3.1 N2052 Use of land and buildings as a bird farm (renewal of temporary consent)  
Approved 13.11.75
- 3.2 N2052/1 Use of land and buildings as a bird farm  
Approved 15.02.79
- 3.3 P88/3376 Erection of two single storey rear extensions to provide lounge / sun room.  
Approved 11.01.89
- 3.4 PK06/3310/F Erection of 1 no. dwelling with integral garage and additional detached garage for use by No. 10 Goose Green.  
Approved 05.04.07
- 3.5 PK08/1236/F Erection of 1 no. detached dwelling with access and associated works.  
Reused 19.06.08

- 3.6 PK08/1239/F Erection of 1 no. detached dwelling with associated works.  
(Amendments to previously approved scheme PK06/3310/F)  
Approved 20.06.08

#### 4. **CONSULTATION RESPONSES**

##### **(a) Statutory Consultees**

###### 4.1 Yate Town Council

The Yate Council objects the proposal and raises the following issues:

- Overdevelopment of site
- Conditions against severance
- Inadequate parking
- Overdevelopment given locality (three properties)
- There is only one legal right of access to the site for one property; therefore the other properties do not have vehicular access. This will mean they will have to park on the public highway which will have a detrimental effect on Goose Green Common.
- The impact of the built form of all of these properties would be detrimental to the amenity of Goose Green
- The cottage dated from 18<sup>th</sup> century and is an important building in the town.

###### 4.2 Sustainable Transport

No objection on the revised proposal.

##### **(b) Other Representations**

###### 4.3 Local Residents

Three local residents objected the proposal and the following concerns are raised:

- 10 Goose Green was the original Goose Green bird farm and the proposed extension will have a detrimental effect to the aesthetic appeal of the property.
- The proposal will compromise the outlook, destroy privacy and change the light into neighbour garden.
- The proposal is further maximize on the acquired gained Rights of Access sold to the development
- The amount of increased population, vehicular access and parking on the common in unacceptable.

#### 5. **ANALYSIS OF PROPOSAL**

##### 5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for development within existing residential curtilages including extensions and new dwellings subject to there being no adverse impact on the existing visual and residential amenities within the immediate area. Therefore subject to these constraints, the proposal is considered acceptable in principle.

As the property is not a listed building or locally listed building and the site is not within a curtilage of listed building or conservation area, the proposal is therefore assessed against Policy D1 of the adopted local plan.

## 5.2 Scale and Design

The proposal is to erect a number of extensions at the rear and the side of the property.

The proposed extensions would have a gable roof, which would match that of the host dwelling. The extensions would not be higher than the host dwelling. Officers consider that the proposed extensions would be in keeping with the character of the host dwelling. A sloping dormer is proposed on one of the rear extension, which is also considered to be acceptable in terms of scale and design. The materials to be used for the extensions would match to the existing dwelling. It is considered that the proposal would not have detrimental impact upon neighbouring properties. As most part of the new extensions would not be visible from the public highway and the proposed side extension is not large in scale, it is considered that the proposal would not have a detrimental impact upon the character of the area to warrant a refusal of this application.

## 5.3 Impact upon Residential Amenity

One window is proposed on the first floor in the rear elevation of the rear extension, and it would look over the rear garden. Two roof lights and one bedroom window are proposed on the side elevation of the side extension, and they would look over the driveway. It is therefore considered that the proposal would not cause significant loss of privacy to the neighbouring properties.

The proposed rear extensions would be at least 8 metres away from the rear boundary and approximately 23 metres from the rear boundary of No. 22 /23 Homefield. It is therefore considered that the proposal would not cause any harmful impact, in terms of overlooking and overbearing, upon the neighbouring properties to warrant a refusal of this application.

With regard to the provision of amenity space, the proposal would retain approximately 108 square metres as a private rear garden for the dwelling. It is therefore considered that the proposal would not constitute an overdevelopment within the site.

## 5.4 Transportation Issues

This is one of three planning applications that have been submitted for this site (see also PK08/1236/F & PK08/1239/F).

This proposal seeks planning permission to extend the existing dwelling on the ground and first floor to provide a garage and additional living accommodation, making a four-bed dwelling after development.

Vehicular access will remain the same as the existing, although it is proposed to provide access to an additional dwelling as part of another proposal on the site (PK08/1236/F).

The applicant submitted a revised proposal to demonstrate the internal dimensions of the proposed garage will be 3.5 metres wide by 6 metres deep. In addition, the garage door is also relocated from the side elevation to the rear



elevation to improve the inter-visibility within the site. It is therefore considered that the proposal would be acceptable in terms of highway safety.

#### 5.5 Tree Issues

There are no significant trees in the rear garden that would be affected by the proposed development. At the front of the property there is a young sycamore tree standing on the existing driveway; this is a good tree with the potential to become a significant tree contributing to the character of the locality therefore it should be retained, protected and managed in a way that ensures their long-term viability in accordance with South Gloucestershire Council adopted policy L1.

There is a row of mature Lime trees growing along the edge of the road in front of the property; these are significant trees contributing to the character of the locality therefore they should be retained, protected and managed in a way that ensures their long-term viability in accordance with South Gloucestershire Council adopted policy L1.

Access to the site for development traffic and storage of materials near the trees should be avoided, protective fencing inline with BS5837: (2005) should be erected around the Sycamore and the Limes either side of the driveway before the development commences and maintained until its completion. A planning condition is recommended to ensure that this is the case.

#### 5.6 Drainage

The Council's Drainage Engineer raised no objection to the principle of the development.

#### 5.7 Other Issues

With regard to the right of access, this is a private civil matter for the applicant to resolve with other owner of the site/access. The ownership issue is not a planning merit to assess the proposal.

#### 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 recommendation to grant planning permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan

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

## **7. RECOMMENDATION**

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

### **Background Papers**      **PK08/1242/F**

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

### **CONDITIONS**

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

Reason

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

2. The 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 existing Sycamore tree standing and overhanging the existing driveway shall be retained. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work].

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the same place and that tree shall be of such size, species and shall be planted at such times, as may be specified in writing by the Local Planning Authority.

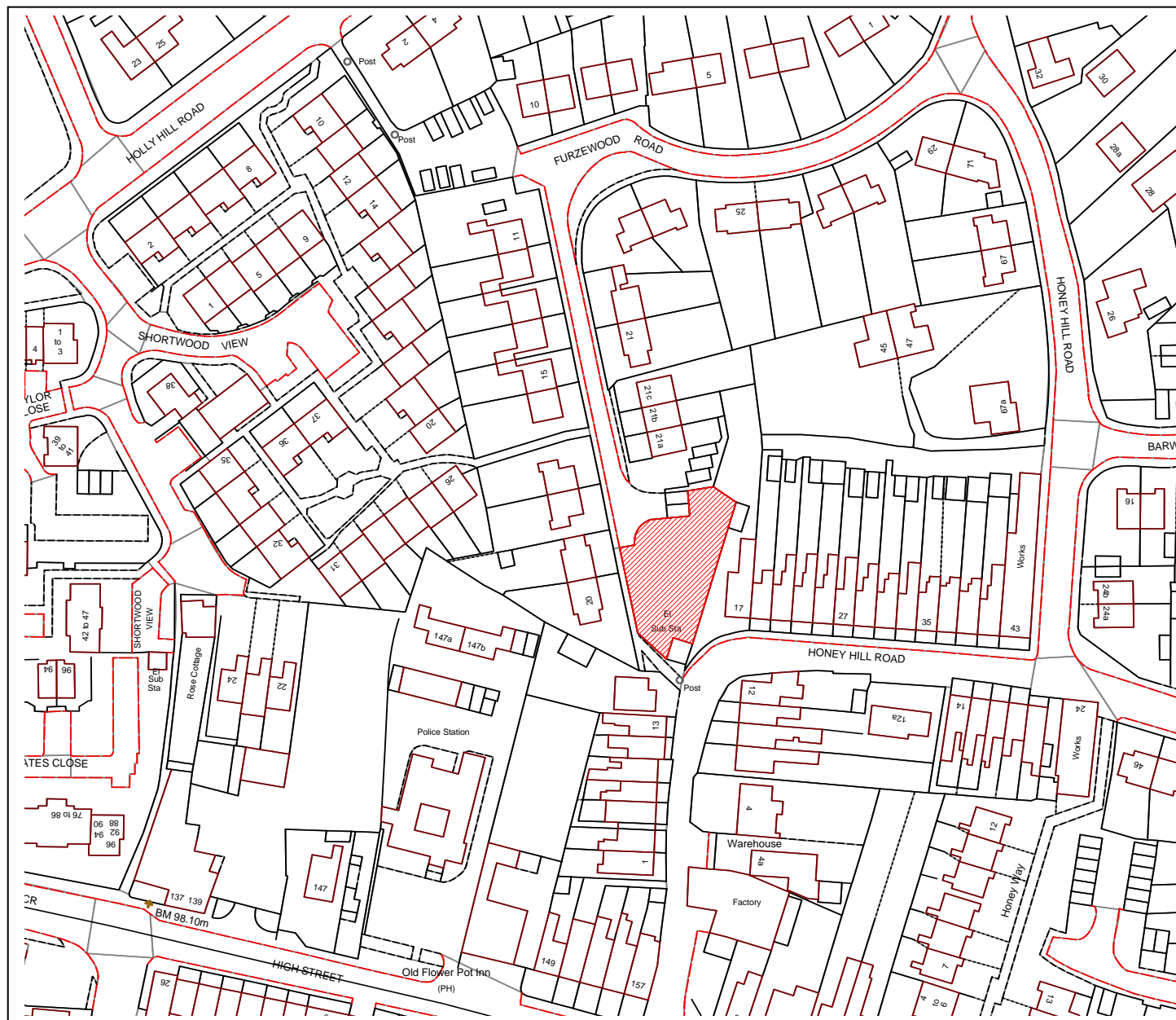
The erection of fencing for the protection of any retained tree shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, material and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason

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

**CIRCULATED SCHEDULE NO. 35/08 – 29 AUGUST 2008**

<b>App No.:</b> PK08/1458/F	<b>Applicant:</b> Mr G Scott
<b>Site:</b> Land to end of Furzewood Road, Kingswood, South Gloucestershire, BS15 4HH	<b>Date Reg:</b> 29th May 2008
<b>Proposal:</b> Erection of 3no. terraced dwellings with access and associated works.	<b>Parish:</b>
<b>Map Ref:</b> 65675 73858	<b>Ward:</b> Kings Chase
<b>Application Category:</b> Minor	<b>Target Date:</b> 9th July 2008



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**N.T.S**

**PK08/1458/F**

## **INTRODUCTION**

This application has been referred to the Circulated Schedule due to the receipt of a local resident's objection with regard to the highway and parking issues.

### **1. THE PROPOSAL**

- 1.1 This planning application seeks full planning permission for the erection of 3 no. two-storey terraced dwelling with access and associated works on the land to the end of Furzewood Rod, Kingswood.
- 1.2 During the course of the application, a revised proposal is submitted to replace the gable roof with a hipped roof and to lower the ridgeline by 0.5 metres. In addition, a separate pedestrian access is provided for the cycle store at Unit 2.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transportation

#### 2.2 Development Plans

##### South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L1	Landscape Protection and Enhancement
H2	Residential Development
T7	Cycle Parking Provision
T8	Parking Standards
T12	Development Control Transportation Policy

#### 2.3 Supplementary Planning Guidance

Supplementary Planning Document Design Checklist

### **3. RELEVANT PLANNING HISTORY**

- 3.1 No planning history relates to the application site

### **4. CONSULTATION RESPONSES**

#### **(a) Statutory Consultees**

- 4.1 No Parish/Town Council

- 4.2 Sustainable Transport  
No objection

- 4.3 Public Rights of Way Officer  
No objection

- 4.4 Tree Officer  
No objection

- 4.5 Drainage Engineer  
No objection

**(b) Other Representations**

4.2 Local Residents

One letter has been received and the local resident has a concern over how building materials and machinery will access the development at present. Also, parking spaces 5 and 6 will mean few parking spaces for residents when parking is already a major issue in the road.

**5. Analysis of Proposed Development.**

**5. ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The site is within the established settlement boundary as defined on the local plans. Government advice contained in PPG3 – ‘Housing’ (para. 54 and 58) supports a more efficient use of land in the urban area, with a (para.11) provision for more intensive housing development in and around existing centres and close to public transport nodes.

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.

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.

Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 seeks to secure good quality designs.

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.

## 5.2 Density

Policy H2 seeks to ensure that sites are developed to a maximum density compatible with their location and like PPG3 seeks to avoid development, which makes an inefficient use of land. PPG3 defines an inefficient use as a density of less than 30 units per hectare, and the supporting text to Policy H2 sets out the Council's expectation that higher densities (in excess of 50 dwellings per hectare) will be achieved in and around existing town centres and at locations well served by public transport.

The South Gloucestershire Local Plan (Adopted) 6th January 2006 and PPG3 (para.54) also seek to ensure, in achieving higher densities for new development, that "*local planning authorities and developers think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment*". The density of development on this 0.06 ha plot equates to 50 units per hectare. It is therefore considered that the proposal would comply with the national and local planning guidance.

## 5.3 Scale and Design

National guidance in PPG3 'Housing', places emphasis on the provision of a mix in the size, type and location of housing. The three proposed dwellings would be three bedroomed two-storey dwellings of modest proportions. The surrounding housing comprises two-storey Victorian terraces and some semi-detached houses. The development site situated at the end of the cul-de-sac. Having regard to the sites constraints officers consider that in this case there is no specific requirement for site layout to conform to the established pattern of development within the wider locality.

Furthermore, as the area is mixed of different style of residential dwellings, there is no strong architectural vernacular within the vicinity that needs to be followed. The dwellings would have a hipped roof with render and brick plinth to ground floor with black grovebury pantiles above. Off-street parking are provided within the site. Officers are satisfied that the scale and design of the proposed development would adequately integrate within the existing built form and urban landscape.

## 5.4 Impact Upon Residential Amenity

Adequate amenity space would be provided to serve each dwelling.

As there is no habitable window proposed on either side elevation of the building, it is considered that the proposal would not cause significant loss of privacy or inter-visibility between the neighbouring properties and the proposed dwellings.

The west elevation of the new dwellings would be approximately 10 metres from the front elevation of No. 19 and No. 20 Furzewood Road. There is a footpath running along the front of these neighbouring properties. The revised proposal is submitted to replace a gable roof with a hipped roof, which would minimise the overbearing impact upon these neighbouring properties. The east elevation of the new dwellings would be approximately 9 metres away from the side elevation of the adjacent property, No. 17 Holly Hill Road. This property has one secondary bedroom window on the first floor and two kitchen windows on the ground floor. As the proposed dwelling would situate at an angle of

these habitable windows, it is considered that the proposal would not have significant overbearing impact upon to warrant a refusal of this application.

5.5 Highway Issues

Planning permission is sought to erect three three-bed dwellings on an area of land at the end of Furzewood Road, an unclassified residential cul-de-sac.

Vehicular access to all the dwellings will be off the existing turning head. Six parking spaces will be provided, four to the north of the site and two tandem spaces to the west adjacent to Unit 3. This level of parking will provide two spaces for each of the three dwellings which is within the standards set out in Policy T8 of the SGLP and is therefore considered acceptable.

A revised proposal is submitted and demonstrated that a separate pedestrian access to the rear of Unit 2 to ensure that there is an access to the proposed cycle store.

There is no transportation objection to this proposal.

5.6 Drainage

The Council Drainage Engineer has no objection to the proposal.

5.7 Ecology

There is no ecological interest on the site and accordingly there are no ecological constraints to the proposal.

5.8 Tree / Landscape

There are no trees issues associated with this application.

5.9 Environmental Issues

Whilst there will 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.

5.10 Community Services Department

The proposal is for 3no. dwellings only and since this falls below the 10 unit threshold for contributions to Community Services, no contributions are requested in this case.

5.11 Education Service

Due to the small size of the development including only 3no. dwellings, it is considered that no contributions to education provision can be justified for this development.

5.12 Affordable Housing

The site area is below 0.05 hectares in area and the proposed number of units (3) 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.

### 5.13 Design and Access Statement

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

### 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.

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

## 7. RECOMMENDATION

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

**Background Papers**      **PK08/1458/F**

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

## CONDITIONS

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

Reason:

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

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



Reason:

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

3. The hours of working on site during the period of construction shall be restricted to 07.30 to 18.00 Mondays to Fridays, 08.00 to 13.00 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 protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy H2 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. 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, 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:

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

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

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.

6. Prior to the commencement of works, drainage detail proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (e.g. soil permeability, watercourses, mining culverts) within the development shall be submitted for approval in writing to 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 L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. 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.



## **INTRODUCTION**

This application has been placed upon the Circulated Schedule due to the receipt of 1 letter of objection.

### **1. THE PROPOSAL**

- 1.1 The application site is situated in a residential suburb of Kingswood. The site forms part of the existing curtilage of a two storey detached dwelling with attached side garage. The application site is bounded by an electrical substation site to the south east with access onto Lower Cock Road to the north west. The application site is situated within the urban area as defined in the adopted South Gloucestershire Local Plan.
- 1.2 The application proposes the erection of a semi detached two storey dwelling attached to no. 24 to the north east, with parking for two vehicles adjacent to Lower Cock Road.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development  
PPS3 Housing  
PPG13 Transport
- 2.2 Development Plans  
  
South Gloucestershire Local Plan (Adopted) January 2006  
D1 Design  
H2 Proposals for Residential Development in Urban Areas  
H4 Development within Existing Residential Curtilages  
T8 Parking Standards  
T12 Transportation for New development
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist – August 2007

### **3. RELEVANT PLANNING HISTORY**

- 3.1 P80/4631 Erection of 6 terraced houses and 1 detached house. construction of assoc. garages parking spaces screen walls and footpath (Previous ID: K1218/1)  
Approved 21.01.1981

### **4. CONSULTATION RESPONSES**

- 4.1 Consultees  
  
Sustainable transport – No objection, subject to conditions  
  
Public Rights of Way Officer – No objection

## **Other Representations**

### **4.3 Local Residents**

One email raising objection received from the occupiers of 22 Whitecroft Way raising the following concerns:

The development may be used for business purposes; existing parking issues would be exacerbated; concern in relation to building on party boundary; proposed area designated for dustbins would be situated too close to no. 22.

## **5. ANALYSIS OF PROPOSAL**

### **5.1 Principle of Development**

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals new dwellings within the existing residential curtilage, providing that the design is acceptable, highway safety would not be compromised, adequate parking and private amenity space is provided and that there is no unacceptable impact on residential and visual amenity.

### **5.2 Visual amenity**

Policy D1 of the Local Plan requires all new development to be well-designed. The proposed dwelling would be situated within a suburban residential context. The application site forms part of the existing curtilage of 24 Whitecroft Way, a detached two storey dwelling. No. 24 is currently the only detached dwelling on Whitecroft Way and occupies a more generous plot than the other dwellings in the area. The reason for this being that an electrical substation occupies an area south east of no. 24. The proposed dwelling would have a subservient form and design to no. 24 softening the visual impact of the proposed building which would read more as an extension to no. 24 rather than a single dwelling. The design and materials would be of good quality in keeping with the character of the existing dwelling no. 24 and would respect the character distinctiveness and amenity of the surrounding area sitting comfortably within the street scene.

In terms of the layout of the application site, there would inevitably be an awkward relationship between the south east elevation of the proposed dwelling and the substation as this elevation would effectively become the boundary to the substation site and the outlook from the proposed lounge windows would face into the substation site itself. However, the desirability of this outlook is a matter for market forces to dictate rather than the planning system. As such it is considered that the design of the proposal accords with the criteria of Policy D1.

### **5.3 Residential amenity**

The proposed dwelling would project less than 1m beyond the existing rear elevation of no. 26 and would sit flush with the rear elevation of no. 24. The proposed dwelling would result in no additional ability to overlook any private amenity space or windows of dwellings in the area than existing. The proposed dwelling would therefore result in no additional material loss of residential amenity to the adjacent occupiers.

The proposed dwelling would have a similarly sized rear garden to many of the other dwellings on the north side of Whitecroft Way, which excluding the proposed parking area would measure 40m<sup>2</sup>. This is considered to be a sufficiently sized private amenity space, commensurate to the size of the proposed dwelling. Similarly the resultant private amenity space for no. 24 36m<sup>2</sup> would be adequately sized. The occupier of no. 26 raised a concern in terms of the positioning of the proposed bin storage on the boundary with no. 26. The proposed bin store due to its domestic function and small scale would result in no material loss of amenity to the adjacent occupiers.

The proposed dwelling would be situated only 4.5m from the electrical sub station to the east which emits a constant low pitched noise. As indicated in paragraph 5.2 the desirability of living in accommodation with this relationship will be dictated by market forces and is not a reason to demonstrate material harm in planning terms.

#### 5.4 Parking and highway safety

The application proposes two off street parking spaces for each of the existing and proposed dwellings. This meets the parking standard in the adopted South Gloucestershire Local Plan. The proposal would result in an increase in traffic and manoeuvring of vehicles using Lower Cock Road. However, considering Lower Cock Road is not a classified road and services approximately 50 existing dwellings, this increase in traffic and manoeuvring is considered not to be significant. As such the proposal would result in no significant material harm in terms of highway safety.

#### 5.5 Other issues

The occupier of no. 26 raised a concern that the proposed building may be used for commercial purposes. The applicant has applied for a residential use only for the building and as such any material change of use to the building would require planning permission.

#### 5.6 Design and Access Statement

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

#### 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.

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 Consent is GRANTED subject to the following conditions and informatives:

### **Background Papers**      **PK08/1884/F**

**Contact Officer:**    **Sean Herbert**  
**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 dwelling hereby permitted shall match those used in the adjacent dwelling known as 24 Whitecroft Way, Kingswood.

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 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. The parking facilities shall provide parking for two vehicles for each of the existing dwelling (24 Whitecroft Way) and the dwelling hereby permitted.

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. All vehicular parking facilities shall be made up from permeably bound surfacing and these shall be maintained satisfactory thereafter.

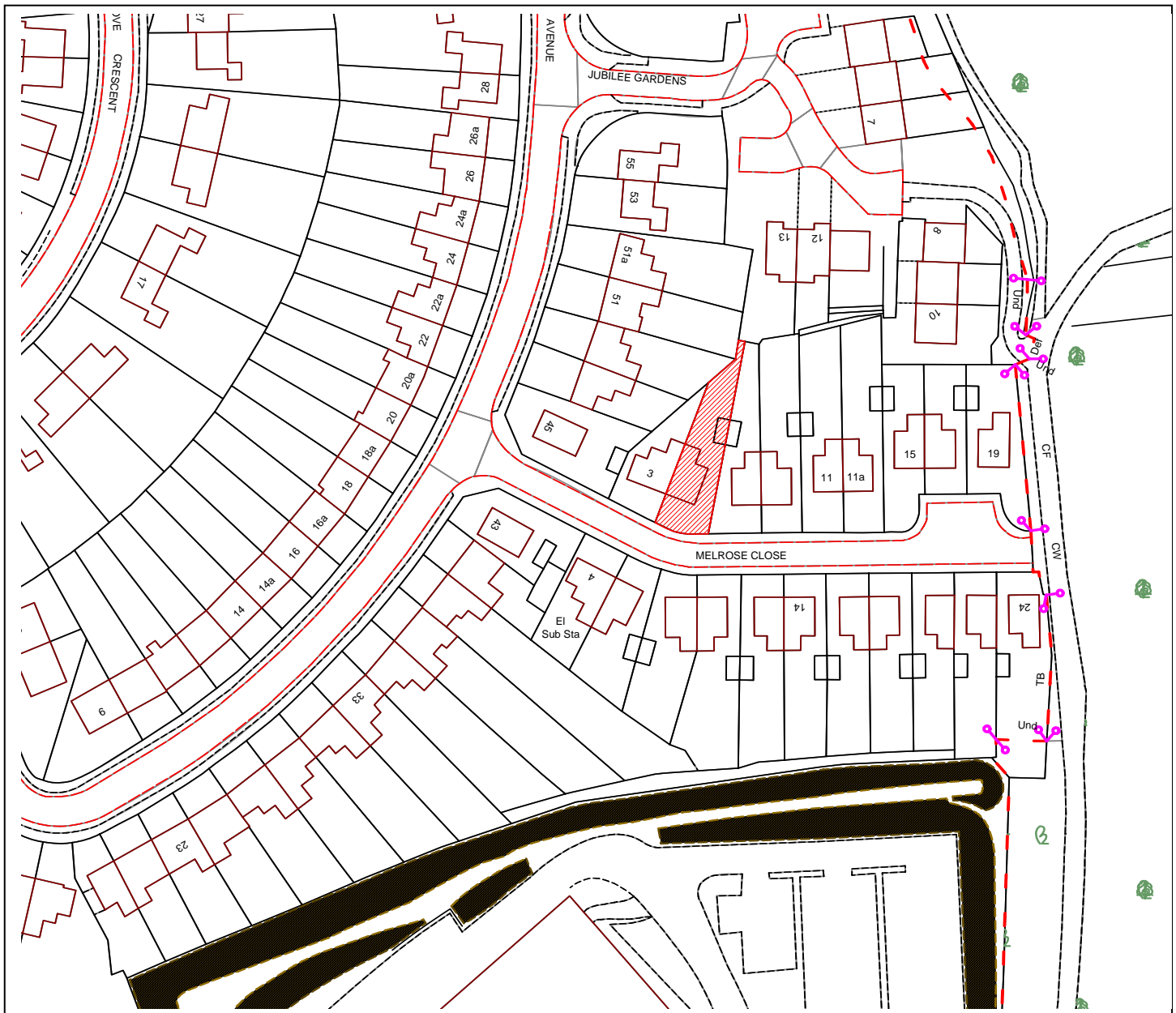
Reason:

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

**CIRCULATED SCHEDULE NO. 35/08 – 29 AUGUST 2008**

**App No.:** PK08/1994/F  
**Site:** 5 Melrose Close, Yate, South Gloucestershire, BS37 7AY  
**Proposal:** Erection of two storey side extension to form garage and additional living accommodation. Erection of rear conservatory. (Resubmission of PK08/1400/F).  
**Map Ref:** 72236 82682  
**Application Category:** Minor

**Applicant:** Mrs Grzesiak  
**Date Reg:** 15th July 2008  
**Parish:** Yate Town Council  
**Ward:** Yate Central  
**Target Date:** 4th September 2008



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100023410, 2008.

**N.T.S**

**PK08/1994/F**

## **INTRODUCTION**

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

### **1. THE PROPOSAL**

1.1 This application relates to a two-storey semi-detached property. It is proposed to erect a two-storey extension, creating a new garage (replacing an existing detached garage), first-floor bedroom and extending a master bedroom in the roof space. In addition there is a rear conservatory proposed.

1.2 The majority of the surrounding area is characterised by similar dwellings.

### **2. POLICY CONTEXT**

2.1 National Guidance  
PPS1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 Development within Existing Residential Curtilages

2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist – August 2007

### **3. RELEVANT PLANNING HISTORY**

3.1 PK08/1400/F Erection of two storey side extension to form garage and additional living accommodation. Erection of rear conservatory.  
Refused on Design Grounds June 2008

### **4. CONSULTATION RESPONSES**

4.1 Yate Town Council  
No Objection

4.2 Other Consultees  
None

#### **Other Representations**

4.3 Local Residents

One letter has been received from a local resident raising the following objections regarding the proposed development which have been summarised as follows by the Planning Officer:

-Extension impact on daylight

-Out of keeping

-Demolition of garage out of keeping

-Loss of privacy

-Will set precedence

-Such plans would not have been allowed when the development was built.



## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity.

5.2 Members are advised to consider that this planning application is a resubmission of a scheme (PK08/1400/F) that was recently refused on design grounds. As this scheme is similar to that refused the only issue for consideration relates to whether or not the reason for refusal has been addressed, all other issues i.e. impact on residential amenity were considered acceptable last time and therefore cannot be re-visited.

### 5.3 Design

The previous application was refused on design grounds, and the Planning Officer made the following assessment at the time:

*The extension is proposed to be identical in height to the existing welling, with matching ridge and eaves. Therefore the roof of the extension would not appear subservient to the original semi-detached house. The existing house is 5.8m wide, and the extension would add almost 4m in width to the property, and it would cover the gap between the house and the neighbouring boundary. It is considered that the width of the extension, when conjoined with the massing of the roofscape, would be incongruous, to the detriment of the site, streetscene and surrounding area.*

5.4 This current application has sought to address the above objection by amending the design of the proposed extension. Although the width of the extension remains the same the extension has been set back 0.40m from the existing front building line of the dwelling and the ridge height has been set down. The width of the extension is dictated due to the need for a garage. So although the extension will fill the gap, it is considered that as it has been designed so as to read as a subservient extension that on balance it is considered acceptable.

### 5.5 Residential Amenity

Objections have been raised from the neighbouring occupiers on the grounds that the proposed extension will result in a loss of light and privacy. At the time of the previous application the Planning Officer made the following assessment:

*Although the amenity of the occupiers of the application site would not be detrimentally affected, there have been comments received regarding the impact of the amenity of neighbouring occupiers and the loss of light. Given the positioning of the proposed extension in relation to the existing two storey neighbouring dwelling, it is not considered that there would be a harmful impact upon the residential amenities of the neighbouring occupiers of 7 Melrose Close by virtue of any loss of light or overbearing impact. There would furthermore, be no overlooking impact from the proposed 2<sup>nd</sup> floor window given first floor/second floor windows.*

5.6 As this scheme is similar to the previous application, no objection is therefore raised.

5.7 Other Issues

Concerns have been raised that this application if allowed will set precedence. Members are advised to consider that any future planning application within Melrose Close will be assessed on its own individual planning merits.

5.8 Design and Access Statement

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

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.

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      PK08/1994/F**

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

## **CONDITIONS**

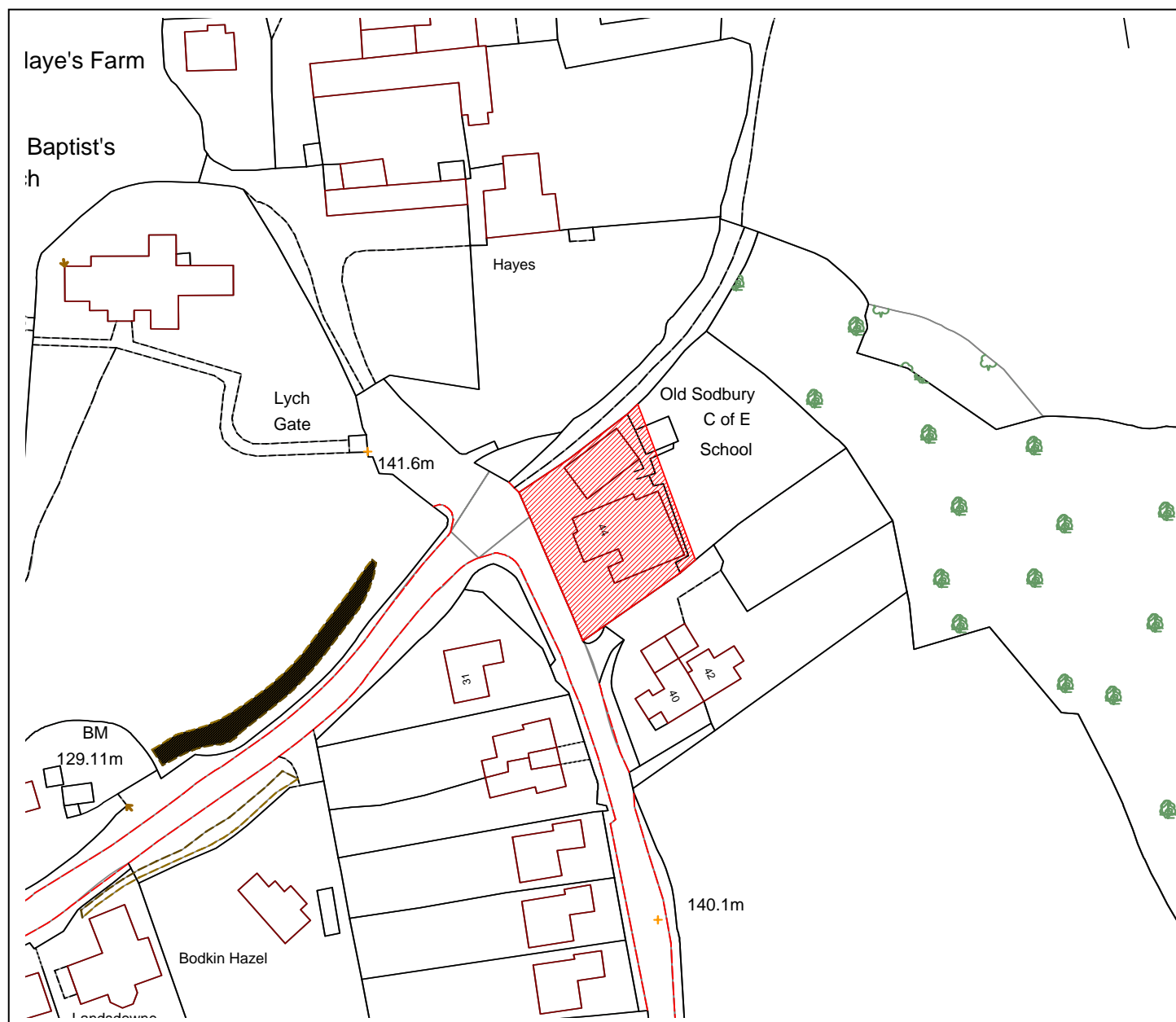
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

## CIRCULATED SCHEDULE NO. 35/08 – 29 August 2008

<b>App No.:</b>	PK08/2059/R3F	<b>Applicant:</b>	Mr CIV Williams
<b>Site:</b>	Old Sodbury C of E Primary School, Church Lane, Old Sodbury, BRISTOL, South Gloucestershire, BS37 6NB	<b>Date Reg:</b>	22nd July 2008
<b>Proposal:</b>	Erection of steel curved canopy between main school building and single storey classrooms.	<b>Parish:</b>	Sodbury Town Council
<b>Map Ref:</b>	75656 81755	<b>Ward:</b>	Cotswold Edge
<b>Application Category:</b>	Minor	<b>Target Date:</b>	16th September 2008



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**N.T.S**

**PK08/2059/R3F**

## **INTRODUCTION**

This planning application has been referred to the Council's Circulated Schedule as the applicant is South Gloucestershire Council and this is in accordance with the Council's procedure.

### **1. THE PROPOSAL**

1.1 This planning application seeks planning permission for the erection of steel curved canopy.

1.2 The application site relates to a detached primary school which lies just outside the settlement boundary of Old Sodbury but is within the Cotswolds Area of Outstanding Natural Beauty.

### **2. POLICY CONTEXT**

2.1 National Guidance  
PPS1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

LC4 Proposals for Education facilities

L1 Landscape Protection

L2 AONB

2.3 Supplementary Planning Guidance  
Supplementary Planning Document "Design Checklist"

### **3. RELEVANT PLANNING HISTORY**

3.1 P88/2976 – Erection of 5 bay Elliot classroom, approved 1988

### **4. CONSULTATION RESPONSES**

4.1 Sodbury Town Council  
No objection

#### **Other Representations**

4.2 Local Residents  
No comments received

### **5. ANALYSIS OF PROPOSAL**

5.1 Principle of Development  
Policy LC4 of the South Gloucestershire Local Plan allows for the expansion or improvement of education facilities subject to the satisfaction of a number of criteria being stratified. Although this policy relates to sites within urbane areas, it is considered that the principles of this policy are relevant. Regard must also be had Policy LC4 as this seeks to protect the AONB.

## 5.2 Visual amenity

The application site relates to a stone faced detached school building with an adjacent Elliott building. This application proposes to replace an existing timber canopy which links the school and Elliott to provide a covered walkway for the children. The application proposes a modern structure i.e. steel canopy. It is considered that the introduction of a modern feature will enhance the existing situation and therefore no objection is raised.

## 5.3 Residential Amenity

The proposed works by reason of their siting would have no adverse impact on neighbouring properties.

## 5.4 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.

## 5.5 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.

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

## 7. RECOMMENDATION

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

**Background Papers**      **PK08/2059/R3F**

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

## **CONDITIONS**

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

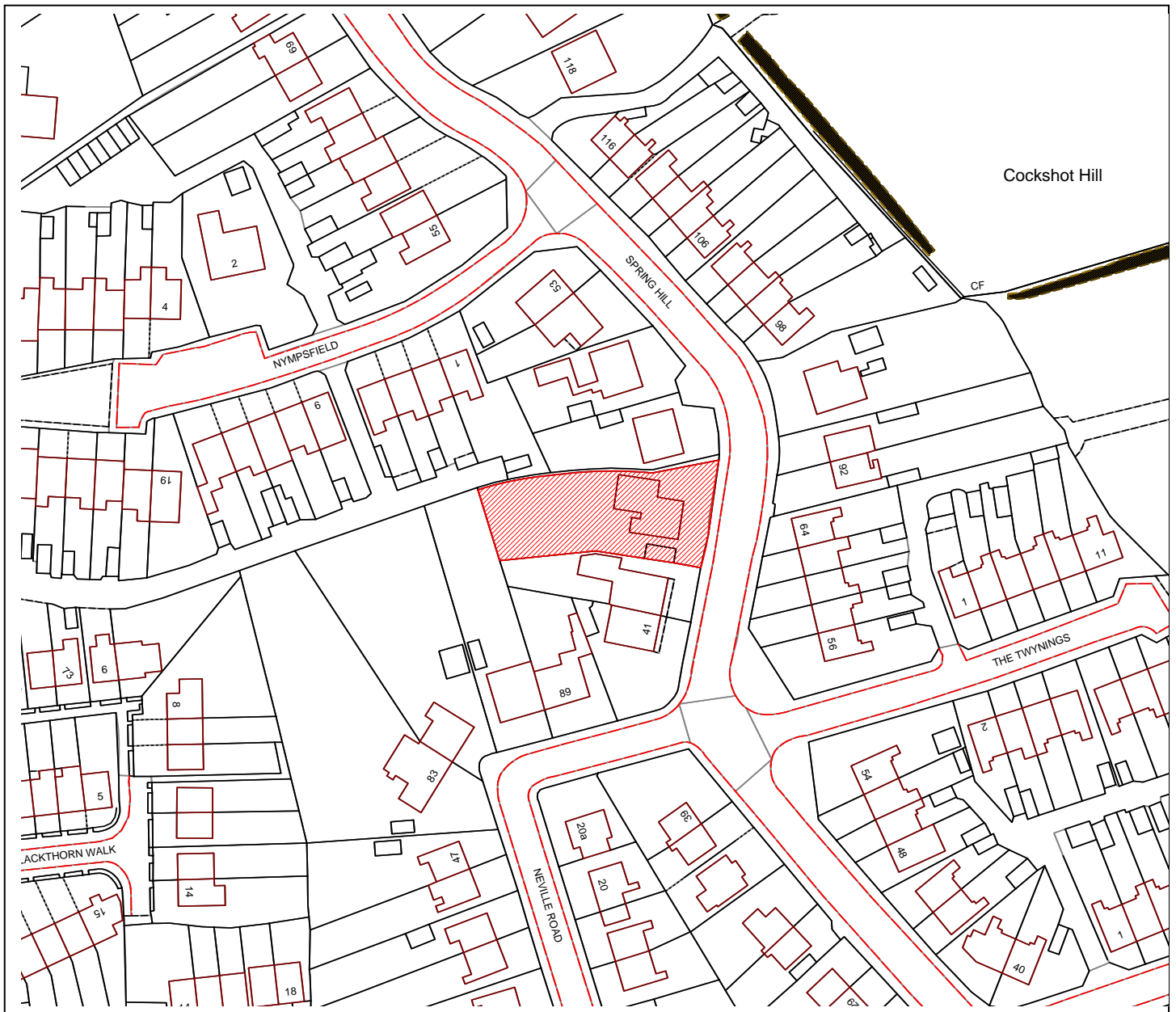
Reason:

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

**CIRCULATED SCHEDULE NO. 35/08 – 29 August 2008**

**App No.:** PK08/2136/F  
**Site:** 45 Spring Hill, Kingswood, South Gloucestershire, BS15 1XR  
**Proposal:** Erection of first floor to existing bungalow to form two storey house. Erection of two storey side extension to form garage with home office above.  
**Map Ref:** 65168 74646  
**Application Category:** Minor

**Applicant:** Mr S Fairweather  
**Date Reg:** 29th July 2008  
**Parish:**  
**Ward:** Kings Chase  
**Target Date:** 16th September 2008



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## **INTRODUCTION**

This application appears on the Circulated Schedule following objections raised by a local resident, which are contrary to the officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The application relates to an extended detached bungalow, situated within a large plot located on the western side of Spring Hill, Kingswood. The location is suburban and residential in character, with a variety of single and two-storey dwellings within the street scene. Spring Hill slopes steeply to the south and the application site is on a bend in the road. A long garden lies to the rear of the site, at the bottom of which, is an old brick-built air raid shelter.
- 1.2 It is proposed to create a 4 bedroom two-storey dwelling by extending the existing bungalow upwards on the existing foot-print. It is also proposed to erect a two-storey side extension to the southern side of the new dwelling to create an integral single garage with an office above; this would replace the existing detached single garage.
- 1.3 Planning permission PK05/3209/F was previously granted for the demolition of the existing bungalow and the erection of two new link-detached dwellings on this site. A subsequent application PK08/0517/F to extend the existing dwelling to create two dwellings with a large garage to the front was refused. The current proposal follows negotiations carried out between the applicant and officers.

### **2. POLICY CONTEXT**

- 2.1 National Guidance
  - PPS1 Delivering Sustainable Development
  - PPG3 Housing
  - PPG13 Transport: Guide to Better Practice

- 2.2 Development Plans

Joint Replacement Structure Plan

Policy 1 - Sustainable development objectives.

Policy 2 - Location of development.

Policy 33 - Housing provision and distribution.

Policy 34 - Re-use of previously developed land.

South Gloucestershire Local Plan (Adopted) 6th January 2006

D1 - Design

L1 - Landscape Protection and Enhancement

L17 & L18 - The Water Environment

EP1 - Environmental Pollution

EP2 - Flood Risk and Development

EP7 - Unstable Land

H2 - Residential Development within the existing Urban Area

H4 - Development within Existing Residential Curtilages

H6 - Affordable Housing

LC2 - Provision of Education Facilities

T7 - Cycle Parking Provision  
T8 - Parking Standards  
T12 - Transportation Development Control Policy for New Development  
LC4 - Proposals for Educational and Community Facilities Within the Existing Urban Area.

### 2.3 Supplementary Planning Guidance

Advice Note 1 - Altering Your Home 1991

Advice Note 2 - House Extensions 1991

The South Gloucestershire Design Check List (SPD) Adopted 23<sup>rd</sup> August 2007

## 3. RELEVANT PLANNING HISTORY

3.1 PK05/3209/F - Demolition of existing bungalow to facilitate the erection of 2no. dwellings with associated works.

Approved 30<sup>th</sup> Jan 2006

3.2 PK08/0517/F - Erection of first floor to existing bungalow to form two-storey house. Erection of single-storey rear extension with terrace over. Erection of detached garage. Erection of two-storey attached dwelling to south elevation.

Refused 14<sup>th</sup> April 2008 for following reasons:

- Cramped development with inadequate private amenity space.
- Not in-keeping with building line on Spring Hill.
- Overbearing impact on No.47.
- Overlooking of neighbouring property from rear balcony.

## 4. CONSULTATION RESPONSES

4.1 Parish Council

Not a parished area.

4.2 Other Consultees

None

### Other Representations

4.3 Local Residents

1no. letter of objection was received from the occupant of neighbouring no.47 Spring Hill who raised the following concerns:

- Loss of view from patio, and kitchen and bedroom window.
- Loss of light to back room and kitchen.
- Loss of property value.
- The revised plans do not differ significantly from those refused under PK08/0517/F.

## 5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The acceptance in principal of a larger property i.e. two dwellings, on this site has already been accepted with the granting of planning permission PK05/3209/F. The site lies within the Urban Area and is previously developed land and can therefore be assessed as a brownfield windfall site. PPS3 supports the generation of mixed communities in sustainable locations and at para.20 states:

*“Key characteristics of a mixed community are a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people.”*

- 5.2 Having regard to the adopted Joint Replacement Structure Plan, Policy 34 states that in making allocations for housing provision, Councils should give priority to the re-use of previously developed land. Similarly, Policy 33 states that priority will be given to the re-use of previously developed sites *within the urban area*. Furthermore, Policy 2 of the JRSP, 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 relates to development within existing residential curtilages and lists criteria covered by H2. Policy D1 seeks good quality designs in new development. Policies T8 and T12 relate to parking standards and transportation development control issues respectively.
- 5.5 The current application now seeks to merely extend the existing bungalow, mainly upwards, to create a larger i.e. 4 bedroom property to accommodate the applicant's growing family. The scheme seeks to overcome the previous refusal reasons for application PK08/0517/F which sought to create an additional dwelling on the site, as well as extending the existing bungalow together with the erection of a large garage in the front garden.
- 5.6 In the current scheme it is no longer proposed to create an additional dwelling; the detached garage has been deleted from the scheme; the proposed rear balcony has been deleted; and the overall layout revised to be more in-keeping with the established building lines.

5.7 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.

- 5.8 Only one unit would now remain on the 0.08ha site, the dwelling would however increase in size from a 2 bed to a 4 bed family dwelling. Whilst the granting of PK05/3209/F established that two small semi-detached houses could be accommodated on the site, officers consider that the current proposal to create one large family dwelling still makes efficient use of the site. The site is in a sustainable location, being close to local shops and within a relatively short journey to the shopping and community facilities, and main bus routes in Kingswood Town Centre.

5.9 Scale and Design

Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 requires a good standard of design, in particular the siting, layout, form, scale, height, detailing, colour and materials should be informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality.

- 5.10 By extending on the existing bungalow's footprint, a larger four bedroom house would be created. The existing single garage to the south of the existing bungalow would be demolished and replaced by a two storey extension to the main building, thus creating a single garage at ground floor with an office above. It is noted that the massing of this element is significantly less than the previously proposed attached dwelling; the ridge height having been lowered and a gable now facing Spring Hill. The massing of the extension to the north has also been reduced by lowering the ridge height. Furthermore the previously proposed detached garage has been deleted from the scheme whilst to the rear of the proposed dwelling, the first floor balcony has also been deleted, and this section of the rear elevation has also been slightly amended to reduce the depth of extension.

- 5.11 Given that there are a variety of property types in Spring Hill, and that the revised proposal now accords with the established building line, officers consider that the proposal would not now represent an incongruous element within the street scene. The revised design is now considered to be acceptable and would be in accordance with the requirements of Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) 6th January 2006.

5.12 Impact Upon Residential Amenity

Adequate private amenity space would be retained in the rear garden, to serve what would be a large family size dwelling. Adequate boundary treatments could be erected or retained to ensure privacy at ground floor level. So as to lessen the disturbance to residential property during the construction phase, a condition could be imposed to control the hours of working on the site. Adequate bin storage for the property could also be provided within the large garden area.

- 5.13 The new two-storey element to the north would be erected above only part of the existing single storey-footprint, such that the two-storey element would only project some 3.5m beyond the rear elevation of neighbouring no.47, which is slightly less than previously proposed. The previously proposed rear balcony/terrace however, with its high flank screen walls, has been deleted from the scheme.
- 5.14 Despite protruding to the rear of no.47, the proposed two-storey element to the rear of no.45 would be set back 2m from the boundary of no.47. Officers have viewed the application site from the rear patio of no.47 as well as from the rear ground floor windows, and the rear and side windows of the first floor bedroom of this property.
- 5.15 The first floor side window to no.47 currently offers extensive views to the south, some of which would be lost if no.45 is extended upwards as proposed. Loss of view is however not a material consideration in the determination of planning applications. This secondary bedroom window would still be 8.5 to 9.0m from the main side elevation of no.45 and this is a common enough relationship, as can be seen elsewhere within Spring Hill.
- 5.16 Moving to the impact on the patio and rear windows of no.47; officers acknowledge that whilst these areas may experience some overshadowing and loss of light, this would only be at certain times of the day and is unlikely to have a significant adverse impact. Given the need to make the most efficient use of the site; the proposed revised scheme would not on balance, have such a detrimental impact as to justify refusal of planning permission on this issue alone. No first floor windows would be inserted in the proposed northern elevation, so there would be no issue of inter-visibility or overlooking for no.47.
- 5.17 Given the scale and character of no.43 to the south, the extended no.45 would not have an overbearing impact, there being a garage projecting to the rear of no.43 and no significant habitable room windows in the facing side elevation of this property. The impact on property values is not a material consideration in the determination of planning applications.
- 5.18 On balance therefore the proposal would not result in a significant adverse impact upon residential amenity.
- 5.19 Transportation Issues  
Spring Hill is an unclassified residential highway. After development there would be a 4-bed dwelling with an attached single garage on the site with 2no. additional parking spaces, one to the front of the garage and another on a separate driveway. It is proposed to utilise the existing access for the garage and create a new vehicular access to the northern part of the front garden.
- 5.20 Adequate parking in line with Policy T8 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 would be provided. Subject to conditions to secure: adequate hard standing to the front of the dwellings; and a height restriction of 0.6m for the boundary walls to the front of the site and between the two plots, to provide adequate visibility splay; there are no highway objections.

5.21 Landscape Issues

Policy L1 seeks to conserve and enhance the character, distinctiveness, quality and amenity of the landscape. A hedge exists between the garden of No. 47 and the application site. Should this hedge be removed, the garden of the proposed new dwelling would be overlooked by the existing dwellings up the hill to the detriment of levels of residential amenity. In light of this possible detrimental impact on levels of residential amenity for the occupiers of the proposed new dwelling, a condition would be attached to any consent granted to ensure that this hedge is retained unless the Local Planning Authority gives consent in writing for any variation. There is no other vegetation of note on the site. There are therefore no landscape objections to the proposal.

5.22 Drainage

PPG25 and Policy EP2 of the South Gloucestershire Local Plan (Adopted) 6th January 2006, require that proposed development ensures that foul and surface water disposal arrangements are acceptable and incorporate sustainable drainage principles. In addition, development will not be permitted where it could increase the risk of flooding. The Council's Drainage Engineer has raised no objections to the principle of the development, which would also be the subject of Building Control. Any connection to the public sewer system would first have to be agreed with Wessex Water; connections to Private Sewers are civil matters.

5.23 Environmental Issues

Policy EP1 does not permit development that would unacceptably harm the environment, or the health, safety and amenity of users of the site or surrounding land, as a result of pollution to water, air or soil, or through noise, vibration, light, heat or radiation. The Council's Environmental Health Officer, has raised no objection to the proposal. Whilst there will inevitably be some disturbance for neighbouring occupiers during the demolition and 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.

5.24 Conservation Issues

It is understood that it proposed to demolish the air raid shelter. Prior to any development on the site a photographic record of the air raid shelter would be required. This could be secured by condition.

5.25 Affordable Housing

The proposal is for 1no. dwelling only, which is below the Council's threshold (15) for affordable housing provision. The site is also less than 0.5ha in area.

5.26 Education Service

The proposal is for 1no. dwelling only, which is below the Council's threshold (5) for contributions to the Education Service.

5.27 Community Services

The proposal is for 1no. dwelling only, which is below the Council's threshold (10) for contributions to Community Services.

## 5.28 Design and Access Statement

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

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

## 7. RECOMMENDATION

- 7.1 That planning permission be GRANTED subject to the following conditions:

**Background Papers**      **PK08/2136/F**

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

### **CONDITIONS**

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

Reason:

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

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

Reason:

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

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

Reason:

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

4. 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 EP1, EP2, L17 & L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The off-street car parking facilities, shown on the Site Plan - Proposed 318/17 B hereby approved shall be provided before the first occupation of the dwelling so approved, 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.

6. The parking facilities hereby approved shall, prior to their first use, be surfaced with a bound material, and 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.

7. The boundary walls to the front of the plot and to either side of the accesses onto Spring Hill shall be no higher than 0.6m high and 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.

8. The hours of working on the site for the period of construction of the development hereby approved, shall be restricted to 07.30 to 18.00 Monday to Friday and 07.30 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 Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

9. Other than those shown on the plans hereby approved, no new first floor windows, dormers or roof lights shall be inserted at any time in the building, unless the Local Planning Authority gives consent in writing to any variation.

Reason:

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

10. Prior to the commencement of the development hereby approved, 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 shall be submitted to the Local Planning Authority for approval. 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 H4/D1/L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

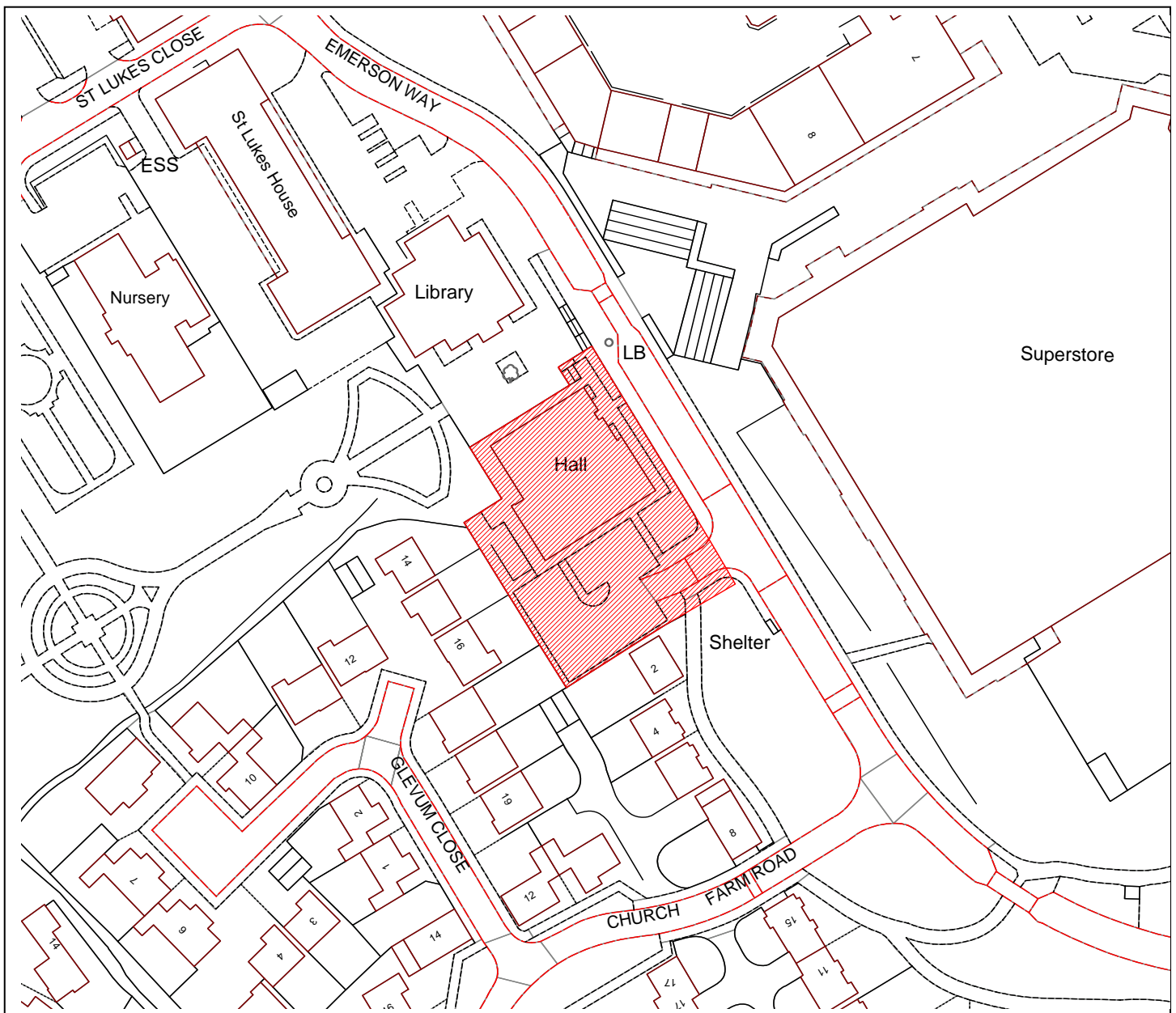
11. Prior to the demolition of the existing brick built air raid shelter, a detailed photographic record of the building shall be submitted to and agreed in writing by the Local Planning Authority. Two "original" paper copies and one CD digital copy of the agreed schedule must be given to the Council.

Reason:

In the interests of archaeological investigation or recording, and to accord with Policy L11 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

## CIRCULATED SCHEDULE NO. 35/08 – 29 August 2008

<b>App No.:</b>	PK08/2168/R3F	<b>Applicant:</b>	Emersons Green Village Hall Trust
<b>Site:</b>	Emersons Green Village Hall, Emerson Way, Emersons Green, South Gloucestershire, BS16 7AP	<b>Date Reg:</b>	4th August 2008
<b>Proposal:</b>	Erection of single storey rear extension.	<b>Parish:</b>	Mangotsfield Rural Parish Council
<b>Map Ref:</b>	67124 77097	<b>Ward:</b>	Emersons Green
<b>Application Category:</b>	Minor	<b>Target Date:</b>	19th September 2008



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This application has been placed upon the Circulated Schedule, as it is an application submitted by the Council.

## **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of a single storey extension at the rear of Emersons Green Village Hall. The extension would measure 3.15 metres deep by 13 metres wide and 3 metres to its ridge. The extension would be constructed of matching bricks and tiles to the existing building.
- 1.2 The application concerns the new Emersons Green Village Hall, located to the west side of Emersons Way. The library surrounds the site to the north, commercial development to the east and residential properties to the south and west.

## **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  
LC4 Proposals for Education and Community Facilities within The Existing Urban Area and Defined Settlement Boundaries

## **3. RELEVANT PLANNING HISTORY**

- 3.1 PK03/2021/R3F Erection of flue to south west elevation.  
Approved 29.03.03

## **4. CONSULTATION RESPONSES**

### **(a) Statutory Consultees**

- 4.1 Mangotsfield Rural Parish Council  
No objection
- 4.2 Other Consultees  
None

### **(b) Other Representations**

- 4.3 Local Residents  
No comments received

## **5. ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
The application proposes the erection of a single storey extension to the rear of the Emersons Way Village Hall. There is therefore no objection in principle to the development subject to the following assessment.
- 5.2 Impact upon Visual Amenity

The proposed extension will be located on the rear elevation of the building and will be constructed of matching materials to the existing building. The proposed extension would only be partly visible from the highway. There is therefore no objection to the proposal in terms of its impact upon the visual amenity of the area.

### 5.3 Impact upon Residential Amenity

As previously mentioned, the application site is bounded to the west by existing residential properties. The closest property to the site is 15 Glevum Close which, is more than 20 metres from the location of the proposed extension. The extension is a single storey structure and a number of roof lights are proposed on the rear (north) elevation. It would be used for storage space for chairs and other general equipment. It is therefore considered that the proposal would not cause significant overbearing impact nor loss of privacy to the neighbouring residential properties.

### 5.4 Transportation Implications

The proposal seeks to construct a single storey extension to the rear of village hall, intended to be used for storage space. The proposal is minor in nature and it would not result in any additional traffic to and from the site. The existing off-street parking facilities for the village hall would remain unaffected by this development.

### 5.5 Design and Access Statement

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

### 5.6 Section 106 Requirements

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

## 6. **CONCLUSION**

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

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

## **7. RECOMMENDATION**

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

**Background Papers**      **PK08/2168/R3F**

**Contact Officer:**    **Olivia Tresise**

**Tel. No.**                **01454 863761**

### **CONDITIONS**

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

Reason:

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

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

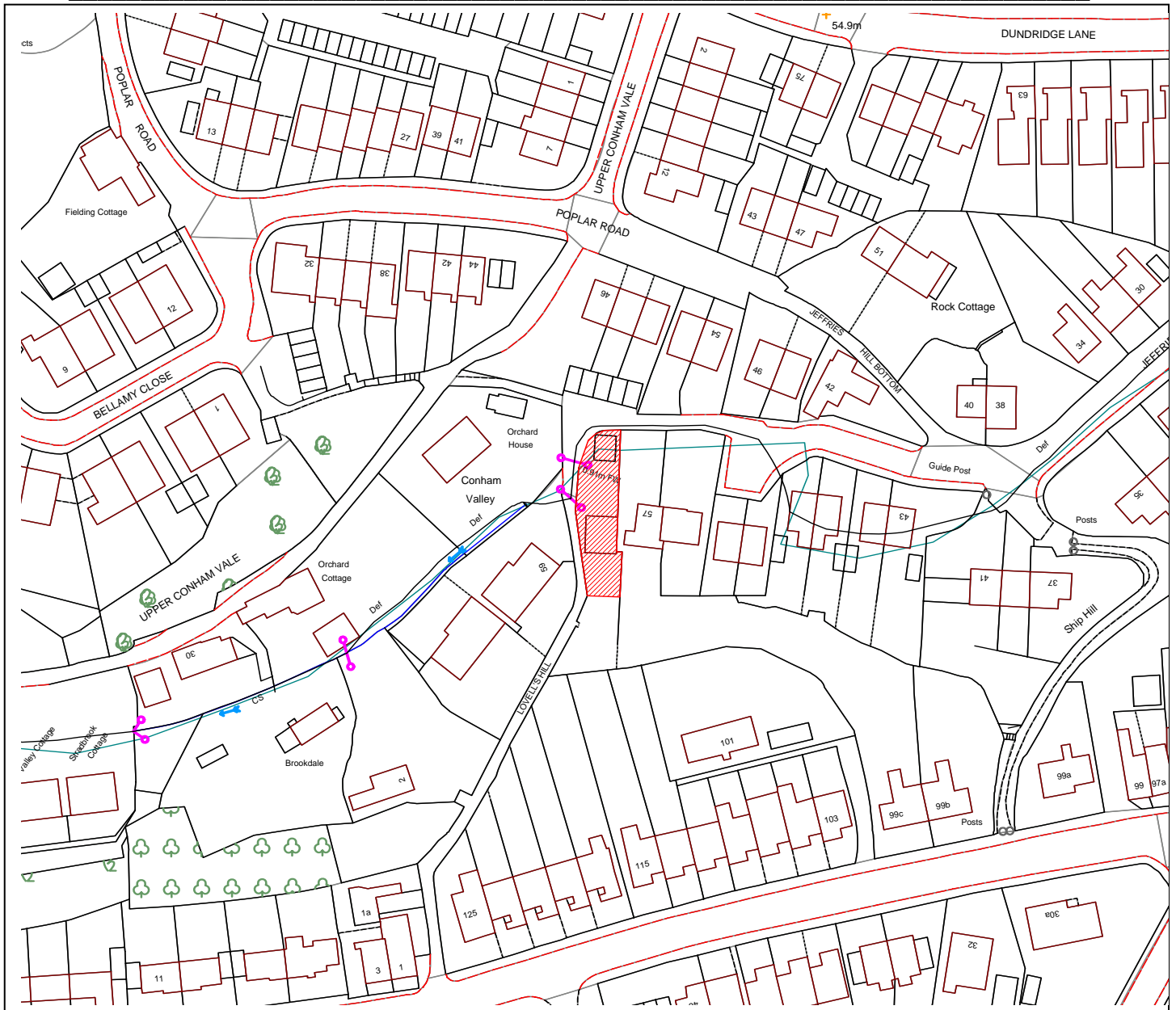
Reason:

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

**CIRCULATED SCHEDULE NO. 35/08 – 29 AUGUST 2008**

**App No.:** PK08/2198/F  
**Site:** 57A, Jefferies Hill Bottom, Hanham, South Gloucestershire, BS15 3BE  
**Proposal:** Erection of two storey rear extension to form additional living accommodation.  
**Map Ref:** 63535 72358  
**Application Category:** Minor

**Applicant:** Mr J Cloley  
**Date Reg:** 6th August 2008  
**Parish:** Hanham Parish Council  
**Ward:** Hanham  
**Target Date:** 22nd September 2008



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**N.T.S**

**PK08/2198/F**

## **INTRODUCTION**

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

### **1. THE PROPOSAL**

1.1 This application seeks planning permission for the erection of a two storey rear extension to this two storey Bradstone and tile detached house. The dwelling stands at the bottom of a valley and cuts into the hillside a little, which then forms a steep rear garden to the property, bounded by a footpath to the West. The front of the site is dominated by a detached garage.

1.2 The house to the east, No. 57 does not project as far to the rear as the house on the site and as a result, although it is detached and therefore offset, it appears that the habitable rear facing windows are subject to some overbearing impact, but for the fact that for the nearest room, on the ground floor, the window is secondary. The boundary treatment between the properties is a 1.8 metre fence, next to the houses. A similar treatment divides the site from the footpath.

### **2. POLICY CONTEXT**

2.1 National Guidance  
PPS1 Delivering Sustainable Development

2.2 Development Plans  
South Gloucestershire Local Plan (Adopted) January 2006  
D1 Design  
H4 House extensions  
L1 Trees and landscape

### **3. RELEVANT PLANNING HISTORY**

3.1 None since the house was built

### **4. CONSULTATION RESPONSES**

4.1 Hanham Parish Council  
No objection

4.2 Other Consultees  
Tree Officer

There are no tree issues associated with the actual extension, however. At the front of the property there is a large, mature Lime tree which is covered by a Tree Preservation Order also there is a group of trees in the rear garden which are covered by a group Tree Preservation Order.

The supplied map showing the position of the proposed extension indicates that the it should not affect the trees or their rooting area. Soil compaction can occur from storage of materials, passage of plant and machines over the rooting area of the trees. To ensure the health and longevity of the trees their rooting areas should be protected to avoid soil compaction which could result in possible root damage or death. Protective fencing in accordance with BS5837:2005 should be erected prior to the commencement of any works and maintained for the duration of the development.

I have no objection to this application but would recommend consent is withheld until a Tree constraints plan showing protective fencing is supplied to and approved by South Gloucestershire Council.

### Public Rights of Way

The development may affect the nearest recorded public right of way, reference KW 71, which runs adjacent to the site. Please see enclosed plan. We have no objection in principle to this application subject to informatives to be included on the decision notice.

### **Other Representations**

#### 4.3 Local Residents

One letter of objection was received, citing overbearing impact from the proposed extension.

## **5. ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

This application stands to be assessed against the policies listed above in the light of all material considerations. The issues to be resolved are design/ visual amenity and the effect of the proposal on the residential amenity of adjoining occupiers. In this case, since the proposal is for a rear extension, the impact would only be felt by the property on either side – on one side separated immediately by a footpath. Amended plans were requested and received (although not re-consulted on) requiring the deletion of side facing windows at first floor level and bringing the sides of the extension in to demonstrate subservience to the dwelling.

### 5.2 Residential Amenity

As noted above, the width of the proposed extension has been reduced on the amended plans, while its depth remains at 3.4 metres. It should be noted that the house on the site stands a little further back than the adjacent dwelling, but the relationship is detached. It is considered therefore that the proposed extension would not have any overbearing impact upon the adjacent property. At ground floor level, the nearest room in the adjacent property has windows facing forward and to the rear, therefore the impact of the proposal would not be overbearing on a primary window. In this regard, the proposal is considered to comply with policy. Secondary windows to serve the bedrooms created in the extension are shown as high level and obscure glazed. They are intended to bring extra light into these rooms, although the main windows would ion each case face onto the rear garden. A condition shown below prevents the insertion of any further windows. Again, it is considered that residential amenity would not be compromised as a result of this proposal, subject to compliance with that condition.

### 5.3 Design/ Visual Amenity

The amendments to the design have ensured that the extension would exhibit a subservient relationship to the host dwelling, being narrower and lower. The materials are shown to match the host dwelling and the proposal is considered to be of an appropriate scale to comply with policies D1 and H4.

### 5.4 Tree and Footpath Issues

With regard to the footpath which runs adjacent to the site, the Council's PROW have no objection in principle to the proposal, as it would not have any effect on the footpath. Informatives will be included on any decision notice to make the householders aware not to block the footpath with stored materials etc. This issue could also be a problem within the site, affecting Trees which are covered by TPOs at both the front and rear of the site. The protection of these trees and their root areas could be best dealt with by the condition, shown below, requiring the erection of protective fencing in positions to be



agreed prior to the commencement of development. Subject to compliance with that condition, it is considered that these aspects of the proposal also comply with policy.

#### 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.

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

### 7. RECOMMENDATION

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

**Background Papers**      **PK08/2198/F**

**Contact Officer:**      **Chris Gosling**

**Tel. No.**                      **01454 863787**

### CONDITIONS

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

Reason:

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

2. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side elevation of the extension.

Reason:

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

3. Prior to the commencement of development details of the type and location of tree protection fencing shall be submitted to the Local Planning Authority for approval in writing. The tree protection measures so approved shall be retained in the approved positions throughout the implementation of this planning permission and no plant or materials shall be stored within the protected area.

Reason:

In the interests of the long term health of the trees, and to accord with Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

**CIRCULATED SCHEDULE NO. 35/08 – 29 August 2008**

**App No.:** PT08/1137/F  
**Site:** 881-883 Filton Avenue, Filton, South Gloucestershire, BS34 7HL  
**Proposal:** Erection of two storey side extensions to facilitate conversion of existing dwellings to 4 no. flats and construction of new access with associated works.  
**Map Ref:** 60823 79479  
**Application Category:** Minor

**Applicant:** Leda Stirling Ltd  
**Date Reg:** 28th April 2008  
**Parish:** Filton Town Council  
**Ward:** Filton  
**Target Date:** 16th June 2008



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## 1. THE PROPOSAL

- 1.1 This is a full application, which seeks planning permission to erect a pair of extensions to this pair of interwar semi-detached houses and convert the new structure into four two bedroom flats. Parking places would also be provided.
- 1.2 The site is located in the urban area of Filton on the corner of Filton Avenue with Conygre Road.
- 1.3 This application follows the refusal of a similar scheme for seven and then eight flats which were dismissed at appeal. The current proposal is significantly reduced from the refused schemes and is essentially extensions to houses rather than a complete rebuild.

## 2. POLICY CONTEXT

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development (Planning and Climate Change)  
PPS3 Housing
- 2.2 Joint Replacement Structure Plan (Adopted) September 2002  
Policy 34 Re-use of previously developed land
- South Gloucestershire Local Plan (Adopted) January 2006  
D1 Achieving good quality design in new development  
H2 Residential development in the urban area or defined settlement boundaries  
H4 Development within existing residential cartilages, including extensions and new dwellings.  
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  
L17 The Water Environment  
L18 The Water Environment  
EP1 Environmental pollution
- Supplementary Guidance  
By Design, Better Places to Live: A Companion Guide to PPG3.  
South Gloucestershire Design Checklist (draft for public consultation 22 September 2006)

## 3. RELEVANT PLANNING HISTORY

- 3.1 PT07/1523/F Demolition of existing 2 no. dwellings to facilitate the erection of 8 no. flats. Creation of new vehicular access with associated works. Refused and dismissed on appeal.
- 3.2 PT06/2703/F Demolition of pair semi-detached houses to facilitate erection of building to form 7 no. flats. Refused for the following reasons on 13/11/2006.
- 3.3 N3929 Erection of domestic garage Approved 3/11/1977

#### **4. CONSULTATION RESPONSES**

##### **4.1 Filton Town Council**

Concerns raised over general over intensification and again loss of family home.

##### **4.2 Sustainable Transport**

The proposed number of car parking and cycle parking spaces are considered appropriate for the scale of the development. As the four flats would have similar impact on the highway network as two houses there is no requirement for a transportation contribution.

As a result of the two issues detailed, the development does not accord with Policy T12 and as such the application is recommended for refusal.

##### **4.3 Drainage Engineer comments**

No objection subject to use of a Sustainable Urban Drainage System. Surface water not to discharge across highway.

##### **4.4 Local Residents**

Two letters of objection were received from neighbouring properties in respect of the following matters;

- increase use of vehicles and exacerbate current problems of parking in the area. One unit of accommodation does not necessarily need just one parking space.
- There are seven cars parked on the driveways no, plus cars parked on the pavements of these premises.

#### **5. ANALYSIS OF PROPOSAL**

##### **5.1 Principle of Development**

The site lies within the urban area of Filton where the principle of creating additional residential units and extending dwellings are acceptable forms of development under policies H5 and H4 of the local plan.

Policy H5 advises that conversion to smaller units will be permitted provided they;

a) would not prejudice the character of the surrounding area;

Whilst the majority of the Filton area is made up of three bedroom houses and some limited conversions or new build flats the loss of this pair of semi-detached houses to create four No. two bedroomed flats would not prejudice the character of the surrounding area. The actual form of the extensions appear as subservient side extensions which do not detract from the residential amenity of the neighbouring properties or detract from the general feeling of space at this corner site. The front elevations and side elevation facing the side garden have been amended during the course of this application to reflect the bay window form of the original houses. These amendments create an acceptable form of development which respects the form of the original houses and the character of the street scene.

b) would not prejudice the amenities of nearby occupiers.

There are two properties which adjoin this site, neither of whom are prejudiced by loss of privacy. Similarly only the side extension facing 879 Filton Avenue could be said to have any impact on a neighbour and in this respect the subservient nature of the extension and the neighbours own driveway prevent the extension at 879 from being overbearing on the neighbouring house at 879.

c) would identify an acceptable level of off-street parking.

It has been identified by neighbours that the existing occupants of the houses have a large number of cars at the premises. The proposal seeks to provide only one space for each one (and a study) or two bedroomed flat. The Council seeks a maximum of 1 car parking space per one bed unit and 1.5 spaces for two bedroom units. The Council also seeks one cycle parking space per unit. This provision is achieved and can be appropriately conditioned to ensure that it is provided.

d) would provide adequate amenity space

The four flats would share around 160 square metres of private amenity area in the rear along with the cycle parking and bin storage facilities which is considered an acceptable provision reasonably reached from all properties. The agent advises that the front area would be laid to lawn and the four parking spaces.

Policy H4 which deals with extensions to houses has largely similar considerations to those already covered but also seeks to ensure that the development does not prejudice highways safety which is considered further below.

Further when comparing this scheme to the previous refused schemes the density of this proposal against the proposal in PPS3 is favourable. PPS3 promotes higher densities where good transportation links and services occur. The density of this site is calculated at 73 dwellings per hectare which is an appropriate density given its location. This is achieved without detriment to the neighbouring occupiers as the development proposed is effectively subservient extensions. The spacious feel of the corner plot is retained and sufficient parking is provided to meet the parking standards policy contained in the Local Plan. As such the application successfully overcomes the previous reasons for refusal.

## 5.2 Transportation

The Highways officer raises no objection to the retention of each of the existing accesses for one parking space. The other two parking spaces are created on the non-classified road known as Conygre Road, located a reasonable distance from the junction. As such the current proposal is acceptable and subject to detailed design of the cycle parking and bin storage being submitted.

## 5.6 Other issues

The additional units are considered to make a negligible strain on the public services and as such no S.106 contributions are sought for open space or education. The site is not required to make provision for affordable housing as the proposal is below the fifteen unit threshold applicable in this urban area.

The site would be expected to provide a Sustainable Urban Drainage Scheme as there is no public surface water sewer and this is controlled by condition.

## 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 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 That planning permission is granted subject to the following conditions

### **Background Papers**      **PT08/1137/F**

**Contact Officer:**    **Karen Hayes**  
**Tel. No.**                **01454 863472**

### **CONDITIONS**

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

Reason(s):

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

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

Reason(s):

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

3. Within 6 months from the date of the decision 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 shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

Reason(s):

To protect the character and appearance of the area to accord with Policies H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Within 6 months of the date of the decision drainage detail proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (e.g. soil permeability, watercourses, mining culverts) within the development shall be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

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

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

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



**CIRCULATED SCHEDULE NO. 35/08 – 29 AUGUST 2008**

<b>App No.:</b>	PT08/1811/O	<b>Applicant:</b>	Executors Of The Estate Of Mr V.T.Hill
<b>Site:</b>	The Larches, Bristol Road, Thornbury, South Gloucestershire, BS35 3JA	<b>Date Reg:</b>	2nd July 2008
<b>Proposal:</b>	Erection of 2 no. dwellings (Outline) with scale, layout and means of access to be determined. All other matters reserved. (Resubmission of PT08/0871/O)	<b>Parish:</b>	Thornbury Town Council
<b>Map Ref:</b>	63618 89453	<b>Ward:</b>	Thornbury South and Alveston
<b>Application Category:</b>	Minor	<b>Target Date:</b>	22nd August 2008



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## **INTRODUCTION**

This application appears on the Circulated Schedule in view of the comments received from two neighbouring residents.

### **1. THE PROPOSAL**

- 1.1 The application seeks outline permission for the erection of two dwellings with the scale, layout and means of access to be determined; all other matters are reserved for future consideration.
- 1.2 The application site comprises the front garden area of an existing two-storey detached property on the east side of Bristol Road, Thornbury. The site lies within the Thornbury settlement boundary and beyond the green belt.
- 1.3 The application comprises a resubmission of PT08/1811/O which sought permission for one dwelling and which was refused for the following reasons:
  - 1) The proposed development is not at a density that would make the most efficient use of the land compatible with the site's location. No satisfactory reasons have been forwarded to justify why this could not be achieved. As such the proposal is contrary to Policy 35 of the Joint Replacement Structure Plan (Adopted) September 2002, Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006, the South Gloucestershire Design Checklist (Adopted) and the provisions of PPS 3 Housing.
  - 2) The existing vehicular access is restricted in terms of width and gradient and any increased use resulting from the proposed development would be prejudicial to road safety. The proposal is therefore considered to be contrary to Planning Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 1.4 Additional details have been received as part of this application in the form of an Arboricultural Method Statement.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1: Delivering Sustainable Development  
PPS3: Housing  
PPG13: Transport
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006  
D1: Achieving Good Quality Design in New Development  
H2: Proposals for Residential Development  
H4: Development within Residential Curtilages  
T7: Cycle Parking  
T8: Parking Standards  
T12: Transportation Development Control Policy for New Development  
L1: Landscape Protection and Enhancement  
L18: The Water Environment
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted)

### **3. RELEVANT PLANNING HISTORY**

- 3.1 N1672: Single-storey addition to provide washroom, utility and WC. Permitted: 10 July 1975
- 3.2 N4483: Two-storey extension to form domestic garage and utility room with two bedrooms and bathroom over. Permitted: 25 May 1978
- 3.3 PT05/0164/F: Roof line alterations to provide additional bedrooms & bathroom accommodation; conversion of garage to provide bathroom & bedroom; single-storey rear extension to form extended utility and WC; single-storey front porch and installation of front double doors with balcony at first floor. Permitted: 17 February 2005
- 3.4 PT08/0871/O: Erection of 1 dwelling (outline) with scale, layout and means of access to be determined; all other matters reserved. Refused: 21 May 2008

### **4. CONSULTATION RESPONSES**

4.1 Thornbury Town Council  
No objection

4.2 Other Consultees  
Technical Services (Drainage): no objections in principle  
Highways DC: no objection subject to conditions  
Tree Officer: no objection subject to conditions

4.3 Summary of Local Residents Comments:

Two letters received expressing the following concerns:

- o Suitable native trees & hedging should be planted along the north boundary to provide screening- this should be planted early to allow maximum growth;
- o There is already a substantial row of trees close to the north boundary which provide excellent screening- this should be retained;
- o 'Two properties erected on the proposed site will blight and overcrowd this area; spoil the whole effect of the current type and size of properties in this location';
- o There is insufficient room to build two new dwellings so as not to blight the neighbouring property and disturb views, privacy and natural light;
- o Urban development is not required in this 'select' area of Thornbury which is characterised by 'substantial executive properties';
- o The neighbouring property enjoys an open aspect, its purchase price and Council tax banding reflect this;
- o This neighbouring unit benefits from a large rear landing window allowing light (and views) in- the proposal will be detrimental to privacy and outlook;
- o The proposal might overlook a rear facing bedroom window;
- o The noise, mess and disturbance caused by a building site is not wanted;
- o The proposed trees and hedging that are used to screen the north boundary should be kept to a maximum height not exceeding the height of the existing boundary wall so as not to overshadow the adjoining garden/ property;
- o More comments will be made when more details are made available.

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

Planning policies H2 and H4 allow for new residential development subject to considerations of design, residential amenity and highway safety. Further, policy H2 cites that the maximum density compatible with the site, its location, accessibility and surroundings should be achieved. As such, the expectation is that a minimum of 30 dwellings per hectare will be provided with upwards of 50 units per hectare where local circumstances permit.

5.2 More specifically, policy H4 cites that new development will only be permitted where it respects the massing, scale, proportions, materials and overall design and character of the street scene and the surrounding area. Further, proposals should not prejudice the retention of adequate private amenity space with such provided for any new separately occupied dwelling.

5.3 Policy T12 details that development will only be allowed where it provides safe access capable of accommodating motorised traffic generated by the works and does not have unacceptable impact on road, pedestrian and cyclist safety.

5.4 Policy L1 cites that those attributes of the landscape which make a significant contribution to the landscape should be either conserved or enhanced.

### 5.5 Design/ Visual Amenity

The application relates to the front garden of the host dwelling that is largely overgrown and which sits some 2m higher than the adjoining highway retained behind a front boundary wall. The site is well screened from public view by virtue of mature tree/ hedgerow screening along the front boundary.

5.6 The application seeks outline planning approval for two detached dwellings and associated detached garage buildings. The proposals would stand side by side facing the existing dwelling with their associated rear gardens adjoining the highway. The proposals would benefit from an 'L' shaped footprint that would mirror that of the host unit. One detached garage would stand between the two properties with the second at the far end of the entrance drive adjacent to the north flank boundary.

5.7 With regards to the siting of the proposals, it is noted that there is no obvious building line on this side of Bristol Road with those properties to the north of the application site within close proximity of the highway; these comprise recently completed units also within the former garden of an existing dwelling. Further, there is no objection to the orientation of the proposals given the lower level of the adjoining highway and the tree screening that exists along this boundary.

5.8 Although no details have been provided with regards to the detailed design of the proposals, their footprint is shown by the site plan whilst the Design and Access Statement cites that the roof height would be between 7 and 7.5m to the ridge. The units would comprise three bedroom properties with the double garages single-storey. These were detached from the dwellings during pre-application discussions to help reduce their massing and scale. As such, there is no objection to this current proposal on this basis.

### 5.9 Density

Planning policy H2 advises that the maximum density compatible with the site, its location, its accessibility and surroundings should be achieved. In so doing,

- the expectation is that development will achieve a minimum density of 30 units per hectare with higher densities achieved where circumstances permit.
- 5.10 With regards to the previous proposal, this would have achieved a density of development equating to 11 dwellings per hectare; well below the required threshold. The Design and Access Statement received sought to justify this stating *'The density of the development is below 30 dwellings to the hectare but this site is constrained by the number of houses permissible off a private drive, the character of the area and to reduce the affect on neighbours and the existing dwelling'*.
- 5.11 In view of the above, it was noted that three units would be required to achieve the aspired threshold. However, given the site size, position of neighbouring dwellings and the site access (discussed below); three new dwellings would be unacceptable; two might though be achieved. As such, this current proposal would increase the proposed density level to 22 units per hectare, considered the maximum possible thus removing this previous objection.
- 5.12 It is also worth noting that the first application for two new dwellings within the garden of the adjoining Cedar Cottage (PT02/0780/F) was refused given that it was not considered to make the most efficient use of the site; a subsequent application for four dwellings (PT02/2549/O) was approved.
- 5.13 Residential Amenity  
Neighbouring properties to the north face away from the application site albeit with restricted rear gardens adjoining the shared boundary; this dictates that overlooking first floor windows are within relative close proximity. This revised proposal pushes dwelling no. 2 closer to these properties although some 5.6m would be retained to the shared boundary. Further, it would appear the side elevation of the proposed dwelling which faces thus windows are likely to be secondary windows only; all of which can be controlled at the reserved matters stage and via condition. For these reasons, it is not considered that any significant adverse impact in residential amenity would be caused. This is having regard also to the detached garage that would also be inset from the boundary, single-storey and with the roof hipped sloping inwards.
- 5.14 The host dwelling to the east faces the application site although existing tree screening would limit views. Further, the provision of two smaller dwellings has arguably reduced the impact of the proposal on the host dwelling given the spacing provided between the two new units opposite this existing dwelling. As such, and with a minimum of 16m retained between the proposals and the existing unit, it is again not considered that any significant adverse impact in residential amenity would be caused.
- 5.15 Properties to the south comprise single-storey units that align with the existing host dwelling. To this extent, and in view of the boundary screening that would help limit views of the buildings, it is not considered that any significant adverse impact in residential amenity would be caused.
- 5.16 Highway Safety  
The site is accessed via the B4061 (Bristol Road), which provides access to the wider highway network. The proposal would result in the intensification of an existing access which is narrow, steep and poorly surfaced. A shared access such as this should be capable of providing for two-way vehicular movements, to enable cars to manoeuvre onto and off the busy adjoining highway without

- the potential for conflict. Bin storage facilities should also be provided close to the frontage of the site given that service vehicles would not be able to enter.
- 5.17 Having regard to the revised details received, it is considered that the existing access can be brought up to an appropriate standard to serve this development with the access widened allowing two-way vehicular movements. Further, bin storage would be close to the front of the site whilst adequate on site parking would be provided. As such, there is no objection to this current proposal; this is subject to a condition requiring that the revised access be provided to the satisfaction of the Highways Authority.
- 5.18 Landscaping  
The application site benefits from mature tree screening along its frontage with a number of other trees within the site. In this regard, the proposal would retain those trees to the front although those towards the centre of the site would be felled.
- 5.19 Arboricultural comments received in respect of the previous application cited that those trees along the front boundary are poor specimens which are visually significant as a group but not worthy of a tree preservation order individually. It is considered that some of these could be removed which is likely to be of benefit to the retained trees whilst maintaining tree coverage.
- 5.20 There are three other trees on site which are worthy of note. The first of these comprises a Spruce tree positioned in front of the existing dwelling which is a healthy tree and in good condition; this would be worthy of a tree preservation order. Both proposals have sought to retain this tree.
- 5.21 A twin stem Ash stands centrally with this noted as being visually significant by virtue of its size. Nevertheless, this tree is of poor quality structurally and thus is not worthy of a tree preservation order. This tree would be felled as part of this current proposal.
- 5.22 Finally, an Atlantic Cedar stands alongside the existing entranceway. This is a semi-mature specimen and would be visually significant in the future if retained and allowed to grow. Whilst it would be desirable to retain this tree, its position ensures that this would also need to be felled. On balance, this is considered acceptable subject to adequate replacement planting to help mitigate its loss.
- 5.23 In order to fully assess the impact of the development on the retained trees, an arboricultural report has been submitted as part of this application which is considered to be acceptable. For these reasons, there is now no objection to the revised proposals on this basis provided that the advice contained within this report is adhered to. Further, the protective fencing proposed should be erected prior to any works commencing on site and maintained for the duration of the development works.
- 5.24 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.

## 5.25 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      **PT08/1811/O**

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

## CONDITIONS

1. Approval of the details of the and 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(s):

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 appearance of the dwellings and garage 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(s):

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(s):

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(s):

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 samples of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

To ensure the satisfactory external appearance of the development in the interests of visual amenity, and to protect the residential amenity of the neighbouring occupiers, all to accord with Planning Policies D1, H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The development hereby permitted shall comply with the recommendations of the Arboricultural Report hereby approved.

Reason(s):

To protect the character and appearance and in the interests of the long term health of the retained trees, all to accord with Policies D1, H2, H4 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. Within 3 months of the date of the decision drainage detail proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (e.g. soil permeability, watercourses, mining culverts) within the development shall be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

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

8. The off-street parking facilities (for all vehicles) shown on the plan hereby approved shall be provided before the dwellings are first occupied, and thereafter retained for that purpose.

Reason(s):

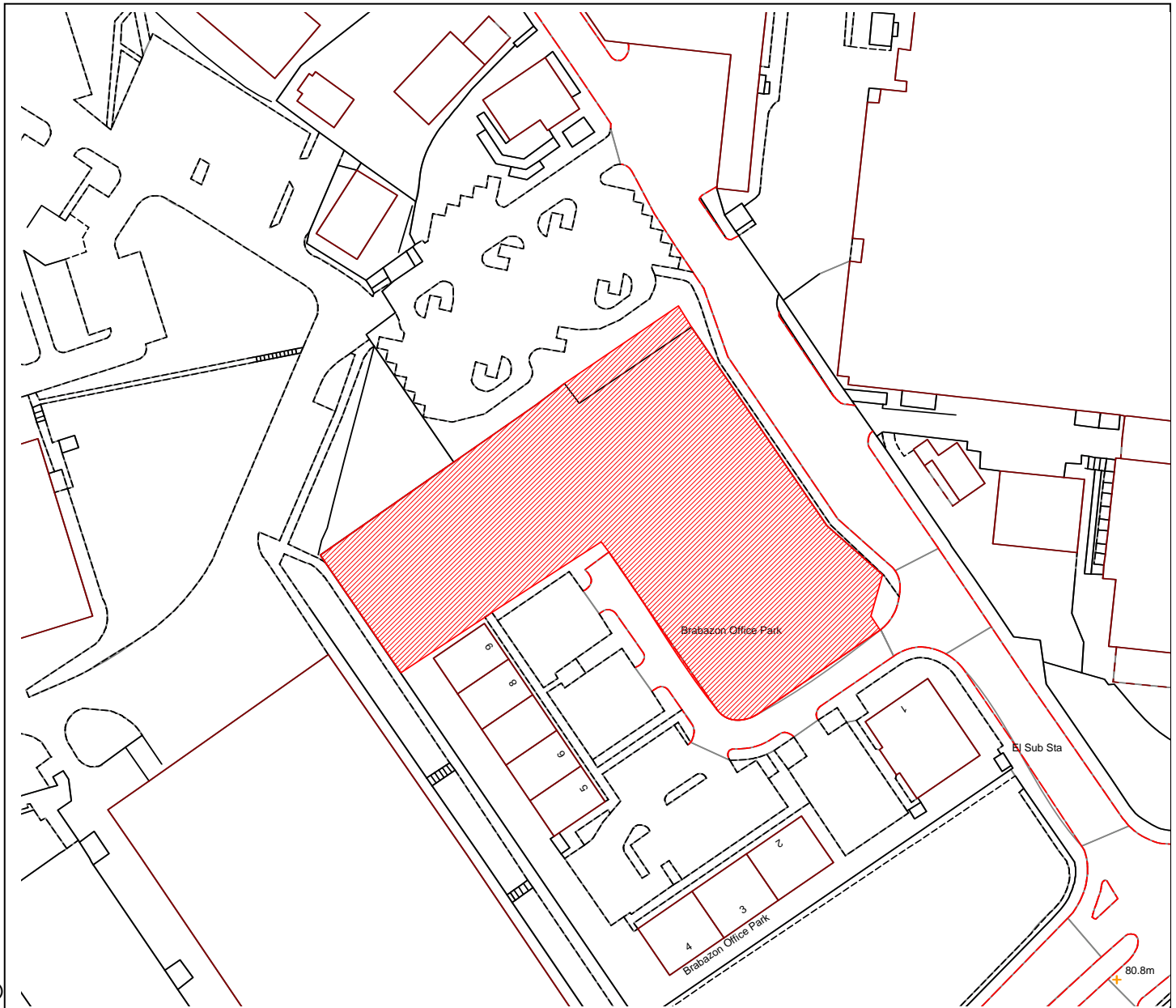
To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.



9. The proposed vehicular access provisions shall be constructed in accordance with submitted plan "proposed layout, RevE" prior to the occupation of the dwellings hereby approved 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. 35/08 – 29 AUGUST 2008****App No.:** PT08/1872/F**Applicant:** Terrace Hill  
Development  
Partnership**Site:** Brabazon Office Park, Golf Course  
Lane, Filton, South Gloucestershire,  
BS34 7PZ**Date Reg:** 7th July 2008**Proposal:** Erection of 3 no. office units (Class B1)  
with associated car parking, cycle  
parking and landscaping. (Amendment  
to previously approved scheme  
PT08/0057/F).**Parish:** Filton Town Council**Map Ref:** 59824 79070**Ward:** Filton**Application** Major**Target** 17th September**Category:****Date:** 2008

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1 N.T.S

PT08/1872/F

This application appears on the Circulated Schedule given that it forms a major submission and in view of the concerns expressed by one neighbouring resident.

## **1. THE PROPOSAL**

- 1.1 The application relates to some 0.47 hectares of land on the south west side of Golf Course Lane close to its junction with Southmead Road, Filton. The site falls within a Safeguarded Employment Area and formerly provided canteen facilities for the adjoining BAE works. Subsequently, approval was granted for fifteen two-storey office units (six buildings) to be built in two phases. Phase one has been completed and this application seeks amendments to phase two.
- 1.2 This application is the second submission in respect of phase 2 with a previous application (PT08/0057/F) having been already approved; this also sought a number of alterations to the originally approved scheme (PT06/0019/F). This current application would introduce a greater flexibility to the proposals with two of the three units to benefit from potential split occupancy. This has resulted in a number of minor elevational changes to the appearance of the buildings.
- 1.3 In view of the above, it is noted that this application would facilitate the erection of three two-storey office buildings which would be of similar size and design to the buildings previously approved. At the time of the site visit, it was noted that construction works had recently commenced.
- 1.4 Amended plans for part of this application allowing a slight reduction in the curtain walling to Unit 14/ 15 and the minor repositioning of buildings 10/ 11 and 12/ 13. This latter alteration would allow the movement of units 10/ 11 500mm to the west and 12/ 13 600mm to the east due to the discovery of a 200mm diameter water main which runs through the site.

## **2. POLICY CONTEXT**

- 2.1 National Guidance
  - PPS1: Delivering Sustainable Development
  - PPG4: Industrial and Commercial Development and Small Firms
  - PPG13: Transportation
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
  - D1: Achieving Good Quality Design in New Development
  - L1: Landscape Protection and Enhancement
  - T7: Cycle Parking
  - T8: Parking Standards
  - T10: Travel Plans
  - T12: Transportation Development Control Policy for New Development
  - E3: Criteria for Assessing Employment Development within the Urban Area
  - E4: Safeguarded Employment Areas
  - L17&18: The Water Environment
  - EP1: Flood Risk and Development

## **3. RELEVANT PLANNING HISTORY**

- 3.1 PT06/0019/F: Erection of six blocks to form fifteen offices for B1 use with car parking, landscaping and associated works. Permitted: 23 March 2006

- 3.2 PT07/1336/ADV: Display of wing-tip sign with internally illuminated lettering. Permitted: 29 May 2007
- 3.3 PT08/0057/F: Erection of three office buildings (Class B1) with associated car parking, cycle parking and landscaping. Permitted: 29 February 2008

#### **4. CONSULTATION RESPONSES**

4.1 Filton Town Council  
No comments received

4.2 Other Consultees  
Technical Services (Drainage): no objection  
Highways Agency: no objection  
Environmental Services: no objections in principle  
PROW Officer: no further comment (following previous application)  
Landscape Officer: no objection

4.3 Highways DC:  
No objection subject to the following conditions:

- o Prior to the commencement of on site works, details of the cycle provision shall be submitted and approved with this cycle provision provided prior to the first use of the facility;
- o Within six months of the occupation of the development, a full travel plan shall be submitted and approved in writing;
- o During the construction phase of development, there shall be no site deliveries during peak hours, i.e. between 09:30 and 15:30.

4.4 Summary of Local Residents Comments  
One letter received expressing the following comments:

- o The development could have been designed with more aplomb and vibrant visual appeal;
- o Golf Course Lane, Filton Park and the surrounding area are important both ecologically and environmentally;
- o Similar concerns were raised in respect of the previous application and have not yet been adequately investigated;
- o Development in and around Golf Course Lane should be suspended for at least five years- this will allow the necessary timetable to conduct thorough questioning of any future development work and also allow for proper scientific study to take into account effects upon nature, subsidence, and erosion of soak-away land creating flooding problems elsewhere!.

#### **5. ANALYSIS OF PROPOSAL**

5.1 Principle of Development  
Policy E4 of the adopted South Gloucestershire Local Plan advises that within the Safeguarded Employment Areas, planning permission will be granted for employment generating uses subject to satisfaction of the assessment criteria for planning policy E3. In this regard, this policy allows for employment uses subject to the satisfaction of the following criteria:

- a) Development would not have an unacceptable environmental effect;
- b) It would not give rise to unacceptable levels of vehicular traffic;
- c) Development would not prejudice residential amenity;
- d) The character of the area is not adversely affected;
- e) The maximum density compatible with the sites location is achieved;

f) The location is well served by public transport.

5.2 Design/ Visual Amenity

The site forms an L shaped parcel of land which interlocks with the L shaped phase 1. It comprises 0.47Ha that fronts Golf Course Lane and extends along the north boundary of the site towards the far western site boundary. Having formerly provided the canteen facilities for the adjoining BAE works, phase 1 is complete and provides three two-storey buildings comprising of three separate buildings. The new access road through the site divides phases 1 & 2 with the application site empty and devoid of any landscape features. The site falls in a southerly direction and sits at a slightly higher level to that of Golf Course Lane.

5.3 Phase one of the scheme was speculative and is now complete. The second phase of the development was to be dependent upon market demand although a planning condition attached to the original decision notice required that this stage of development be implemented within five years of this approval.

5.4 The initial revised application (PT08/0057/F) for this second phase reflected a shift in market demand since the time of the first application with a requirement for larger premises. Therefore, whilst the siting and size of these new buildings remained similar to those previously approved (PT06/0019/F), these would not now be subdivided. Nonetheless, this second revision seeks to reintroduce an element of flexibility into the scheme allowing two of the three units to benefit from split occupancy if necessary. The elevational treatment of these units has therefore been revised to allow an additional entrance into these buildings.

5.5 Units 10/ 11 would remain the smallest building measuring 627m<sup>2</sup> located in the rear north west corner of the site; as such it would remain largely hidden from public view. The elevational changes shown would allow the introduction of a second glazed entrance area to the western side of the building; this would be in addition to that previously approved to the eastern side. The building would remain south facing overlooking the parking area.

5.6 Units 12/ 13 appear unaltered (albeit slightly repositioned) overlooking the central parking area and sited between unit 10/ 11 and Golf Course Lane. This would measure 919.2m<sup>2</sup> and benefit from one large central glazed entrance with the main staircase visible at the front of the building.

5.7 Units 14/ 15 would form the largest building measuring 1045.6m<sup>2</sup> with its rear elevation facing Golf Course Lane. The approved central entrance would now be replaced by two separate entrances at either end of the building similar to units 10/ 11. As per units 10/ 11, this would also allow the subdivision of this building with either end of the premises paternally separately occupied.

5.8 As per the approved scheme, all three buildings would be of a similar design albeit with some subtle variations with materials to match those of phase one of the development. As such, each would form a brick built structure covered by a pitched roof and benefiting from large areas of feature glazing predominantly to the front elevations. Associated parking would be located towards the centre of the site with the associated visual impact softened by landscaping.

5.9 In the light of the above and having regard also to the two approved schemes, it is considered that there can be no reasonable objection to the proposals on

this basis with the development considered to be in keeping with the general character of the locality.

5.10 Transportation Issues

Golf Course Lane comprises an adopted road also serving the BAE systems complex, Filton Golf Club and smaller buildings housing various commercial and industrial uses. It has a signalled junction with Southmead Road. The new vehicular access to the development is some 60m back from this junction with visibility considered acceptable at this position.

5.11 The principle of an office development at this location has been agreed by the previous approvals with a contribution of £49,643 received to offset the highway impact to traffic within the locality; the resulting traffic volume was considered to be material without appropriate mitigation measures. The monies contributed towards the North Fringe Development Proposal (Transport Matters) that form a range of improvements to help mitigate the incremental harm and increase capacity on the local road network.

5.12 This proposal remains fundamentally the same in highway terms to the previous permissions thus there is no highway objection to this current proposal subject to conditions related to cycle parking provision, the submission of a travel plan and a further condition controlling the hours of site deliveries.

5.13 Residential Amenity

The application site is set back from Southmead Road behind those units which form phase one and a car park that is not part of this development. As such, and with all properties on the far side of Southmead Road, it is considered that this affords an appreciable distance between these land uses whilst the two-storey nature of the proposals helps ensure a development in keeping with the general massing and scale of these properties. Therefore, it is not considered that any significant adverse impact in residential amenity would be caused.

5.14 Density of Development

The massing and scale of the development is considered appropriate to this site, and in keeping with phase one and the properties fronting Southmead Road. Further, an intensified use would introduce further vehicles onto the site, which having regard to the above, is not considered desirable in this location.

5.15 Further Issues: Archaeology

The site has been the subject of an archaeological evaluation as part of PT06/0019/F. This did not reveal any surviving archaeological remains which merited further investigation thus there is no requirement for an archaeological condition on this permission.

5.16 Outstanding Considerations

The closest public footpath runs adjacent to the boundary of the application site with no footpaths crossing the site. No objection is been raised by the Councils Public Rights of Way Officer subject to informatives that advise the applicant of their responsibilities in respect of this right of way.

5.17 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.

## 5.18 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**      **PT08/1872/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

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 buildings hereby permitted shall match those used in phase 1 of the development (PT06/0019/F).

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. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting those Orders with or without

modification) the premises shall not be used for any purpose other than that hereby authorised without the prior written consent of the Local Planning Authority.

Reason

To prevent separate uses arising which may be inappropriate or over-intensive, and to accord with Policies EP4 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to commencement of on site works, details of the cycle parking provision shall be submitted and approved. These details shall be implemented prior to the first use of the facility.

Reason

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

5. 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.

6. Within six months of full occupation, a full travel plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To encourage means of transportation other than the private car, to accord with Policy T10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. During the construction phase of the development hereby approved, no site deliveries shall be made between 15.30 and 09.30.

Reason

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

8. Adequate on site wheel wash facilities shall be provided during the construction phase. Details of the method and location of these facilities shall be submitted to and approved in writing prior to the commencement of the works hereby approved. These facilities shall be maintained and utilised during the entire construction period unless their removal is in agreed in writing by the local planning authority.

Reason

In the interests of the amenities of nearby occupiers, to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of 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 D1, L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

10. There shall be no discharge of foul or contaminated drainage or trade effluent from the site into either groundwater or any surface waters, whether direct or via soakaways.

Reason

To prevent non-point source pollution and flooding, and to accord with Policies L17, EP1 and EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

11. 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 D1 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

12. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings for vehicles and commercial lorry parks shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason

To prevent non-point source pollution and flooding, and to accord with Policies L17, L18, EP1 and EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

13. Within 3 months of the date of the decision drainage detail proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (e.g. soil permeability, watercourses, mining culverts) within the development shall be submitted for approval in writing to 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 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

14. 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 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

15. No development shall take place until details of the proposed bin stores have been submitted to and approved in writing with the Local Planning Authority.

Reason

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

## CIRCULATED SCHEDULE NO. 35/08 – 29 August 2008

<b>App No.:</b>	PT08/1883/F	<b>Applicant:</b>	Mr J Lee
<b>Site:</b>	26 Huckford Road, Winterbourne, South Gloucestershire, BS36 1DU	<b>Date Reg:</b>	8th July 2008
<b>Proposal:</b>	Erection of single storey side extension to provide additional living accommodation and garage. (Resubmission of PT07/2715/F).	<b>Parish:</b>	Winterbourne Parish Council
<b>Map Ref:</b>	65279 80234	<b>Ward:</b>	Winterbourne
<b>Application Category:</b>	Minor	<b>Target Date:</b>	21st August 2008



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## **INTRODUCTION**

This application is circulated to members as the Parish Council object to the application, contrary to the officer's recommendation.

### **1. THE PROPOSAL**

1.1 The application seeks planning permission to demolish an existing flat roof garage and replace it with a double garage measuring 5.2m wide externally and 8.2m long. This would include a shower room and workshop at the rear and be linked to the house by a hall /utility located 3m from the joint boundary with the adjoining neighbour.

1.2 The property is a semi-detached house, constructed in red brick with pebble dashed render panels and some timber cladding to the gable fronting Pendock Road. The property is located on the corner of Huckford Road and Pendock Road. The proposal would be finished in render to match the existing house and have tiles to match the existing house.

### **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 cartilages, including extensions and new dwellings.

#### 2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist (SPD) Adopted

### **3. RELEVANT PLANNING HISTORY**

3.1 PT07/2715/F Erection of single storey side extension to provide additional living accommodation and garage. Erection of boundary wall. Refused and dismissed at appeal.

### **4. CONSULTATION RESPONSES**

#### 4.1 Winterbourne Parish Council

Objection. Overdevelopment of the site and will impinge on neighbours.

#### 4.2 Transportation

Given that the house would be able to create additional parking spaces with out planning consent there is no objection to the level of parking proposed and the access arrangement remains unchanged. As such no highway objection is raised.

#### 4.3 Local Residents

No comments received

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

The extension is to a semi-detached house and in this respect policies H4 (extensions) and D1 (design) are directly relevant to the application. Policy D1 seeks to ensure that the design of the proposals are appropriate to the character, distinctiveness and amenity of the area, that access and landscape are considered as appropriate. Policy H4 seeks to ensure that the scale and materials of the proposal are appropriate, do not detrimentally affect the character of the street scene, and surrounding area, affect nearby occupiers or be detrimental to highway safety.

### 5.2 Design and Residential Amenity

The house is unusual in that it is situated on the corner of two roads and has its door on the side of the property. The garden area is largely screened off by a mixed species / conifer hedge maintained at approximately 1.6 metre high. The proposed extension comprises essentially a large garage building which has a gable to the streetscene and a hipped roof facing the adjoining neighbour. The garage is located approximately 1 metre (excluding roof overhang) from the boundary with the attached house 16 Pendock Road. The garage is then linked by a pitched roof extension located around three metres from the adjoining house. The distance between the proposal and the rear elevation of 16 Pendock Road mean that the extension is unlikely to adversely affect the residential amenity of the neighbouring house. The proposed windows are not considered to overlook the neighbours and so would not affect the privacy of neighbouring homes. Given the above relationship there is no real harm caused to the neighbour at 16 Pendock Road or the non adjoining neighbour at 28 Huckford Road.

With regards to the form of the extension in the street scene, the extension itself would be located approximately level with the front elevation of the non-adjoining neighbour and as such would not be prominent on the street scene. The matching tiled, roof form of the extension reflects the tiled, gable roof form of the house and the matching rendered walls are in keeping with the brick and rendered pebble dashed house. The reduction in volume since the previous application has successfully formed an extension which complements the house and makes good use of the rear garden without dominating the neighbouring properties. As such the proposal is not considered to be overdevelopment of this site.

As such the extension and complies with policies D1 and H4. An informative will be placed on any consent indicating the garage may only be used for purposes ancillary to the enjoyment of the house and not to any commercial use.

### 5.4 Design and Access Statement

Design and Access Statements are not required for house extensions.

### 5.5 Transportation

No objection raised.

## 5.6 Section 106 Requirements

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

## 6. CONCLUSION

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

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

## 7. RECOMMENDATION

- 7.1 That planning permission is granted subject to the following conditions

**Background Papers**      **PT08/1883/F**

**Contact Officer:**    **Karen Hayes**  
**Tel. No.**                **01454 863472**

## CONDITIONS

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

Reason(s):

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

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

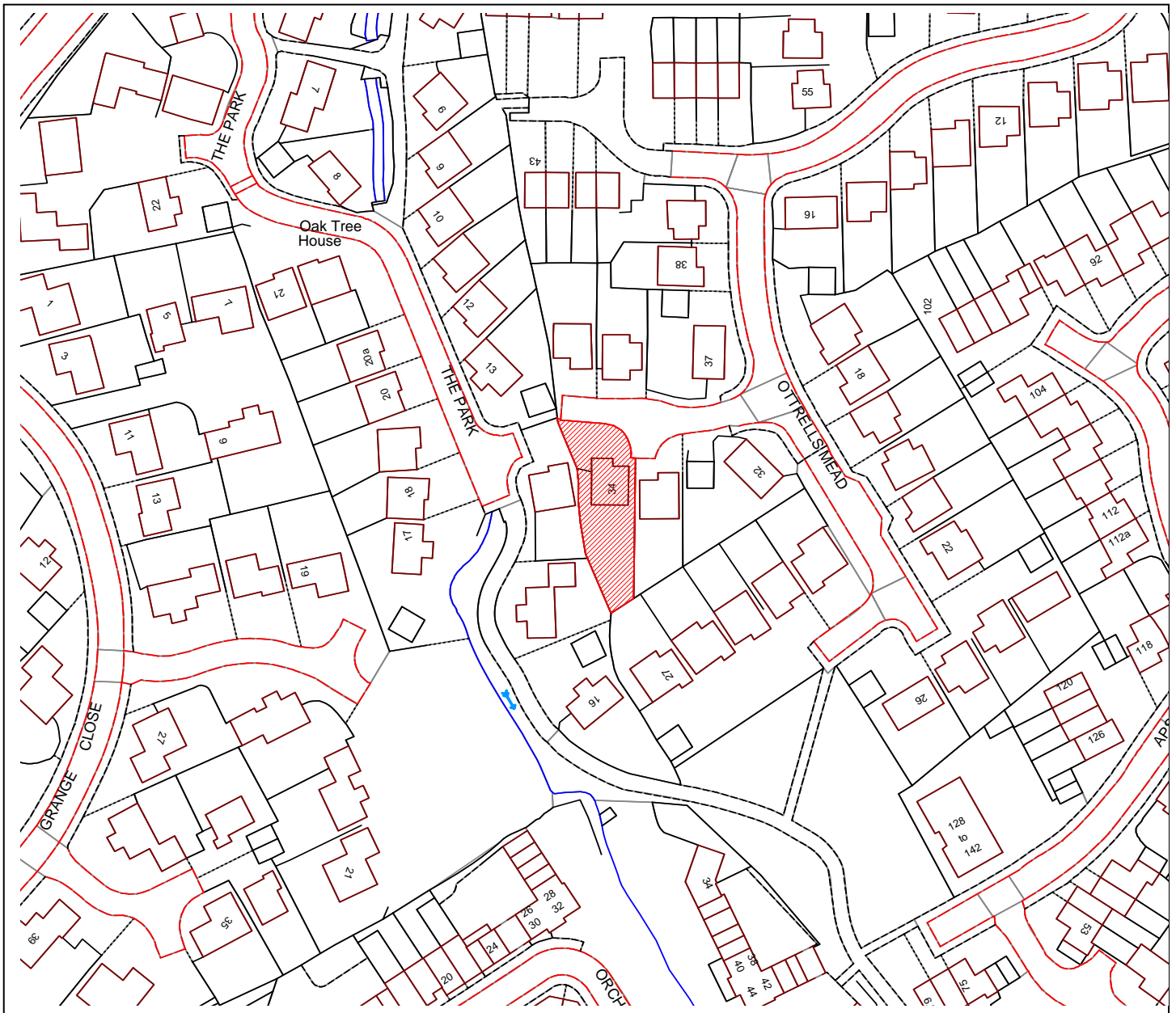
Reason(s):

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

**CIRCULATED SCHEDULE NO. 35 /08 - 29 AUGUST 2008**

**App No.:** PT08/2101/F  
**Site:** 34 Ottrells Mead, Bradley Stoke, South Gloucestershire, BS32 0AJ  
**Proposal:** Conversion of existing integral garage to provide additional living accommodation. Erection of detached double garage.  
**Map Ref:** 61216 82963  
**Application Category:** Minor

**Applicant:** Mr I Green  
**Date Reg:** 24th July 2008  
**Parish:** Bradley Stoke Town Council  
**Ward:** Bradley Stoke North  
**Target Date:** 10th September 2008



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## **INTRODUCTION**

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

### **1. THE PROPOSAL**

- 1.1 The applicant seeks planning permission for the erection of a detached double garage and for the conversion of the existing integral garage. Two parking spaces would be provided in front of the proposed garage.
- 1.2 The application site relates to a modern detached dwelling which is situated within a well established residential area within Bradley Stoke.

### **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
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist SPD (Adopted) August 2007

### **3. RELEVANT PLANNING HISTORY**

- 3.1 None

### **4. CONSULTATION RESPONSES**

- 4.1 Bradley Stoke Town Council  
No comments received.
- 4.2 Highways and Transportation  
No objection.
- 4.3 Local Residents  
Two letters of objection have been received from local residents. The main issues are summarised below: -
  - Planning Considerations**
    - A. Loss of light;
    - B. Overbearing on cul-de-sac;
    - C. Detrimental to appearance of cul-de-sac;
    - D. Effect access and egress to driveway; and
  - Non-Planning Considerations**
    - E. It would deter future buyers.

### **5. ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development



Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for the extensions to residential dwelling. This is subject to the proposal:

- respecting the character and appearance of the existing dwelling and the surrounding area;
- not prejudicing the amenities of nearby occupiers,
- maintaining highway safety; and
- providing adequate amenity space.

5.2 Policy D1 of the Local Plan applies to all types of development. It considers general design principles to ensure new development respects, conserves and enhances the character and quality of the surrounding local environment.

5.3 Residential Amenity

The application site is situated at the end of a cul-de-sac which includes four dwellings. The proposed double garage would be single storey, it would include no windows facing onto the cul-de-sac and would be approximately 10m from the nearest residential dwelling. In view of these features, it is considered that the proposal would not result in a material loss of privacy or an overbearing impact on nearby neighbours. Furthermore, the proposal conversion of the integral garage would have raised no issues regarding residential amenity.

5.4 Design and Visual Amenity

The representations received from local residents have raised a number of issues regarding the design of the proposal and its impact on the appearance of cul-de-sac. Notwithstanding these comments, it is considered form, scale and siting of the proposed garage would respect the proportions of the existing and nearby dwellings. Furthermore, the garage would adopt a simple design and would use materials to match those of the existing dwelling. This design approach would be akin to other domestic garages in the surrounding area. In view of these features it is considered that the proposal would respect the appearance and character of the existing dwelling and surrounding residential area.

5.5 With regard to the conversion of the integral garage, there would be no material impact to the appearance and character of the existing dwelling and surrounding residential area.

5.6 Transportation Issues

The Council Transport Engineer has no objection to the proposed development.

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.

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**      **PT08/2101/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.

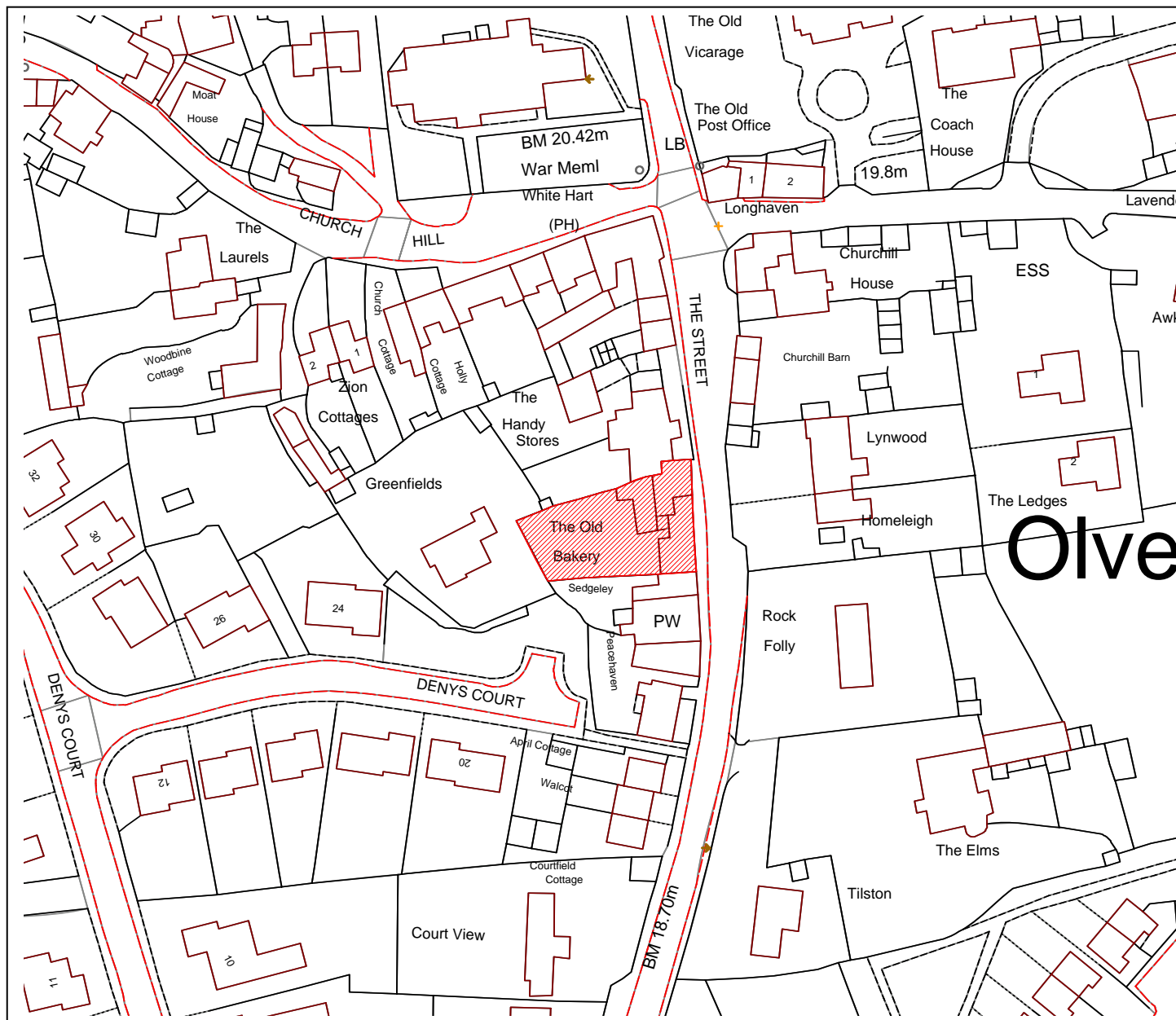
Reason

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

**CIRCULATED SCHEDULE NO. 35/08 – 29 August 2008**

**App No.:** PT08/2183/F  
**Site:** The Old Bakery, The Street, Olveston,  
 South Gloucestershire, BS35 4DR  
**Proposal:** Erection of single storey rear extension  
 to provide additional living  
 accommodation  
**Map Ref:** 60100 87197  
**Application Category:** Minor

**Applicant:** Mrs R Appleton  
**Date Reg:** 5th August 2008  
**Parish:** Olveston Parish  
 Council  
**Ward:** Severn  
**Target Date:** 17th September  
 2008



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## **INTRODUCTION**

This application has been referred to the Circulated Schedule due to objections received from the Parish Council.

### **1. THE PROPOSAL**

- 1.1 This full application relates to the demolition of attached garage to facilitate the erection of single storey side/rear extension at The Old Bakery, The Street, Olveston. The development provides an extension to the existing one-bed annex accommodation to the rear to provide two bed accommodation and a new kitchen, lounge/dining room, utility room and ground floor toilet. Vehicular access is to the front of the site with off-street parking available for 2 vehicles.
- 1.2 The application site is a substantial property fronting on to The Street. It lies within the settlement boundary of Olveston and is also within the Conservation Area and Green Belt.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG2	Green Belts
PPG15	Planning and the Historic Environment

#### 2.2 South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L4	Forest of Avon
L12	Conservation Areas
GB1	Development Within the Green Belt
H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12	Transportation Development Control Policy for New Development

#### 2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)  
Development in the Green Belt

### **3. RELEVANT PLANNING HISTORY**

- 3.1 None.

### **4. CONSULTATION RESPONSES**

#### 4.1 Olveston Parish Council

Object to the proposal on the following grounds:-

- a) within Conservation Area;
- b) difficult access to property on busy main road;
- c) loss of parking/circulation space;
- d) proposal will result in additional parking on main road ;
- e) over-development of plot.

#### 4.2 Sustainable Transport

No objection.

#### 4.3 Local Residents

1 letter has been received fully supporting the application.

### 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 The site also lies within Alveston Conservation Area. Development is only permitted where it preserves or enhances the character or appearance of the conservation area, in accordance with advice set out in PPG15 and policy L12 of the adopted Local Plan. The site is also within the Green Belt. Residential extensions are only considered appropriate development provided they are of limited size and would not result in a disproportionate addition over and above the size of the original dwelling.

5.3 It is considered that the application accords with the above policy criteria. The site is a traditional property located on the main village street. It makes a positive contribution to the character and appearance of the conservation area. To the side/rear is an annexe/former outbuilding which currently provides additional residential accommodation and an attached but open-ended garage. The proposal extends the annexe to the rear/side at single storey level. In terms of its design, the front elevation of the extension largely remains as present with the rear extension not generally visible to public view. The proposed materials are in keeping with the existing property and as such the impact upon the conservation area will be minimal.

5.4 In terms of residential amenity the proposal is also considered acceptable. The location of the extension and its single storey nature will ensure that no loss of privacy or overbearing impact will result from the development. Adequate garden area will also remain.

5.5 With regard to green belt issues, the property does not benefit from any previous extensions. The proposal due to its single storey nature is limited in size. It will not result in a disproportionate addition over and above the size of the original dwelling and also removes part of the existing garage building. The development is therefore in compliance with green belt policy.

5.6 With regard to transportation issues, even with the loss of the garage, 2 off-street parking spaces will still be retained. This complies with the Council's standards. In addition, the existing site does not benefit from any turning space and the proposal will not worsen the existing situation. The proposal is therefore in accordance with the development plan and is acceptable.

#### 5.7 Section 106 Requirements

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

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

## **6. CONCLUSION**

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

## **7. RECOMMENDATION**

- 7.1 Planning permission be granted.

### **Background Papers**      **PT08/2183/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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason(s):

To ensure a satisfactory standard of external appearance and to accord with Policies D1, L12 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The additional residential accommodation hereby permitted shall be used solely for ancillary purposes attached to the existing dwelling and shall not be sold or let as a separate residential unit.

Reason(s):

Given the relationship of the annex with the existing and adjacent property, and the limited off-street parking provision, the proposal would be unacceptable as an independent dwelling and contrary to policies D1, H4 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The off-street parking facilities shown on the plan hereby approved shall be 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.