



**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. 40/09

Date to Members: 09/10/09

Member's Deadline: 15/10/09 (5pm)

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

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

CIRCULATED SCHEDULE

DATE: 09/10/09

SCHEDULE NO. 40/09

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

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

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

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

Please note: - Reason for Referral

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

SIGNATURE

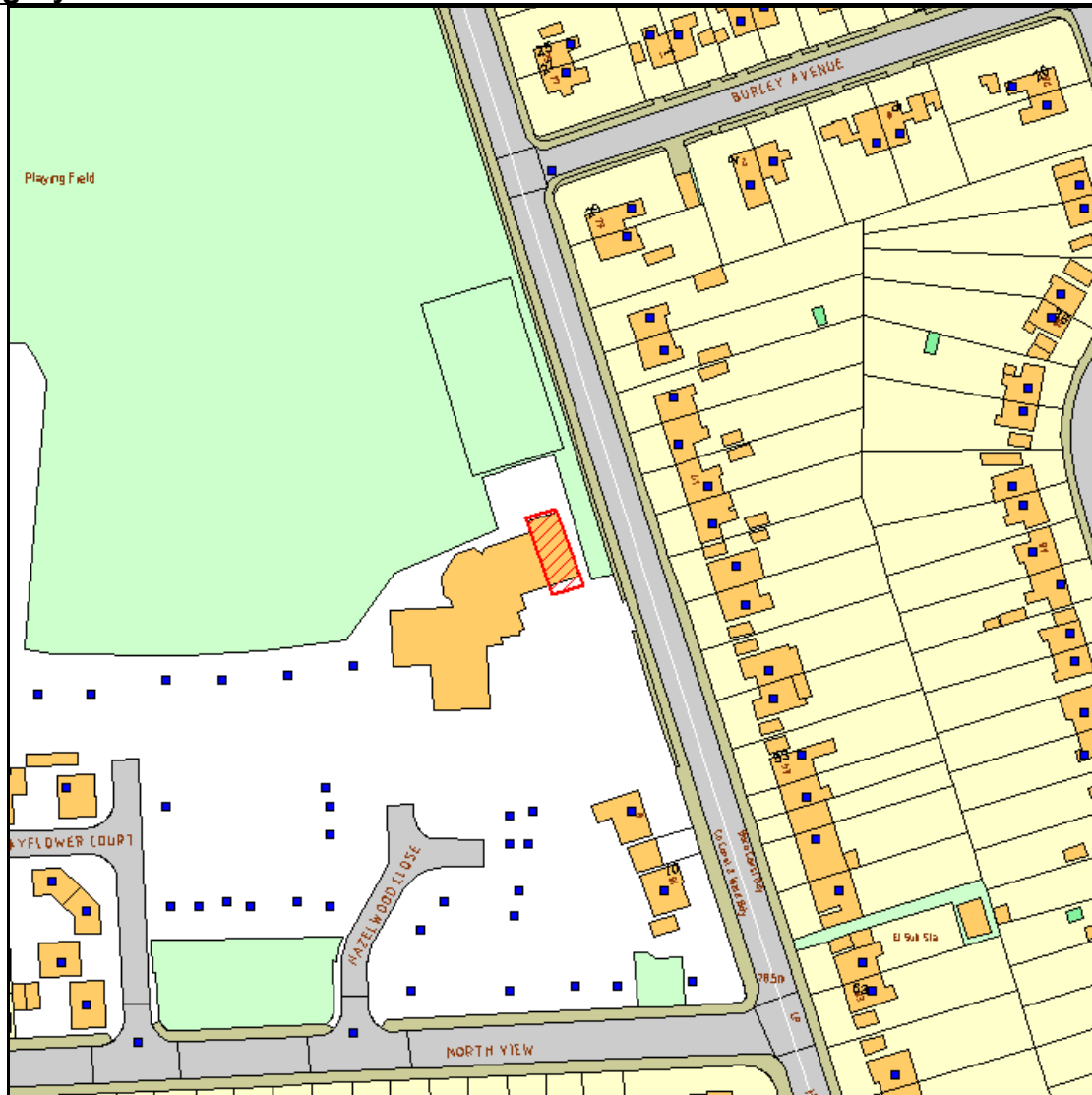
DATE

CIRCULATED SCHEDULE – 9 OCTOBER 2009

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK09/5026/F	Approve with Conditions	Lloyds Pharmacy Within The Willows Surgery Hill House Road/North View Downend BS16 5RX	Downend	Downend & Bromley Heath Parish Council
2	PK09/5103/RV	Approve with Conditions	24A Church Road Yate South Gloucestershire BS37 5BQ	Yate North	Yate Town
3	PK09/5221/F	Approve with Conditions	14 Brayne Court Longwell Green South Gloucestershire BS30 7DS	Longwell Green	Oldland Parish Council
4	PK09/5222/CLE	Approve	Hawkesbury Home Farm High Street Hawkesbury Upton Badminton South Gloucestershire GL9 1AY	Cotswold Edge	Hawkesbury Parish Council
5	PK09/5225/TRE	Approve with Conditions	1 Clayfield Yate South Gloucestershire BS37 7PE	Yate North	Yate Town
6	PK09/5248/F	Approve with Conditions	96 - 98 High Street Hanham South Gloucestershire	Hanham	Hanham Parish Council
7	PT09/5083/F	Approve with Conditions	16 Lavender Close Thornbury South Gloucestershire BS35 1UL	Thornbury North	Thornbury Town Council
8	PT09/5087/F	Approve with Conditions	162 Church Road Frampton Cotterell South Gloucestershire BS36 2ND	Frampton Cotterell	Frampton Cotterell Parish
9	PT09/5144/F	Approve with Conditions	Sunnyside The Green Olveston South Gloucestershire BS35 4EJ	Severn	Olveston Parish Council
10	PT09/5207/F	Approve with Conditions	Glenariff Filton Road Hambrook South Gloucestershire BS16 1QG	Winterbourne	Stoke Gifford Parish Council
11	PT09/5208/F	Approve with Conditions	29 Boverton Road Filton South Gloucestershire BS34 7AH	Filton	Filton Town Council

CIRCULATED SCHEDULE NO. 40/09 – 9 OCTOBER 2009

App No.:	PK09/5026/F	Applicant:	Mr D Cotton
Site:	Lloyds Pharmacy Within The Willows Surgery Hill House Road/North View Downend Bristol BS16 5RX	Date Reg:	7th September 2009
Proposal:	Installation of new shop front 2 no. air conditioning condensers and alteration to existing fence and gates.	Parish:	Downend & Bromley Heath Parish Council
Map Ref:	365375 176242	Ward:	Downend
Application Category:	Minor	Target Date:	15th October 2009



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 100023410, 2008. **N.T.S.** **PK09/5026/F**

INTRODUCTION

This application has been referred to the Circulated Schedule as a letter of comments has been received.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the installation of new shopfront, 2 no. air conditioning condensers, and the alteration of existing fence and gates.
- 1.2 The property is a two-storey building with a single storey element and is located within a residential area of Staple Hill.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
LC4 Proposals for Educational and Community Facilities within the Existing Urban Area and Defined Settlement Boundaries.
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist (SPD) Adopted 23rd August 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PK06/2446/R3F Demolition of former Downend Lower School to facilitate the erection of a new replacement Primary Medical Centre Building including Community Pharmacy, with access, car parking and associated work. Approved 22.12.06

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No comment.

Other Representations

- 4.2 Local Residents
One letter has been received and the local resident made a comment that this application should be submitted before the frontage and fence/gates was finished.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy LC4 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 permits the expansion or improvement of community facilities within the urban areas subject to a number of criteria that are discussed below. The supporting text to Policy LC4 confirms that a GP Surgery is a community facility.

5.2 Scale and Design

The proposed new shop front would improve the appearance of the building as it would replace the existing timber boarding. The proposed 2 no. air conditioning condensers would be located at the rear of building and would be modest in scale. The proposed fences and gates would match the style and materials of the existing fence. It is therefore considered that the proposal would not cause a significant adverse impact on the street scene and would adequately integrate within the existing built form.

5.3 Highway Issues

The proposed new shop front and air conditioning condensers and new fence and gates would not affect the existing off-street parking facilities.

5.4 Impact Upon Residential Amenity

The site would be at least 17 metres from the nearest residential properties, it is therefore considered that the impact on residential amenity would therefore be minimal.

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 Use of Energy and Sustainability

No relevant information submitted.

5.7 Improvements Achieved to the Scheme

Not required.

5.8 Section 106 Requirements

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

6. CONCLUSION

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

7. RECOMMENDATION

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

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.

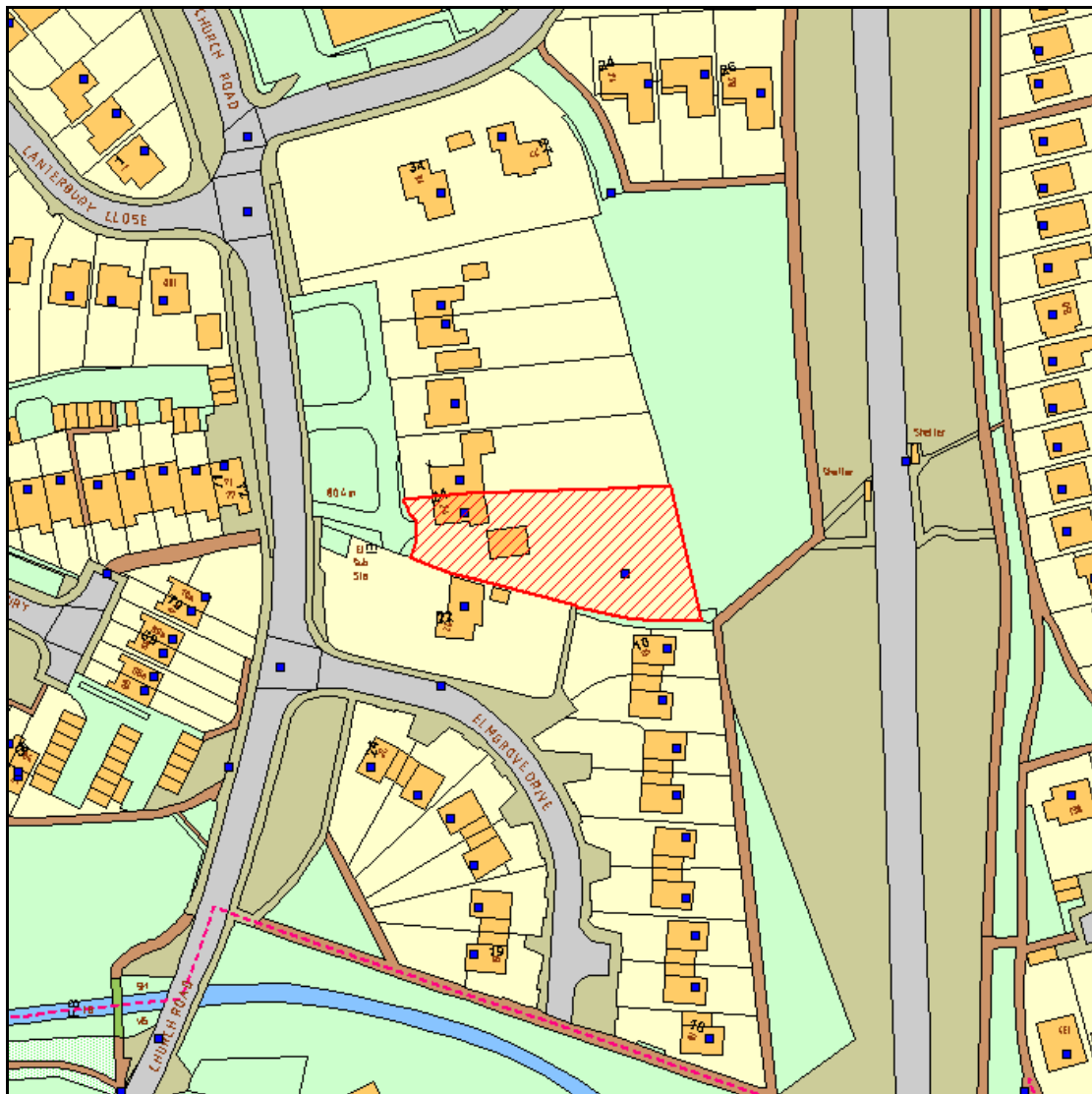
Reason

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

ITEM 2

CIRCULATED SCHEDULE NO. 40/09 – 9 OCTOBER 2009

App No.:	PK09/5103/RVC	Applicant:	Mr And Mrs O'Connell
Site:	24A Church Road Yate Bristol South Gloucestershire BS37 5BQ	Date Reg:	3rd September 2009
Proposal:	Variation of conditions 2 and 3 attached to planning application PK08/2657/F to move the fence forward and allow vehicular access to the dwelling from the timber fencing.	Parish:	Yate Town Council
Map Ref:	371646 183009	Ward:	Yate North
Application Category:	Minor	Target Date:	23rd October 2009



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100023410, 2008. **N.T.S.** **PK09/5103/RVC**

This application has been referred to the Circulated Schedule due to the receipt of one letter of objection from a neighbouring resident.

1. THE PROPOSAL

- 1.1 The applicant is seeking permission for the variation of conditions 2 and 3 attached to PK08/2657, to reposition a fence to enable the creation of hardstanding and 1no. parking space.
- 1.2 The application site relates to a new detached dwelling, located to the rear of No's 24 and 22 Church Road. Permission for the erection of one detached double garage to serve No. 24 and No.24A Church Road was previously approved reference PK08/2657/F as part of this application the plans included the erection of a front boundary fence. A condition was attached to the application to ensure the position of this fencing and to ensure only pedestrian access beyond the rear of the garage and the timber fencing. This application is for the relocation of the front boundary fence 5.6 metres east.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 PK05/2950/F Erection of two detached dwellings
Refused Aug 2006 on grounds of impact on existing Levels of residential amenity
- 3.2 PK07/0689/F Erection of detached two storey dwelling with detached garage and associated works. Erection of replacement detached dwelling for existing dwelling.
Approved Sept 2008
- 3.3 PK08/2657/F Erection of double garage to provide parking for 2no. dwellings
Approved November 2008.

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
No objections

Other Representations

- 4.2 Local Residents
One letter from a neighbouring resident has been received raising the following concerns.
- The works will result in a significant loss in amenity, reducing the ability to enjoy the back garden.
 - The conditions were only imposed one year ago in order to protect neighbours from noise and disturbance from vehicle movements.
 - The proposal would allow vehicles to intrude by 6 metres beyond the rear elevation of a neighbouring property.
 - The proposal only reduces the distance to the house by a small amount so would be of marginal benefit.
 - Concerned that if permission is granted this will encourage further requests until the driveway reaches the front door in complete contravention of the previous planning conditions.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises that extensions should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space.
- 5.2 Design / Visual Amenity
The proposal is for the re-allocation of a 1 metre high timber fence and the creation of an area of hardstanding for the parking of 1 no. vehicle. It is considered that the proposal is acceptable in terms of design and visual amenity, this is particularly the case given the scale and location of the proposal.
- 5.3 Residential Amenity
The fencing would be moved east 5.6 metres, this would be approximately 4.6 metres beyond the rear elevation of No. 22 Church Road but the fencing would still be located forward of the rear elevation of the existing detached garage associated with the application property.

The location of the garages to the front of 24A Church Road and the condition to restrict vehicular access beyond that point was initially imposed in the application for the erection of that dwelling, reference PK07/0689/F. The reason for restricting the traffic movement to the front of the site was to limit issues of

noise and disturbance throughout the rear gardens of the neighbouring properties.

Whilst the relocation of the fencing would allow one vehicle to park beyond the rear elevation of No.22 Church Road, additional information has been submitted highlighting the height of the existing boundary treatment between the application property and No.22 as reaching 2.3 metres in height. Given the existing boundary treatments in place, in combination with the proposed planting of shrubs along this boundary, it is not considered that the proposal would have any significant detrimental impacts on this neighbouring property, to warrant the refusal of this application. Sufficient garden space would remain to serve the property. Therefore the impact on residential amenity is subsequently deemed acceptable.

5.5 Public Rights of Way

The proposed development may affect the nearest public right of way, reference LYA 82 which runs adjacent to the southern edge of the site. There are no objection to the proposal subject to the limitations outlined in the standard informative attached to the permission.

5.6 Use of Energy and Sustainability

No measures proposed

5.7 Improvements achieved to the scheme

None required

5.8 Section 106 Requirements

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

6. **CONCLUSION**

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

6.2 Given the 2.3 metre high existing boundary treatments in place, in combination with the fact that the proposed parking space would not extend beyond the existing garage, it is considered that the proposal would not have any significant impacts on amenities of the neighbouring property. Furthermore the proposal is acceptable in terms of design and visual amenity in accordance with Policy D1 and H4 of the South Gloucestershire Local plan (adopted) 2006.

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

7. RECOMMENDATION

7.1 That the application be approved subject to the following conditions.

Contact Officer: Kirstie Banks
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

2. At no time shall the closed board fencing as shown on the approved block plan, dated 28th August 2009, be removed or relocated without the prior approval of the Local Planning Authority.

Reason

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

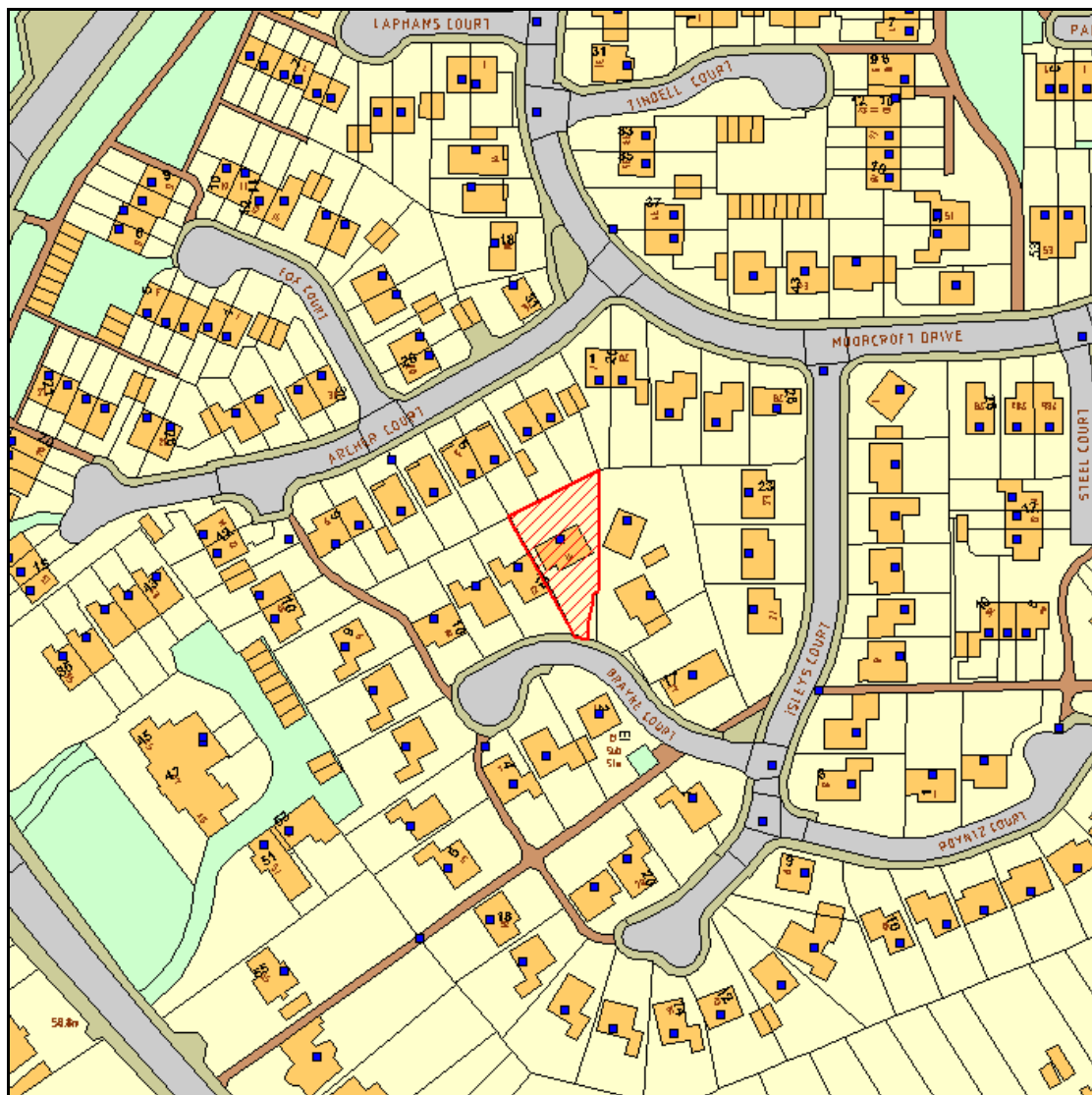
3. Access to the dwelling from the timber fencing and approved garage shall be restricted to that of pedestrian access at all times as shown on the approved Block Plan, dated 28th August 2009.

Reason

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

CIRCULATED SCHEDULE NO. 40/09 – 9 OCTOBER 2009

App No.:	PK09/5221/F	Applicant:	Mr S Vaid
Site:	14 Brayne Court Longwell Green Bristol South Gloucestershire BS30 7DS	Date Reg:	8th September 2009
Proposal:	Erection of 2 storey side extension and single storey side extension to provide additional living accommodation	Parish:	Oldland Parish Council
Map Ref:	365673 171427	Ward:	Longwell Green
Application Category:	Householder	Target Date:	22nd October 2009



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 100023410, 2008. **N.T.S.** **PK09/5221/F**

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the erection of a two storey and single storey side extension. The submitted plans also show a single storey rear extension, this however is permitted development and there does not form part of the assessment of this planning application.
- 1.2 The application site relates to a modern two storey detached dwelling with single storey attached garage within a residential cul-de-sac.

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 Extensions
- 2.3 Supplementary Planning Guidance
SPD Design

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
Not covered

Other Representations

- 4.2 Local Residents
Two letters have been received from local residents raising the following planning objections regarding the proposed development, which have been summarised by the Planning Officer as follows:
 - Inaccurate block plans
 - Insufficient car parking provision on site
 - Single storey extension appears too large for space available
 - Proposed extensions considered over development on the site
 - No road frontage for construction vehicles, skips etc to be parked

- Surrounding road would be used for construction vehicles causing disruption
- Impact of extension on adjacent staircase window and loss of natural daylight
- Issues of future maintenance & difficulties
- Plans incorrect and do not reflect neighbouring dwelling

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for extensions to existing dwellings subject there being no adverse impact on existing visual or residential amenities.

5.2 Visual Amenity

The application site relates to a modern two storey detached dwelling with brick facing finish. The area is characterised by similar style properties situated within a cul-de-sac.

5.3 This application comprises of two parts. Firstly a two storey side extension on the western elevation of the dwelling, which will replace a single storey flat roof garage. The extension will be flush with the existing front and rear building line of the dwelling and the existing ridge height. The proposed first floor window has a gable feature which picks up on an existing gable feature. Permission is also sought for a single storey side extension on the eastern elevation of the dwelling.

5.4 Objections have been raised on the grounds that the proposed extensions would result in over development of the site. In terms of design both extensions are considered to be of scale and design in keeping with the scale and character of the existing dwelling and immediate surrounding area. As satisfactory levels of private amenity space will remain and given the overall footprint of the proposed extensions i.e 2.40m & 3.0m in width, it is not considered the proposed extensions if allowed would result in over development of the site. As discussed above the single storey rear extension does form part of the assessment of this planning application as it is permitted development.

5.5 Residential Amenity

Objections have been raised regarding the impact of the proposed two-storey side extension on the adjacent occupiers on no. 12. The proposed two-storey side extension if allowed would be sited alongside the side elevation of no. 12 and set back at a distance of 0.50m. It will face directly onto a first floor side window, which serves a staircase. Due the internal layout of no. 12 the staircase runs through the middle of the house and this window provides light. Objections have been received from no. 12 on the grounds of the close proximity of the proposed two-storey side extension and loss of light to the staircase.

5.6 Whilst it is accepted that the extension will be built within close proximity of no. 12 and that there will be a reduction in loss of light to the staircase case, Members are advised to consider that as this window does not serve a habitable room the Planning officer is of the view that the loss of light would not have such a harmful impact on the existing living conditions of the adjacent occupiers so as to warrant refusal of the planning application, given that the window serves a staircase.

5.7 Transportations Issues

The proposed single storey side extension will be sited on the eastern elevation of the dwelling adjacent no. 15, which has only 1 first floor window in place. Again it is considered that an extension of this scale i.e. single storey and in this location would not have an adverse impact on existing residential amenities in terms of loss of privacy or overbearing impact.

5.8 Objections had been raised regarding the inaccuracies of the submitted block plans in terms of the true extent of the length of the existing and proposed driveways. The proposed two-storey side extension will result in the loss of a garage. The remaining driveway by reason of its length could only accommodate 1 parking space. As the proposed development will result a 5-bedroom dwelling a second parking is required. Revised plans have been submitted which illustrates the provision of a second parking space. This will be provided by turning over a small part of the front garden to hard standing.

5.9 As the scheme proposes the provision of two car parking spaces no objection is raised on transportation grounds, as this is in line with the Council's Car Parking Standards.

5.10 Other Issues

Construction Vehicles/Disruption

Objections have been raised regarding lack of parking for construction vehicles and disturbance caused to local residents. These issues are not considered material planning considerations with regards the determination of this planning application. Onus will be on the applicant to ensure that all construction machinery etc is suitably sited.

Inaccurate Plan

Concerns were raised regarding the submitted block plans on the grounds they did not reflect the true situation on site. Revised plans have been submitted and are considered acceptable by the Planning Officer.

Future maintenance

Objections have been raised by the neighbouring occupier with regards difficulty in future maintenance of the side elevation of no. 12 due to the close proximity of the proposed extension. This is not a material planning consideration with regards the determination of this planning application.

5.11 Design and Access Statement

Not required in this instance.

5.12 Use of Energy and Sustainability

No specific measures proposed over and above current Building Regulations.

5.13 Improvements Achieved to the Scheme

None required

5.14 Section 106 Requirements

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

6. CONCLUSION

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

6.2 The 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.

a) The proposal has been designed to positively enhance the character of the dwelling and surrounding area taking account of materials, design and scale- Policy D1 and H4

b) The proposed extensions have taken account of neighbouring residential amenities and through careful design, the proposal will not materially harm the amenities of neighbouring properties by reason of loss of privacy or overbearing impact and given that the adjacent window on the side elevation of no. 12 serves a non habitable room it is considered that a reduction in light in this location will not harm the residential amenities -Policy H4

c) The proposal provides satisfactory levels of on site car parking provision in line with the Council's car parking standards-T8

7. RECOMMENDATION

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

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 & 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 off-street parking facilities for all vehicles shown on the plan hereby approved Dwg.no. 280.P4 Rev.A received the 05th October 2009 shall be provided before the extension is first occupied, and thereafter retained for that purpose.

Reason

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

INTRODUCTION

This application is for a Certificate of Lawful Use and under the Council's current scheme of delegation must appear on the Circulated Schedule.

By way of information, Members should be aware, that the test to be applied to this application for a Certificate of Lawful Use, is that the applicant has to prove on the balance of probability that the use of the site as described has occurred for a period of 10 years consecutively, prior to the receipt of the application on the 26th Aug 2009.

1. THE PROPOSAL

- 1.1 The application has been submitted under Section 191 (1) of the Town and Country Planning Act 1990 for a Certificate of Lawfulness for an existing use of the site.
- 1.2 The application relates to Hawkesbury Home Farm, a substantial dwelling house located in the open countryside to the north-west of Hawkesbury Upton. There is a large garden to the rear of the property with a yard area and outbuildings to the front. Agricultural land lies to the east. The site lies within the Hawkesbury Conservation Area and Cotswolds AONB.
- 1.3 The applicant considers that the yard area and two of the outbuildings therein, as well as the extended garden area to the rear of the house, has been used for residential purposes ancillary to the enjoyment of the dwelling house for at least 10 years consecutively prior to the submission of this application.

2. POLICY CONTEXT

- 2.1 National Guidance
Town and Country Planning (General Procedures) Order 1995 Article 24
Town and Country Planning (Use Classes) Order 1897 (as amended).
Circular 10/97: Enforcing Planning Control.
- 2.2 Development Plans
As the application is for a Certificate of Lawfulness the policy context is not directly relevant, as the land use merits are not under consideration. The applicant need only prove that on the balance of probability the use has taken place for an uninterrupted period of at least the last 10 years prior to the receipt of the application (26th Aug 2009).

3. RELEVANT PLANNING HISTORY

There have been numerous applications relating to the site, the most recent of which are listed as follows:

- 3.1 PK08/2125/F - Demolition of existing garage and utility building. Erection of two-storey side and single storey link extension to form additional living accommodation. Erection of single storey rear extension to form garden room. Installation of chimney
Approved 8 Sept 2008.

3.2 PK09/0068/F - Erection of greenhouse and reconstruction of existing wall.
Approved 17 Feb 2009

4. **SUMMARY OF EVIDENCE SUBMITTED IN SUPPORT OF THE APPLICATION**

The applicant has submitted the following evidence in support of the application :

- An Affidavit signed by the former owner of Hawkesbury Home Farm (Sir John Jenkinson) – who occupied the property from September 1984 until April 2008 (when it was sold to the current owner and applicant).
- A letter from the owner/occupier of the immediately adjoining property (Home Farm), Heather Wheelhouse, whose property directly overlooks the rear yard at Hawkesbury Home Farm and who has owned this property since September 1999.
- A letter from Tim Watts Esq, who has lived at Home Farm since January 2007.
- A letter from Mr John Rutley the current owner of Hawkesbury Home Farm.

5. **SUMMARY OF CONTRARY EVIDENCE**

5.1 None

6. **OTHER CONSULTATIONS**

6.1 Hawkesbury Parish Council
Hawkesbury Parish Council supports the application on the basis of the affidavit/evidence supplied.

6.2 The Open Spaces Society
No response

6.3 The Ramblers Association
No response

7. **EVALUATION**

7.1 **The Affidavit from Sir John Jenkinson**

- The affidavit is accompanied by a plan JJ1 showing what is considered to be the residential curtilage associated with Hawkesbury Home Farm. The red line incorporates two outbuildings B1 and B2 located within the yard area to the front of the house and adjacent to neighbouring Pool Farm House.
- Sir John Jenkinson confirms that he occupied the property from Sept 1984 to April 2008 when the property was sold to Mr & Mrs John Rutley.
- Sir John confirms that during his occupancy none of the land shown edged red on plan JJ1 Was used for any agricultural purpose but was part of the

domestic curtilage of Hawkesbury Home Farm. The land included areas of formal and informal garden and large areas laid down to grass and an arboretum.

- The building shown marked B1 on plan JJ1 was used by Mrs Jenkinson as a stable and/or feed store for her horse and/or her children's ponies.
- The building shown marked B2 on plan JJ1 was re-built in the late 1980's and used exclusively by Mrs Jenkinson for keeping her tack and her horse.
- The yard area in front of buildings B1 & B2 was used both as an adjunct to the equestrian activities and as a general parking and storage area for purposes associated with the occupation of Hawkesbury Home Farm.

7.2 **The Letter from Heather Wheelhouse**

- The letter is accompanied by an identical plan to that submitted by Sir John Jenkinson but this time labelled SL04 B.
- Ms Wheelhouse confirms that she purchased neighbouring Home Farm in Sept. 1999 and first occupied the property in Nov 2000.
- Ms Wheelhouse confirms that since Nov 2000 the outbuildings B1 & B2 were used continuously by Lady Jenkinson for keeping of her horse and for storage of hay/straw and tack. The adjoining courtyard in front was used for storing manure and/or for saddling up and for general domestic purposes. The yard has not been used for agricultural purposes over the last nine to ten years.
- Ms Wheelhouse confirms that she visited the garden area shown edged red on plan SLO4 B on several occasions over the last nine years and during that time the area was laid out and maintained as garden and not used for agricultural purposes.

7.3 **The Letter from Mr Tim Watts**

- The letter is also accompanied by plan no. SL04 B.
- Mr Watts confirms that he has lived at neighbouring Home Farm since Jan 2007.
- Mr Watts confirms that when the Jenkinsons occupied Hawkesbury Home Farm that buildings B1 and B2 were used for stabling Lady Jenkinson's horse and for storing hay, straw and/or tack and that the courtyard to the front was used for purposes associated with these activities.
- Mr Watts has more recently visited Hawkesbury Home Farm on several occasions since John Rutley purchased it and confirms that the garden shown edged red on plan SL04 B was not being used for agricultural purposes but as a domestic garden.

7.4 **The Letter from John Rutley**

- Mr Rutley confirms that he purchased Hawkesbury Home Farm in April 2008 and that the area edged red on the submitted plan forms part of the domestic curtilage.
- Mr Rutley confirms that the garden has been maintained by his wife and gardener on a daily basis and that no agricultural activities have taken place within the red edged area.

8. **CONCLUSION**

- 8.1 The submitted evidence together covers the relevant 10 year period prior to receipt of the application i.e. 26 Aug 1999 – 26 Aug 2009. The sworn affidavit from Sir John Jenkinson carries significant weight.
- 8.2 The evidence indicates that for the 10 years continuous to the receipt of the application the land and buildings shown edged red on the submitted plan were used for domestic purposes (C3).
- 8.3 In the absence of any contrary evidence, it is the considered view therefore that on the balance of probability the applicants have provided the evidence to support the claim.

9. **RECOMMENDATION**

- 9.1 That a Certificate of Existing Lawful Use be GRANTED for the continued use of the site for residential (C3) purposes as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Contact Officer: Roger Hemming
Tel. No. 01454 863537

ITEM 5

CIRCULATED SCHEDULE NO. 40/09 – 9 OCTOBER 2009

App No.:	PK09/5225/TRE	Applicant:	Mr D Lloyd
Site:	1 Clayfield Yate Bristol South Gloucestershire BS37 7PE	Date Reg:	4th September 2009
Proposal:	Works to 2no. Oak trees and 1no. Field Maple tree to reduce to give at least 3 metres clearance covered by Tree Preservation Order TPO383 dated 16 September 1987.	Parish:	Yate Town Council
Map Ref:	371347 184150	Ward:	Yate North
Application Category:		Target Date:	23rd October 2009



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100023410, 2008.

N.T.S.

PK09/5225/TRE

INTRODUCTION

This application has been forwarded to the Circulated Schedule for Member consideration as representations have been received which are contrary to the Officer recommendation.

1. THE PROPOSAL

- 1.1 The proposal relates to a row of trees/hedges forming the western edge of a copse of trees at the west edge of Coopers Lake on the north side of Yate Town and situated within a modern housing development. The row of trees forms a natural screen between 14 and 15 Meadow Mead to the north and 1 and 13 Clayfield to the south.
- 1.2 The application proposes works to 2no. Oak trees and 1no. Field Maple tree to reduce to give at least 3 metres clearance covered by Tree Preservation Order TPO383 dated 16 September 1987.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006
L1 Landscape Protection and Enhancement

3. RELEVANT PLANNING HISTORY

- 3.1 PK04/4048/TRE Works to 1no. Oak (T12) to reduce crown by 30% and lift and clean crown covered by Tree Preservation Order TPO383 dated 16 September 1987.
Approved 13.01.2005

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council

No objection, subject to work being carried out by a competent tree surgeon.
- 4.2 Other Consultees

Views incorporated into this report

Other Representations

4.3 Local Residents

One letter of objection received from the occupiers of 15 Meadow Mead raising the following concerns,

'Previously the oak tree at the road end of this 'boundary' has been crown lifted (at our request) & if this is what is proposed I would have no problems with that. However, if the height is to be drastically reduced or the hedge is to be drastically reduced in height &/or thickness then I would object. The house at the bottom of our garden has recently had extensive work carried out down the side of their property & subsequently we can see more of it than we used to, I do not wish to see anymore.'

5. ANALYSIS OF PROPOSAL

- 5.1 The trees are growing in an area of land, still within the ownership of the developers Taylor-Whimpy, at the rear of 1 Clayfield, Brinsham Park, Yate.
- 5.2 The trees' canopies are growing in close proximity to the properties and it is likely that they may cause direct damage to those properties at some point in the near future.
- 5.3 The proposal is to cut the trees the subject of this application back from the properties to give 3m clearance. The Tree Officer considers that this would eliminate the likelihood of the trees causing direct damage to the neighbouring properties, whilst still providing screening between the adjacent properties and amenity to the locality. The objection raises a concern that works to the trees could result in the existing tree screen between 15 Meadow Mead and 1 Clayfield being reduced resulting in a visual gap between the trees. The Tree Officer considers the works proposed would not affect the screen between the two dwellings. As such the proposal would result in no detrimental impact on the amenity value of the trees in question whilst preserving the tree screen between 15 Meadow Mead and 1 Clayfield. The proposal is therefore considered to be acceptable.
- 5.4 Design and Access Statement
Not required
- 5.5 Use of Energy and Sustainability
Not applicable
- 5.6 Improvements Achieved to the Scheme
None
- 5.7 Section 106 Requirements
Not applicable

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 consent 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:

Contact Officer: Sean Herbert
Tel. No. 01454 863056

CONDITIONS

1. The works hereby authorised shall be carried out within two years of the date on which consent is granted.

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.

2. The works hereby authorised shall comply with British Standard 3998: 1989 – Recommendations for Tree Work.

Reason

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

ITEM 6

CIRCULATED SCHEDULE NO. 40/09 – 09 OCTOBER 2009

App No.:	PK09/5248/F	Applicant:	Mr A Milton
Site:	96 - 98 High Street Hanham Bristol South Gloucestershire BS15 3EJ	Date Reg:	4th September 2009
Proposal:	Erection of single storey extension and change of use of ground floor and ancillary storage area from Shop (Class A1) to 2no. self contained flats (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 as amended. (Amendment to previously approved scheme PK09/0524/F). (Part Retrospective)	Parish:	Hanham Parish Council
Map Ref:	364269 172297	Ward:	Hanham
Application Category:	Minor	Target Date:	19th October 2009



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100023410, 2008. **N.T.S.** **PK09/5248/F**

INTRODUCTION

This application has been referred to the Circulated Schedule, in accordance with procedure given that an objection has been raised.

1. THE PROPOSAL

- 1.1 The applicant seeks consent for the change of use of the ground floor area of No.96-98 High Street from an A1 Retail Unit to two self-contained flats. The conversion encompasses not only the retail floorspace to the front that would house one of the flats but also a detached outbuilding currently used for ancillary storage situated to the rear that would house the other. The rear flat is accessed through the front part of the building. Cycle storage will be provided in a secure area between the two units. One unit would be a two bed flat and the other a single bed flat. Bin storage will be provided within a paved area to the front of the site.
- 1.2 The scheme proposes minor changes to the ridge height of the outbuilding and alterations to openings. Alterations will extend the rear building to provide a second bedroom. On the front elevation the shop front will be replaced by a single window and two entrance doors (one to the proposed ground floor flats and the other to the existing upper floor residential unit). There are no vehicular parking spaces provided.
- 1.3 The application site is situated with the Local Centre of Hanham within a Secondary Shopping Frontage (No.88 to 114 High Street). In support of the application details of efforts to market the premises have been submitted.
- 1.4 It should be noted that this application represents an amendment to Application PK09/0524/F that was previously approved. Work had commenced on the scheme when discrepancies were reported to the Council and an investigation by the Council Enforcement Officers took place resulting in an invitation being made to the applicant to submit an application to reflect these changes. The differences between the two applications are such that a building to be previously used for cycle storage to the rear is to be demolished and the boundary wall along this part of the boundary re-instated and cycle storage provided between flats 1 and 2. Flat 2 is to be a two-bedroom unit (through enlargement) rather than single bed as previously proposed and the new building would be marginally higher.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPS6 Planning for Town Centres
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
RT1 Development in Town Centres
RT10 Changes of Use of Retail Premises within Secondary Shopping Frontages in Town Centres

3. RELEVANT PLANNING HISTORY

3.1 Previous history largely relates to the former retail use of the premises with the exception of:

PK09/0524/F – Erection of single storey extension and change of use of ground floor and ancillary storage area from Shop (Class A1) to 2 no. self contained flats (Class C3) (Approved)

4. CONSULTATION RESPONSES

4.1 Hanham Parish Council

No objection raised.

4.2 Sustainable Transport

No objection is raised.

Other Representations

4.3 Local Residents

There has been one letter of objection received. The grounds of objection can be summarised as follows:

- The original plans were not adhered to and a new building was erected without consent.
- The original building and wall was demolished without consent
- The new building is substantially higher and larger than that originally
- Concern is raised that the development would adversely affect property values.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application is an amendment to a previously approved scheme (PK09/0524/F). The scheme has been altered marginally (see para 1.4 above). The principle of the proposal has therefore been accepted previously but for completeness this assessment will be included again in this report.

Policy RT1 of the South Gloucestershire Local Plan (Adopted January 2006) considers development in Town Centres and seeks to ensure that appropriate development is guided towards these areas. Policy RT10 is more specific and considers development within Secondary Shopping Frontages which by their definition are located at the fringes of the main shopping area. Policy RT10 indicates that proposals for change subject to the following considerations:

- **The proposed use would result not undermine the established character, vitality or civic role of that frontage:**

In August 2008, South Gloucestershire Council produced a study on Retailing in its area. As a Town Centre Hanham was covered by the study which indicated that just 2.4% of the Secondary frontage remained in an A1 use. The particular frontage within which the site sites, No.88 to 114 High Street comprises 2 no. A2 uses with the remainder being residential (C3) uses including the properties either side. The rank of properties that comprises the larger part of this secondary retail frontage, No.100 to 114 is completely residential in terms of its use and has the appearance of always having had this use. It is clear that the site is away from the main retail centre and has become an isolated unit. The applicant had submitted details from an Estate Agency which indicates that the site has been marketed without success since March 2008, and that this exercise has involved a reduction in the original rental price. The submitted information indicates that there has been little interest.

Given the above, it is not considered that the loss of this unit to a non-retail use would adversely affect the character, vitality and role of the frontage because this frontage does not have such a function and therefore the proposal does accord with this criteria.

- **The proposed use would result in unacceptable environmental or transportation effects or would prejudice residential amenity**

It is not considered given the scale and location of the proposal, which only includes some minor alterations to the fabric of the building that there would be any adverse environmental impact or impact upon residential amenity. An assessment of the transportation impact is set out below.

Policy H5 considers the criteria relating to the re-use of buildings for residential purposes. Subject to consideration of the following issues the proposed development is considered acceptable in principal.

5.2 Impact upon the Character of the Surrounding Area/Residential Amenity

It is considered that the introduction of two additional residential units will not adversely affect the character of the area, which as has been described above has a large residential element including properties either side and on upper floor levels. The scheme identifies adequate refuse storage.

It is not considered that the design changes either to the shop or the rear building will result in detriment to residential amenity. Design changes are minor and will not have any significant impact upon the character of the area or residential amenity (the proposal would not result in any additional overlooking or involve significant extensions to the building that would result in overshadowing). The outside WC and single storey extension to the shop both of which are set against the boundary with No.94 would be demolished as part of the proposal.

The single storey building to the rear is set within existing boundaries (the building itself partly creates the boundary treatment with No.100 High Street and there is a stone boundary wall forming the boundary with No.94) and thus it is not considered that any significant loss of privacy would result from the proposed development.

The scheme will/has involved the removal of a store building that was to be used for cycle parking. The outer wall of store previously formed the boundary and thus a new wall will need to be installed to reinstate the boundary. The removal of part of the boundary wall (brought about by the removal of the store building that was to be used as a cycle store) is an understandable concern of the neighbouring occupier. The applicant has confirmed in a letter that this wall is in his ownership thus it is considered appropriate that a condition be attached to the decision notice that the wall is re-instated prior to the occupation of the flats.

It is not considered that the residential occupation of the unit would result in any significant impact upon residential amenity. It is noted that concern has been raised regarding the possible behaviour of future occupiers and the possibility that this could devalue property. These are not matters that are material planning considerations. If unacceptable noise levels result, this would be a matter dealt with under Environmental Health legislation (Environmental Protection Act 1990) or the police if criminal behaviour occurs.

Concerns have been raised regarding the impact of the current proposal over and above that of the approved scheme. The building as constructed is 0.4 metres higher than that approved. Instead of a cycle store along the boundary, an additional room will be added to the second flat. It is not considered that these changes will have any significantly greater impact than the approved scheme and it is important to emphasise that the proposal is replacing an existing large outbuilding.

Subject to the condition relating to the re-instatement of the boundary wall (agreed by the agent), it is not considered that the proposed development as amended from the original consent would be detrimental to the residential amenity of neighbouring occupiers.

5.3 The Proposal identifies an acceptable level of off-street parking

The site will not provide any off-street parking which as such is the same as the current arrangement. It is considered that in terms of use, a residential use would result in less vehicle movement than a fully functioning retail unit.

The site is located in a very sustainable location in close proximity to local services and public transport routes. Cycle storage is provided as part of the proposal. Transportation officers raise no objection to the proposed development and the proposal is therefore considered acceptable in these terms.

5.4 The Proposal provides adequate amenity space

Other than a very small courtyard area to the front of the rear flat, there is no amenity space provided. It is not usual to require private amenity space for single bed flats however and it is not considered that there would be an expectation that this would be provided by potential future occupiers on the basis that this is not family accommodation where such provision is a requirement (as set out in PPS3).

5.5 The Property is located within the Existing Urban Area

The property is situated inside the Urban boundary.

5.6 Other Issues

Concern has been raised that the proposed development would affect the value of the adjoining property. It should be noted that impact upon property value is not a material planning consideration.

With regard to the concerns raised regarding the history of this proposal. Consent was given for the erection of a single storey extension and change of use of the ground floor and ancillary storage area from a Shop (Class A1) to 2 no. self contained flats (Class C3). The works were not being carried out in accordance with the approved plans and thus following enforcement investigation, a new application was invited from the applicant and subsequently submitted to regularise this matter. The current assessment cannot be affected by this history but can only be made having regard to material planning considerations ie is the design acceptable or does the proposal affect the residential amenity of neighbouring occupiers. As has been noted previously in the report this assessment must have regard to the fact that consent has previously been given and thus consideration must be given as to whether the differences are significant.

5.7 Design and Access Statement

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

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

Contact Officer: David Stockdale
Tel. No. 01454 864533

CONDITIONS

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

Reason

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

2. The refuse storage shown on Drawing No. 1042-06A hereby approved shall be provided prior to the first occupation of the units hereby approved.

Reason

To ensure adequate refuse storage and to accord with Policy D1 (H) of the South Gloucestershire Local Plan (Adopted)

3. The boundary wall with No.94 High Street, (removed due to the demolition of the store room building), shall be re-instated to its previous height and condition prior to the first occupation of the flats hereby approved.

Reason

In the interests of visual amenity and to protect the residential amenity (privacy) of the neighbouring occupiers to accord with Policy H5 of the South Gloucestershire Plan (Adopted) January 2006.

ITEM 7

CIRCULATED SCHEDULE NO. 40/09 – 9 OCTOBER 2009

App No.: PT09/5083/F
Site: 16 Lavender Close Thornbury Bristol
South Gloucestershire BS35 1UL
Proposal: Erection of front boundary fence
(retrospective)
Map Ref: 364895 190440
Application Category: Householder

Applicant: Mr G Morris
Date Reg: 10th September 2009
Parish: Thornbury Town Council
Ward: Thornbury North
Target Date: 27th October 2009



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100023410, 2008.

N.T.S.

PT09/5083/F

INTRODUCTION

This application appears on the Circulated Schedule List because an objection has been received from the Town Council.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a front boundary fence. The fence has been erected already therefore this application is retrospective.
- 1.2 The application site comprises two-storey detached property located within the established residential area of Thornbury. The property is located on the southern side of the cul-de-sac Lavender Close.

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 Residential Extensions within Existing Residential Curtilages
T12 Transportation Development Control Policy
L1 Landscape Protection and Enhancement
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 P86/0200/14, Erection of 53 detached dwellings and 29 terraced dwellings, 15/03/87, Approval of reserved matters.
- 3.2 PT01/3000/F, Erection of two-storey side/rear extension, 07/01/02, Approval.
- 3.3 PT03/2115/F, Erection of first floor side extension to enlarge existing bedroom and form bedroom with en-suite, 14/08/03, Approval.

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
Objection – the proposals would detract from the visual amenity and open aspect of the street scene.
- 4.2 Transportation
No objection
- 4.3 Tree Officer
No objection

Other Representations

4.3 Local Residents

One letter supporting the proposal has been received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning Policy D1 applies to all types of development and ensures that a good standard of design is achieved. Planning Policy H4 allows for residential development within the existing curtilages of dwellings subject to design, residential amenity and transportation considerations. Planning Policy T12 ensures that development would not be detrimental to highway safety or congestion.

5.2 Design/Visual Amenity

This application seeks retrospective planning permission for the erection of a front boundary fence. The application site comprises a large detached two-storey dwellinghouse located within the established residential area of Thornbury. The property is located on the southern side of Lavender Close. The applicant has stated that the fence was moved closer to the site boundary to avoid the roots of an Oak tree.

5.3 The fence measures approximately 1.98 metres in height, is constructed of wood and is located on the eastern side of the dwellinghouse. The fence follows a 'u' shape plan and the part, which stands parallel to the street, measures approximately 5 metres in length and is situated 1.4 metres from the footpath. Whilst the fence is approximately 2.8 metres closer to the street than previously, in terms of height, it is in keeping with an existing fence nearby. Whilst the estate is mainly open, it cannot be said that the fence is adversely harmful to the sense of openness given that the prominent part of the fence is only 5 metres in length and the rest of the frontage would remain open. The 1.4 metre gap to the footpath ensures that a sense of openness is retained and the fence is no more intrusive on the openness than the garage at no. 5 Lavender Close.

5.4 The wooden fence at present is a light colour, which makes it fairly conspicuous from the street as the flanking fence and gate are stained a darker colour. On this basis, a condition will be applied to the consent to ensure that the fence is stained a darker colour to match the existing fences. Vegetation along the east and west sides of the fence help soften its appearance, as will the saplings along the front when they mature and subject to the condition, it is considered that the fence is not adversely harmful to the character of the street and surrounding area.

5.5 Transportation

The fence does not encroach upon the public highway or obstruct visibility and therefore, there are no transportation objections.

- 5.6 Residential Amenity
Given the location of the fence, it is considered that there are no significant privacy or sunlight issues.
- 5.7 Further Matters
Neighbour response
The Council revoked permitted development rights in the original consent for the estate. On this basis, any fence or wall, regardless of height or location requires planning permission. The proposed fence would normally fall within permitted development criteria.
- The condition requiring the maintenance of the hedge/shrubbery is considered unreasonable and unnecessary in this instance.
- 5.8 Town Council Response
It is considered that the fence is of a scale and position, which is not be adversely harmful to the openness of the estate. With sufficient staining, it is considered that the fence would be in-keeping with the surroundings and would not be harmful to the character of the area. Given the proximity of similar built form, it is considered that a refusal on this basis would be unlikely to prove sustainable at appeal.
- 5.9 Design and Access Statement
A Design and Access Statement is not required for this application.
- 5.10 Use of Energy and Sustainability
N/A
- 5.11 Improvements Achieved to the Scheme
N/A
- 5.12 Section 106 Requirements
In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

6. CONCLUSION

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

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

- a) The proposed development has been designed to be in-keeping with the character of the area taking into account the design, siting, height and materials of existing development – Policies D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006; and the South Gloucestershire Design Checklist SPD.
- b) The proposed development is set well back from the public highway and would not exacerbate congestion or be detrimental to highway safety – Policies T12, D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.

7. RECOMMENDATION

7.1 Planning Permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
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 & Country Planning Act 1990 (as amended).

2. Within 3 months of the date of this permission, a proposed colour finish for the fence shall be submitted to the Local Planning Authority for approval.

To ensure a satisfactory standard of external appearance and to accord with Policies D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006; and the South Gloucestershire Design Checklist SPD (adopted).

INTRODUCTION

This application appears on the Circulated Schedule following representation from Olveston Parish Council that raised concerns to the proposed development which was contrary to the Case Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the following development:
- i. Erection of a two-storey rear extension.
 - ii. Installation of a dormer window and roof lights.
 - iii. Erection of canopy over rear porch.
 - iv. Extension to front porch.
 - v. Erection of detached double garage.
- 1.2 The application site relates to a large semi-detached locally listed dwelling and its extensive residential curtilage. The site is situated outside of the Olveston settlement boundary, and is designated as Conservation Area and Green Belt.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

Joint Replacement Structure Plan (Adopted) September 2002: Saved Policies
Policy 16: Green Belt

South Gloucestershire Local Plan (Adopted) January 2006

- D1: Achieving Good Quality Design in New Development
H4: Development within Existing Residential Curtilages
L12: Conservation Areas
L15: Building and Structures Which Make a Significant Contribution to the Character and Distinctiveness of the Locality
GB1: Development within the Green Belt

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007
South Gloucestershire Development within the Green Belt SPD (2007)

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Olveston Parish Council

Olveston Parish Council has no objections to the above application, but has concerns regarding the ownership of the stonewall that adjoins the garage and outbuildings.

4.2 Sustainable Transportation
No objection.

4.3 Local Residents
None received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site forms the residential curtilage of Sunnyside, The Green, Olveston. The site is situated outside of the Olveston settlement boundary (As defined on the South Gloucestershire Local Plan Proposal Maps) and is designated as Green Belt and Conservation Area. As such the most relevant policies to the proposed extension being considered under this application are:

5.2 Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for extension to residential dwellings. 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.

5.3 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.

5.4 Policy GB1 of the Local Plan allow for the limited extension and alteration of existing dwelling provided that it does not result in a disproportionate addition over and above the size of the original dwelling.

5.5 Policy L12 of the Local Plan only allows development within or affecting a Conservation Area that preserves or enhances its character and appearance.

5.6 Visual Amenity and Impact on the Conservation Area

The application site comprises of a semi-detached building set within a spacious plot on the west side of The Green. Sunnyside was originally one large detached house with attached outbuilding/stable, however this has been converted to a separate residence at some time in the past, and is now known as Rose Cottage. The Conservation Officer commented that Sunnyside retains a large amount of historic character and integrity, and is therefore locally listed. The extensions to the rear are a variety of ages, and it is possible that the building was re-fronted in the late eighteenth/early nineteenth century.

5.7 The proposed development includes a number of the alterations to the existing dwelling. On the front elevation the existing conservatory would be demolished

and the porch would be enlarged. On the rear elevation there would be a two storey rear gable projection, a small extension to the rear lean-to porch, and the installation of a small dormer window. The development also includes the erection of a detached garage. Following discussions between the Conservation Officer and the applicant, the development has been amended to include the following: -

- Change the garage render to natural stone (see Dwg. No. 09/1281/102 rev E)
- Remove the front elevation En-suite roof light (see Dwg. No. 09/1281/103 rev E)
- Rebuilt porch to incorporate a parapet to match the existing building
- All doors & windows to be traditional painted timber
- Down pipes to the front elevation to be black round cast iron, with all other pipe work to be black round UPVC including SVP

5.8 It is considered that the proposed extensions to the dwelling and the new garage, in terms of their scale and massing, would appear proportionate and subservient to the original dwelling. Furthermore, it is considered that the individual architectural quality of the works would be of a high standard that would preserve the integrity, character and appearance of the historic building and Conservation Area. To ensure a high quality finish it is recommended that conditions be attached to require sample materials and large-scale drawings of individual detailing be submitted and approved prior to the commencement of development. In view of the above, it is therefore concluded that the proposed development would accord to policies D1, L12, L15 and H4 of the adopted local plan.

5.9 Residential Amenity

The application site is situated within an extensive curtilage and is isolated from the development to the north. To the south of the site the application site is attached to Rose Cottage. However the proposed development would site away from this dwelling, and therefore would not give rise to an overbearing effect or a loss of privacy to the occupiers of this adjacent dwelling. On this basis, it is concluded that the proposed development would accord to policy H4 of the adopted local plan.

5.10 Green Belt

The adopted Development in the Green Belt SPD states that extensions in excess of 50% of the volume of the original dwelling would most likely be considered in excess of any reasonable definition of 'limited extension'. Such a proposal would therefore be viewed as a disproportionate addition.

5.11 The planning history shows that the dwelling has not been subject to a planning application for extension or alteration. It is acknowledged that there are a number of rear extensions to the dwelling, however the Conservation Officer

- concluded that these were historic and therefore were likely to precede the planning system. As such it is considered that the existing dwelling, as shown on the submitted plans can be deemed original dwellinghouse when assessing the volume increase of this development. It is estimated that the original volume of the dwelling is approximately 575m³.
- 5.12 It is estimated that the proposed extension would be approximately 220m³ in volume. On this basis the total extended volume of the dwelling would be approximately 795m³, and this would equate to a volume increase of 38% over and above the volume of the original garage. Given the design quality of proposed extensions it is concluded that the proposed extension would be a proportionate extension and would maintain the openness of the green belt in this location. With regard to the proposed detached garage, it is considered that this would be proportionate to the original development on the site. Moreover, given its siting adjacent to the dwelling and boundary, it would not harm the openness of the green belt. It is therefore concluded that the proposed development would accord to policy GB1 of the adopted local plan.
- 5.13 Other Matters
The Parish Council have raised concerns with regard to the ownership of the stone wall that adjoins the proposed garage and the existing outbuildings. Landownership is not a material planning consideration. Nevertheless, the site location plan shows the stone wall to be within the application site, and the applicant has served Certificate A to certify that the land is within their ownership.
- 5.14 Design and Access Statement
The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document.
- 5.15 Use of Energy and Sustainability
None.
- 5.16 Improvements Achieved to the Scheme
Improvements to the design to preserve the Conservation Area as detailed in paragraph 5.7.
- 5.17 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 proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.
- a) The proposed development would not give rise to an adverse overbearing effect or a material loss of privacy to nearby occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
 - b) The proposed development has been designed to respect and maintain the massing scale, proportions, materials and overall design and character of the existing dwelling and the surrounding area. Moreover the development would preserve the character and appearance of the locally listed building and the Thornbury Conservation Area. The development therefore accords to Policy D1 L12, L15, and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (Adopted) 2007.
 - c) The proposed development represents a proportionate extension that constitutes appropriate development in the Green Belt. The development therefore accords to Policy GB1 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Development in the Green Belt SPD (Adopted) 2007.

7. RECOMMENDATION

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

Contact Officer: Peter Rowe
Tel. No. 01454 863131

CONDITIONS

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

Reason

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

2. Notwithstanding previously submitted details, prior to the commencement of development, the design and details including materials and finishes of the following items shall be submitted and approved in writing by the local planning authority:
 - a. all new windows (including cill and head details)
 - b. all new exterior doors
 - c. new eaves
 - d. rainwater goods
 - e. new dormer window (including cheeks, eaves and ridge)
 - f. all new rainwater goods
 - g. chimney

The design details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 together with large scale cross section profiles. The scheme shall be implemented strictly in accordance with the approved details.

Reason

To maintain and enhance the character and appearance of the locally listed building and the Olveston Conservation Area, and to accord with Policy D1, L12, L15 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the commencement of development a sample panel of new facing stonework (for the new garage), of at least one square metre, shall be constructed on site to show the stone, coursing, pointing and mortar. The sample panel shall be approved in writing by the Local Planning Authority and thereafter retained on site until the completion of the scheme, to provide consistency. Development shall be carried out in accordance with the agreed sample.

Reason

To maintain and enhance the character and appearance of the locally listed building and the Olveston Conservation Area, and to accord with Policy D1, L12, L15 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the commencement of development a representative sample of the proposed clay roofing pantile shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed sample.

Reason

To maintain and enhance the character and appearance of the locally listed building and the Olveston Conservation Area, and to accord with Policy D1, L12, L15 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 40/09 – 09 October 2009

App No.:	PT09/5087/F	Applicant:	Mr A Webb
Site:	162 Church Road Frampton Cotterell South Gloucestershire BS36 2ND	Date Reg:	25th August 2009
Proposal:	Formation of dropped kerb to allow access to off street parking facilities including construction of hardstanding for car parking.	Parish:	Frampton Cotterell Parish Council
Map Ref:	367482 181663	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	15th October 2009



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PT09/5087/F

1. **THE PROPOSAL**

- 1.1 The application seeks planning permission for the formation of a dropped kerb to allow for access to off street parking facilities.
- 1.2 The application site comprises a 2-storey terrace property located on Church Road within the well-established residential area of Frampton Cotterell.

2. **POLICY CONTEXT**

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
T12 Transportation
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (Adopted)

3. **RELEVANT PLANNING HISTORY**

- 3.1 None.

4. **CONSULTATION RESPONSES**

- 4.1 Frampton Cotterell Parish Council
Objection on the basis that should a car reverse out of the drive, it would be on to a bend in Church Road opposite a bus stop.
- 4.2 Transportation
No objection.

Other Representations

- 4.3 Local Residents
No objection.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
Planning Policy D1 applies to all types of development and ensures that a good standard of design is achieved. Planning Policy T12 allows for development, which makes adequate, safe and appropriate provision for transportation and minimises the adverse impact of motorised traffic.

5.2 Design/Visual Amenity

This application seeks planning permission for the formation of a dropped kerb to allow for access to off street parking facilities. The application site comprises a 2-storey terrace property located on Church Road within the established residential area of Frampton Cotterell. The property has an existing driveway with grey brick tiled paving and has an existing stonewall acting as a boundary treatment separating the property from the public footpath and Church Road, which is a classified highway.

The applicant is proposing to raise the ground level to be in line with the current footpath level and to replace the existing grey bricks with gravel to meet the footpath.

- 5.3 Given the nature of the proposal and that many properties along Church Road have dropped kerbs outside their properties, it is considered that the proposed development would not be out of keeping or harmful to the character of the surrounding area.

5.4 Transportation

Following a committee approved report in 2006, driveways are permitted from a class 3 highway without the need for a turning area. This proposal falls into the category and the hard standing could accommodate 2 vehicles in accordance with standards. With regards to the concerns raised by the Parish Council about the reversing car onto the bend in Church Road, the transportation Officer has said that in his opinion, the visibility is considered adequate and acceptable. There is therefore, no transportation objection.

Furthermore, the road is 30mph speed limit with good visibility splays and, even though it is in close proximity to the bend, it is not located on the bend. There is no highway objection, and the proposal accords with Policy T12.

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.

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 a) The materials used will match the existing and neighbouring houses have the same dropped kerb access and off street parking. Accordingly the proposal respects the character of the existing dwelling and surrounding local environment and as such is considered to meet policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 6.3 b) There is a 30mph speed limit and the visibility is considered acceptable and the proposal would be acceptable in highways safety terms. As such, this proposal meets the criteria of policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 6.4 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 to be GRANTED subject to the following conditions.

Contact Officer: Genevieve Tuffnell
Tel. No.

CONDITIONS

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

Reason

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

ITEM 9

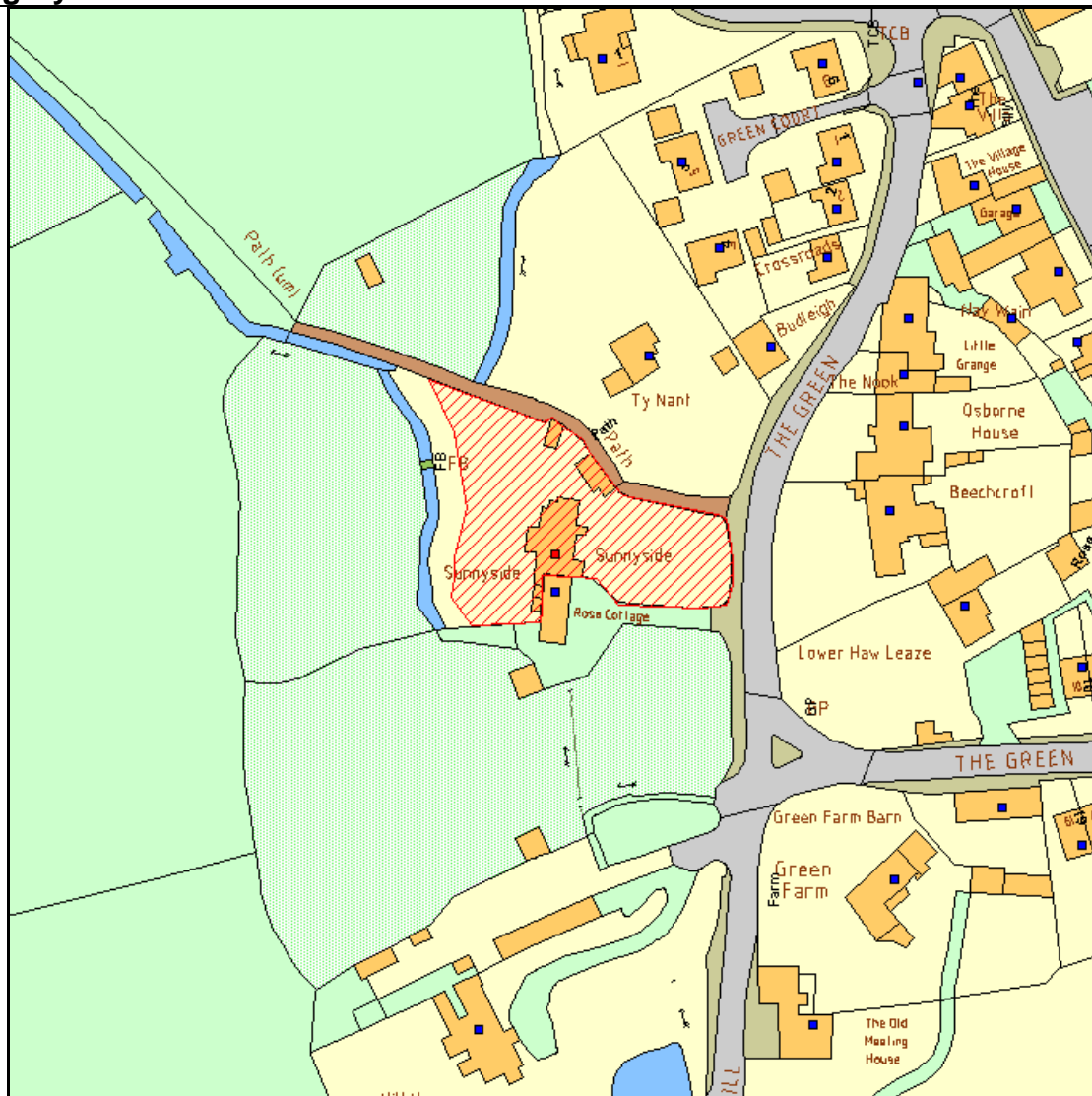
CIRCULATED SCHEDULE NO. 40/09 – 9 OCTOBER 2009

App No.: PT09/5144/F
Site: Sunnyside The Green Olveston South Gloucestershire
Proposal: Erection of two storey rear extension to form additional living accommodation, installation of dormer window and conservation rooflights to existing rear extension. Erection of canopy over rear porch and enlargement of front porch. Erection of detached double garage.

Applicant: Mr D Tyson
Date Reg: 14th September 2009
Parish: Olveston Parish Council

Map Ref: 360004 186892
Application Category: Householder

Ward: Severn
Target Date: 23rd October 2009



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N.T.S.

PT09/5144/F

INTRODUCTION

This application appears on the Circulated Schedule following representation from Olveston Parish Council that raised concerns to the proposed development which was contrary to the Case Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the following development:
- i. Erection of a two-storey rear extension.
 - ii. Installation of a dormer window and roof lights.
 - iii. Erection of canopy over rear porch.
 - iv. Extension to front porch.
 - v. Erection of detached double garage.
- 1.2 The application site relates to a large semi-detached locally listed dwelling and its extensive residential curtilage. The site is situated outside of the Olveston settlement boundary, and is designated as Conservation Area and Green Belt.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

Joint Replacement Structure Plan (Adopted) September 2002: Saved Policies
Policy 16: Green Belt

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development
H4: Development within Existing Residential Curtilages
L12: Conservation Areas
L15: Building and Structures Which Make a Significant Contribution to the Character and Distinctiveness of the Locality
GB1: Development within the Green Belt

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007
South Gloucestershire Development within the Green Belt SPD (2007)

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Olveston Parish Council

Olveston Parish Council has no objections to the above application, but has concerns regarding the ownership of the stonewall that adjoins the garage and outbuildings.

4.2 Sustainable Transportation
No objection.

4.3 Local Residents
None received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site forms the residential curtilage of Sunnyside, The Green, Olveston. The site is situated outside of the Olveston settlement boundary (As defined on the South Gloucestershire Local Plan Proposal Maps) and is designated as Green Belt and Conservation Area. As such the most relevant policies to the proposed extension being considered under this application are:

5.2 Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for extension to residential dwellings. 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.

5.3 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.

5.4 Policy GB1 of the Local Plan allow for the limited extension and alteration of existing dwelling provided that it does not result in a disproportionate addition over and above the size of the original dwelling.

5.5 Policy L12 of the Local Plan only allows development within or affecting a Conservation Area that preserves or enhances its character and appearance.

5.6 Visual Amenity and Impact on the Conservation Area

The application site comprises of a semi-detached building set within a spacious plot on the west side of The Green. Sunnyside was originally one large detached house with attached outbuilding/stable, however this has been converted to a separate residence at some time in the past, and is now known as Rose Cottage. The Conservation Officer commented that Sunnyside retains a large amount of historic character and integrity, and is therefore locally listed. The extensions to the rear are a variety of ages, and it is possible that the building was re-fronted in the late eighteenth/early nineteenth century.

5.7 The proposed development includes a number of the alterations to the existing dwelling. On the front elevation the existing conservatory would be demolished

and the porch would be enlarged. On the rear elevation there would be a two storey rear gable projection, a small extension to the rear lean-to porch, and the installation of a small dormer window. The development also includes the erection of a detached garage. Following discussions between the Conservation Officer and the applicant, the development has been amended to include the following: -

- Change the garage render to natural stone (see Dwg. No. 09/1281/102 rev E)
- Remove the front elevation En-suite roof light (see Dwg. No. 09/1281/103 rev E)
- Rebuilt porch to incorporate a parapet to match the existing building
- All doors & windows to be traditional painted timber
- Down pipes to the front elevation to be black round cast iron, with all other pipe work to be black round UPVC including SVP

5.8 It is considered that the proposed extensions to the dwelling and the new garage, in terms of their scale and massing, would appear proportionate and subservient to the original dwelling. Furthermore, it is considered that the individual architectural quality of the works would be of a high standard that would preserve the integrity, character and appearance of the historic building and Conservation Area. To ensure a high quality finish it is recommended that conditions be attached to require sample materials and large-scale drawings of individual detailing be submitted and approved prior to the commencement of development. In view of the above, it is therefore concluded that the proposed development would accord to policies D1, L12, L15 and H4 of the adopted local plan.

5.9 Residential Amenity

The application site is situated within an extensive curtilage and is isolated from the development to the north. To the south of the site the application site is attached to Rose Cottage. However the proposed development would site away from this dwelling, and therefore would not give rise to an overbearing effect or a loss of privacy to the occupiers of this adjacent dwelling. On this basis, it is concluded that the proposed development would accord to policy H4 of the adopted local plan.

5.10 Green Belt

The adopted Development in the Green Belt SPD states that extensions in excess of 50% of the volume of the original dwelling would most likely be considered in excess of any reasonable definition of 'limited extension'. Such a proposal would therefore be viewed as a disproportionate addition.

5.11 The planning history shows that the dwelling has not been subject to a planning application for extension or alteration. It is acknowledged that there are a number of rear extensions to the dwelling, however the Conservation Officer

- concluded that these were historic and therefore were likely to precede the planning system. As such it is considered that the existing dwelling, as shown on the submitted plans can be deemed original dwellinghouse when assessing the volume increase of this development. It is estimated that the original volume of the dwelling is approximately 575m³.
- 5.12 It is estimated that the proposed extension would be approximately 220m³ in volume. On this basis the total extended volume of the dwelling would be approximately 795m³, and this would equate to a volume increase of 38% over and above the volume of the original garage. Given the design quality of proposed extensions it is concluded that the proposed extension would be a proportionate extension and would maintain the openness of the green belt in this location. With regard to the proposed detached garage, it is considered that this would be proportionate to the original development on the site. Moreover, given its siting adjacent to the dwelling and boundary, it would not harm the openness of the green belt. It is therefore concluded that the proposed development would accord to policy GB1 of the adopted local plan.
- 5.13 Other Matters
The Parish Council have raised concerns with regard to the ownership of the stone wall that adjoins the proposed garage and the existing outbuildings. Landownership is not a material planning consideration. Nevertheless, the site location plan shows the stone wall to be within the application site, and the applicant has served Certificate A to certify that the land is within their ownership.
- 5.14 Design and Access Statement
The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document.
- 5.15 Use of Energy and Sustainability
None.
- 5.16 Improvements Achieved to the Scheme
Improvements to the design to preserve the Conservation Area as detailed in paragraph 5.7.
- 5.17 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 proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.
- a) The proposed development would not give rise to an adverse overbearing effect or a material loss of privacy to nearby occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
 - b) The proposed development has been designed to respect and maintain the massing scale, proportions, materials and overall design and character of the existing dwelling and the surrounding area. Moreover the development would preserve the character and appearance of the locally listed building and the Thornbury Conservation Area. The development therefore accords to Policy D1 L12, L15, and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (Adopted) 2007.
 - c) The proposed development represents a proportionate extension that constitutes appropriate development in the Green Belt. The development therefore accords to Policy GB1 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Development in the Green Belt SPD (Adopted) 2007.

7. RECOMMENDATION

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

Contact Officer: Peter Rowe
Tel. No. 01454 863131

CONDITIONS

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

Reason

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

2. Notwithstanding previously submitted details, prior to the commencement of development, the design and details including materials and finishes of the following items shall be submitted and approved in writing by the local planning authority:
 - a. all new windows (including cill and head details)
 - b. all new exterior doors
 - c. new eaves
 - d. rainwater goods
 - e. new dormer window (including cheeks, eaves and ridge)
 - f. all new rainwater goods
 - g. chimney

The design details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 together with large scale cross section profiles. The scheme shall be implemented strictly in accordance with the approved details.

Reason

To maintain and enhance the character and appearance of the locally listed building and the Olveston Conservation Area, and to accord with Policy D1, L12, L15 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the commencement of development a sample panel of new facing stonework (for the new garage), of at least one square metre, shall be constructed on site to show the stone, coursing, pointing and mortar. The sample panel shall be approved in writing by the Local Planning Authority and thereafter retained on site until the completion of the scheme, to provide consistency. Development shall be carried out in accordance with the agreed sample.

Reason

To maintain and enhance the character and appearance of the locally listed building and the Olveston Conservation Area, and to accord with Policy D1, L12, L15 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

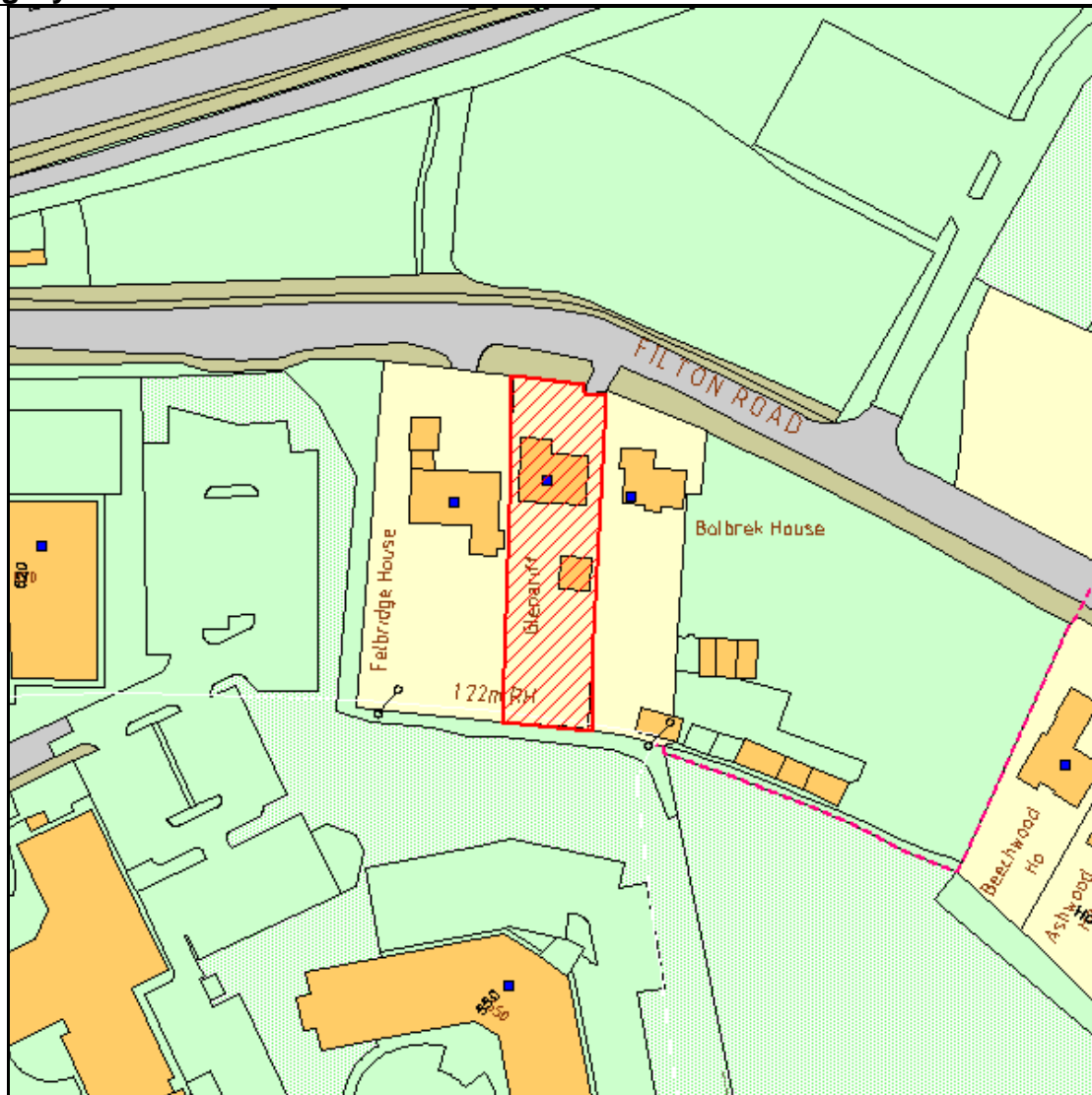
4. Prior to the commencement of development a representative sample of the proposed clay roofing pantile shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed sample.

Reason

To maintain and enhance the character and appearance of the locally listed building and the Olveston Conservation Area, and to accord with Policy D1, L12, L15 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 40/09 – 9 OCTOBER 2009

App No.:	PT09/5207/F	Applicant:	Mrs R Gharyal
Site:	Glenariff Filton Road Hambrook Bristol South Gloucestershire	Date Reg:	7th September 2009
Proposal:	Erection of single storey side and rear extension to form garage, utility room and kitchen. Alterations to roofline and installation of 2 no front and 2no rear dormer windows to form additional living accommodation.	Parish:	Stoke Gifford Parish Council
Map Ref:	362614 178558	Ward:	Winterbourne
Application Category:	Householder	Target Date:	21st October 2009



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 100023410, 2008. **N.T.S.** **PT09/5207/F**

INTRODUCTION

This application appears on the Circulated Schedule List because the Parish Council has raised concerns.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of single storey side and rear extensions to form a garage, kitchen and utility room. Permission is also sought for alterations to the roofline of the existing dwellinghouse and the installation of 4no. front and rear dormer windows to facilitate roof accommodation.
- 1.2 The application site comprises a detached bungalow located within the Green Belt and outside the defined settlement boundary. The property is located on the southern side of Filton Road.
- 1.3 The application is the same as an existing permission (PT06/3391/F) granted on 12th January 2007. The applicant has stated that it seeks to renew this permission before it expires on 12th January 2010. The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 came into force on the 1st October 2009 and allows applications which are extant on 1st October 2009 to be renewed via a simplified procedure and reduced fee. However, this scheme was submitted prior to the introduction of this mechanism and as such, has been assessed as a full planning application.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2 Green Belts
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
GB1 Development in the Green Belt
H4 Residential Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist (adopted)
The Development within the Green Belt SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT06/0460/F, Conversion of bungalow into two storey dwelling with side and rear extensions, Withdrawn.
- 3.2 PT06/1185/F, Conversion of bungalow into two storey dwelling with side and rear extensions, Refused.
- 3.3 PT06/1185/F, Conversion of bungalow into two storey dwelling with side and rear extensions, 12/01/07, Approved.

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

Clarification is needed – no decision could be made. The description seems to be the same as 3391 in 2006 and it is unclear what has already been done.

4.2 Public Rights of Way

No objection

Other Representations

4.3 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning Policy D1 applies to all types of development and ensures that a good standard of design is achieved. Planning Policy H4 allows for residential extensions subject to design, residential amenity and transportation considerations. Planning Policy GB1 allows for limited extension to properties located in the Green Belt provided that it does not result in a disproportionate addition.

5.2 Design/Visual Amenity

This application seeks planning permission for the erection of front and rear extensions to form a garage, kitchen and utility room. Permission is also sought for alterations to the roofline of the existing dwelling and the installation of 4 no. dormer windows to facilitate roof accommodation. The application site comprises a detached bungalow located within the Green Belt and outside the defined settlement boundary. The property is located on the southern side of Filton Road. A detached double garage is set back in the rear garden of the property and is accessed via a driveway on the eastern side of the dwellinghouse. The detached garage would be demolished to facilitate the proposed development.

5.3 The ridge level of the existing property would be raised in height by approximately 1.65 metres. The flanking properties both have accommodation in the roof and the proposed increase would result in a ridge height consistent with these properties. The proposed asymmetric roof pitch, whereby the eaves level on the rear elevation would be increased, whilst the front eaves level would remain as existing, would ensure that the proportions, form and character of the existing dwelling would to some extent be retained when viewed from the public realm. 4 no. dormer windows would be located in the front and rear roof slopes. It is considered that their general form is acceptable and they would reflect the existing front roof gable. In the previous application the Officer considered the size of the windows in the dormers to be a slight

issue and sought further details via a condition. On this basis, the same condition will be applied if permission is granted.

5.4 The side and rear extension would wrap around the south eastern corner of the dwellinghouse and measure approximately 11.8 metres in length, 6.7 metres in width narrowing to 3.1 metres and have a ridge height of 4.4 metres. A lean-to roof with a front and rear hip would encompass the extension. Given that the side extension would be set back behind the front building line of the existing property and would have a modest width of 3.1 metres when viewed from the front, it is considered that it would not have a negative impact on the character, form or proportions of the existing dwellinghouse. Furthermore, the proposed materials of roughcast render finish for the walls, brown double pan tiles for the roof and white uPVC fenestration would match the existing dwelling and ensure that the extension is well integrated into the existing dwelling. A condition will be applied to the consent to ensure that further details are submitted in respect of the dormer windows.

5.5 Given the above, it is considered that the proposed development would not have a negative impact on the character of the host dwelling or the character of the surrounding area.

5.6 Green Belt

The proposed development would result in a volume increase of approximately 48% over the volume of the original dwellinghouse. The South Gloucestershire Council Development within the Green Belt SPD states that proposals that result in a volume increase of over 30% of the volume of the original dwellinghouse should be carefully assessed in terms of its size and design. It states that those in excess of 50% would most likely be considered contrary to Policy GB1. Whilst this proposal is clearly at the upper limits of acceptability, the design, scale, proportion and materials proposed would be sympathetic to the character of the existing dwelling and would not have a negative impact on the character of the Green Belt. Moreover, the removal of the existing double garage would help offset some of the volume increase.

5.7 Given the above, it is considered that the proposal adheres to Policy GB1 and the South Gloucestershire Council Development within the Green Belt SPD.

5.8 Residential Amenity

The application site is flanked by 2no. neighbouring properties. The host dwelling is situated approximately level with the dwelling to the east and 6.5 metres forward of the dwelling to the west. Given the location and orientation of the dwellings it is considered that the proposal would not have an adverse overbearing impact on neighbouring properties. In terms of privacy, the proposed front and rear dormer windows would not face any neighbouring occupiers. The additional ground floor side windows proposed would comprise obscure glazing and would therefore, not have an adverse impact on the privacy of the neighbouring occupier to the east. Whilst the first floor side elevation windows would face a neighbouring side window, the 2no. windows would be small in size and would serve a bathroom and en-suite. A condition will be applied to the consent to ensure that these windows comprise obscure glazing.

5.9 Further Matters

In respect of the Parish Council's comments. From visiting the site it is clear that no part of the scheme has been implemented.

5.10 Use of Energy and Sustainability

Would comply with building regulation specifications.

5.11 Improvements Achieved to the Scheme

The size of the proposal has been reduced from approximately 80% to 48% of the volume of the original dwelling as a result of previous applications and pre-application discussion.

5.12 Section 106 Requirements

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

6. CONCLUSION

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

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

- a) The proposal has been designed to be in-keeping with the character of the area taking into account the design, siting, height and materials of the existing house and surrounding area – Policies D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006; and the adopted South Gloucestershire Design Checklist SPD.
- b) The proposal has been designed taking into account the amenities of neighbouring occupiers. The neighbouring occupiers would suffer no significant loss of residential amenity through loss of privacy or natural sunlight – Policies D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.
- c) The proposal represents a proportionate extension that constitutes appropriate development in the Green Belt – Policy GB1 of the South

7. RECOMMENDATION

7.1 Planning Permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
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 & Country Planning Act 1990 (as amended).

2. The glazing on the western elevation at first floor level shall at all times be of obscured glass and be permanently fixed in a closed position.

Reason

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

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

Reason

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

4. Prior to the commencement of the development, full details comprising plans at a scale of 1:50 of the following items shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter, the development shall proceed in accordance with the agreed details.

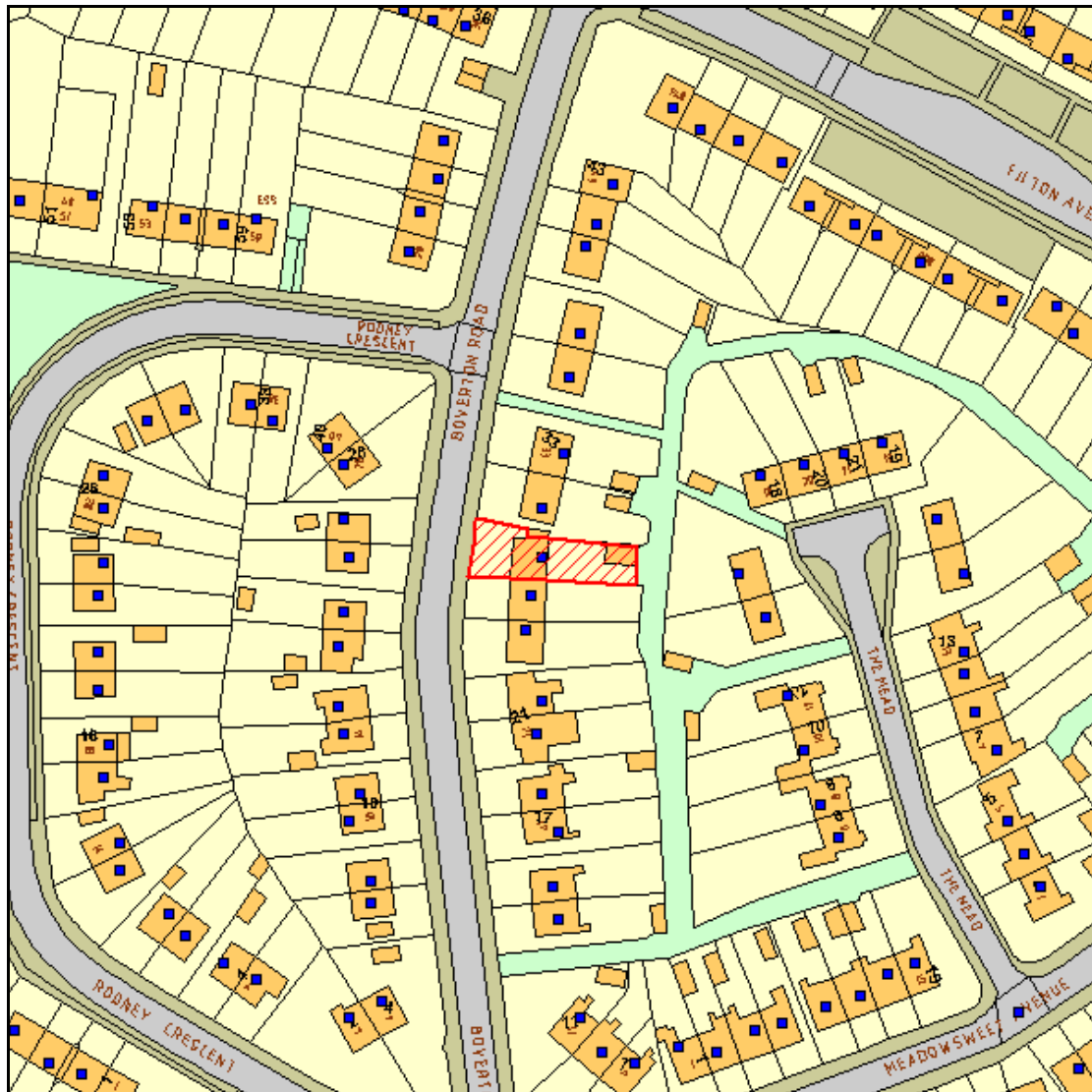
a) Dormer windows including details of the windows to be inserted into them.

Reason

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

CIRCULATED SCHEDULE NO. 40/09 – 9 OCTOBER 2009

App No.:	PT09/5208/F	Applicant:	Mr K Eddolls
Site:	29 Boverton Road Filton Bristol South Gloucestershire BS34 7AH	Date Reg:	27th August 2009
Proposal:	Erection of single storey front, side and rear extension to provide additional living accommodation.	Parish:	Filton Town Council
Map Ref:	360542 179541	Ward:	Filton
Application Category:	Householder	Target Date:	21st October 2009



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 100023410, 2008. **N.T.S.** **PT09/5208/F**

INTRODUCTION

This application appears on the Circulated Schedule following the receipt of representations from a local resident which raised concerns regarding the accuracy of the site location plan.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a single storey front, side and rear extension. The proposed development would provide additional living accommodation.
- 1.2 The application site relates to a semi-detached dwelling situated within a well-established residential area of Filton. The site is in the Bristol North Fringe urban area.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1: Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Quality Design in New Development
H4: Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/2869/F Erection of single storey front and side extension to form porch, extended bedroom and living room and storage shed.
Approved 9th November 2005

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
No comments received.
- 4.2 Local Residents
One letter has been received from a local resident. The letter did not object to the development, but noted that the SG Site Plan and Site Location Plan are wrong. The neighbour requested that these were corrected as they did not want boundary issues to become a problem in years to come.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development

The application site forms the residential curtilage of No. 29 Boverton Road and is situated within the Bristol North Fringe urban area (As defined on the South Gloucestershire Local Plan Proposal Maps). As such the most relevant policies to the proposed extension being considered under this application are:

- 5.2 Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for extension to residential dwellings. 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.

- 5.3 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.

5.4 Residential Amenity

The proposed development comprises of a single storey front, side, and rear extension. The proposed rear extension would be situated adjacent to the boundaries shared with Nos. 27 and 31 Boverton Road. The proposed extension would exceed the rear building lines of these properties by approximately 3 metres and the extension would be single storey in scale. On this basis it is considered that the development would not result in an overbearing effect. Moreover the proposed front and side extensions would be modest in scale and mass and therefore would not have an overbearing effect either. Furthermore the extensions would not include any windows that would afford direct inter-visibility into the habitable room or amenity space of the adjacent properties. The development would therefore not result in a loss of basis.

- 5.5 In view of the above it is concluded that the proposed development would not material harm residential amenity and would accord to Policy H4 of the adopted local plan.

5.6 Visual Amenity

The proposed dwelling is an end-terrace two-storey building. The proposed extensions would be simple and unassuming in terms of their design, massing, and scale. Moreover they would be finished in materials to match the existing dwelling. On this basis it is concluded that the proposed extension appear proportionate to the host dwelling and would maintain the character and appearance of the existing dwelling and the surrounding residential area. The development therefore accord to policies D1 and H4 of the adopted local plan.

5.7 Other Matters

It has been identified by the neighbouring occupier that the red line shown on the submitted location plan was not accurate. This issue was raised with the applicant and a new site location plan was submitted which showed the side lean-to within the curtilage of the neighbouring occupier. The applicant has

confirmed that this is the correct red edge and has served Certificate A to certify this. The neighbour has been re-consulted.

5.8 Use of Energy and Sustainability
To be built to modern Building regulations.

5.9 Improvements Achieved to the Scheme
None.

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

6. CONCLUSION

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

6.2 The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.

a) The proposed extension would not give rise to an adverse overbearing effect or a material loss of privacy to nearby occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

b) The proposed extension has been designed to respect and maintain the massing scale, proportions, materials and overall design and character of the existing dwelling and the surrounding area. The development therefore accords to Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (Adopted) 2007.

7. RECOMMENDATION

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

Contact Officer: Peter Rowe
Tel. No. 01454 863131

CONDITIONS

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

Reason

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