



**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. 20/10

Date to Members: 27/05/10

Member's Deadline: 03/06/10 (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 **by email 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**

PLEASE NOTE: THE CIRCULATED SCHEDULE PROCESS IS ONLY OPEN TO THE ELECTED MEMBERS OF SOUTH GLOUCESTERSHIRE COUNCIL.

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate Development Control Committee, please let the Director of Planning, Transportation and Strategic Environment know within 5 working days of the date of this Schedule (e.g, if the schedule is published on a Friday, comments have to be received by the end of Thursday) (see cover page for the date).

To refer an application(s) members are asked to email MemberReferral@southglos.gov.uk providing details of

- Application reference and site location
- Indicate whether you have discussed the application(s) with the case officer and/or area planning manager
- Indicate whether you have discussed the application(s) with ward member(s) if the site is outside of your ward
- The reason(s) for the referral

The following types of applications may be determined by this Circulated Schedule procedure:

All applications and related submissions not determined either by the Development Control 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

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 Planning Manager 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. **Please do not leave it to the last minute**
- Always make your referral request by e-mail to MemberReferral@southglos.gov.uk, where referrals can be picked up quickly by the Development Services Support Team. If in exceptional circumstances, you are unable to e-mail your request, please contact 01454 863518, well in advance of the deadline, to discuss alternative arrangements to ensure your response can be received.
- 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.
- It may also allow officers to seek to negotiate with the applicant to overcome the Member's concerns and therefore removing the need for a Committee determination.

CIRCULATED SCHEDULE - 27 MAY 2010

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK10/0701/F	Refusal	19 West Street Oldland Common South Gloucestershire BS30 9QT	Oldland	Bitton Parish Council
2	PK10/0740/LB	Approve with Conditions	George Hotel 63 Broad Street Chipping Sodbury South Gloucestershire BS37 6AD	Chipping	Sodbury Parish Council
3	PK10/0747/F	Approve with Conditions	Matrow Court 2 - 4 High Street Warmley South Gloucestershire BS15 4ND	Siston	Siston Parish Council
4	PK10/0849/F	Approve with Conditions	33 Exley Close North Common South Gloucestershire BS30 8YD	Oldland	Bitton Parish Council
5	PK10/0866/R3F	Approve with Conditions	Hawkesbury Upton Primary School High Street Hawkesbury Upton Badminton South Gloucestershire GL9 1AU	Cotswold Edge	Hawkesbury Parish Council
6	PT10/0389/F	Approve with Conditions	Starlings Den Oldbury Naite Oldbury On Severn South Gloucestershire BS35 1RT	Severn	Oldbury-on- Severn Parish Council
7	PT10/0587/F	Approve with Conditions	46 Beach Road Severn Beach South Gloucestershire BS35 4PF	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
8	PT10/0784/F	Approve with Conditions	16 Rush Close Bradley Stoke South Gloucestershire	Bradley Stoke North	Bradley Stoke Town Council
9	PT10/0788/F	Approve with Conditions	Stoke Park Coldharbour Lane Stoke Gifford South Gloucestershire BS16 1WE	Frenchay And Stoke Park	Stoke Gifford Parish Council
10	PT10/0796/F	Approve with Conditions	Oaklands Park Stadium Gloucester Road Almondsbury Bristol South Gloucestershire	Almondsbury	Almondsbury Parish Council
11	PT10/0850/F	Approve with Conditions	96 School Road Frampton Cotterell South Gloucestershire BS36 2BX	Frampton Cotterell	Frampton Cotterell Parish
12	PT10/0851/F	Approve with Conditions	73 Gloucester Road Rudgeway South Gloucestershire BS35 3QS	Thornbury South And	Alveston Parish Council
13	PT10/0884/F	Approve with Conditions	29 Tockington Lane Almondsbury South Gloucestershire BS32 4DZ	Almondsbury	Almondsbury Parish Council
14	PT10/0950/TRE	Approve with Conditions	83 Dragon Road Winterbourne South Gloucestershire BS36 1BH	Winterbourne	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PK10/0701/F	Applicant:	Mrs L Chichester
Site:	19 West Street Oldland Common Bristol South Gloucestershire BS30 9QT	Date Reg:	13th April 2010
Proposal:	Change of Use of Garden Room (Class C3) to Hair Salon (Class A1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Bitton Parish Council
Map Ref:	367162 171751	Ward:	Oldland Common
Application Category:	Minor	Target Date:	1st June 2010



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100023410, 2008. **N.T.S.** **PK10/0701/F**

INTRODUCTION

This application appears on the Circulated Schedule as representations have been received contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application relates to a detached dwelling situated on West Street, Oldland Common. The site lies within the defined settlement boundary.
- 1.2 Planning permission is sought for a change of use of an existing garden room at the rear of the property (Residential – Class C3) to a hair salon (Class A1) of the Town & Country Planning (Use Classes) Order 1987 (as amended).
- 1.3 When the Officer attended the property to conduct a site visit, it was discovered that the property has been divided into 2 no. dwellings: No's 19 and 19a West Street. This was subsequently confirmed by the Council's Electoral Services Section.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPG13 Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design in New Development
RT8 Small Scale Retail Uses
T8 Parking Standards
T12 Transportation Development Control Policy for New Development

South Gloucestershire Council Core Strategy (Pre-Submission Draft)

CS1 Good Quality Design

3. RELEVANT PLANNING HISTORY

- 3.1 K1911 Conversion of dwelling to doctors' surgery
Withdrawn 17 Aug 1977
- 3.2 K1911/1 Single storey rear extension
Approved 5 Apr 1978
- 3.3 K1911/2 Single storey rear extension
Approved 9 Jan 1981
- 3.4 K1911/3 First floor extension
Approved 21 Oct 1985

4. **CONSULTATION RESPONSES**

4.1 Bitton Parish Council

Objection due to over intensification of activity on the site. There would be a significant increase in traffic movements to and from the site onto the unsuitable West Street, which has traffic calming, parking restrictions and bus stops close by.

Other Representations

4.2 Sustainable Transport

I have concerns as this proposal will result in the existing access being shared by two separate dwellings and also the proposed business use. There is considered to be inadequate vehicular parking and manoeuvring space for the three combined uses, contrary to Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006. Accordingly, the proposed development is recommended for refusal.

4.3 Local Residents

Four letters of representation have been received: two letters of objection and two in support of the scheme.

The two letters supporting the scheme raise the following points

- The hair salon would be an asset to Oldland Common.
- Can see no concern over parking
- Only facility for a maximum of two clients at a time, resulting in only two additional vehicles, which the existing frontage can accommodate.
- Two other salons in village have bad parking facilities and is notoriously congested
- Need to support small business, not deter them

Two letters of objection have been received, raising the following points

- Due to the parking spaces at the property being often used by the household, clients' cars would have to park on the road
- A nearby residential home's parking is often taken up by staff, causing visitors to have to park on the road
- Due to parked cars on the road, visibility to existing accesses is limited
- Any further parking on the road will have a detrimental effect on road safety within West Street
- West Street already has parking/traffic issues
- There are two existing hair salons within close proximity of the site

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Planning Policy RT8 of the South Gloucestershire Local Plan (Adopted) January 2006 cites that small scale retail uses falling within Classes A1, A2 and A3 (within the boundaries of settlements) will be permitted provided that:

The development would not give rise to unacceptable levels of vehicular traffic or on-street parking to the detriment of local amenities and highway safety; and

- The development would not prejudice existing residential amenity; and
- The character of the area would not be adversely affected; and
- (In the case of proposals outside of a local centre) the development would improve the range of services to a local community and not harm the vitality and viability of an existing local centre.

5.2 Design/Visual Amenity

This application seeks planning permission to change the use of an existing garden room at the rear of the property (Residential – Class C3) to a hair salon (Class A1) of the Town & Country Planning (Use Classes) Order 1987 (as amended). The garden room is part of a small row of outbuildings adjoined to the rear of a detached garage sited at the rear of the property. The outbuilding has a pitched roof and has two windows and patio doors overlooking the existing swimming pool.

5.3 The application does not detail any external alterations to the outbuilding; therefore it will retain a facade that is residential in character. As such there is no objection to the proposal on this basis.

5.4 Residential Analysis

The outbuilding is small and it is proposed to have no other employees other than the owner. No objections have been received from the Council's Environmental Health department, subject to a condition on hours of use of the proposed hair salon.

5.5 In view of the above it is considered that no significant adverse impact in residential amenity would be caused.

5.6 Highway Safety Analysis

The site is located off West Street, a classified road. An objection has been raised by the Council's Sustainable Transport section. Due to the property containing two dwellings, it is considered that there is inadequate vehicular parking and manoeuvring space for the additional business use. Because of this, it is considered that the application should be refused.

5.7 Local Centre Issues

Policy RT8 states that permission will only be given if the development would improve the range of services to a local community and not harm the vitality and viability of an existing local centre. The proposal will provide an additional hairdressing salon within Oldland Common. There are currently two hair salons within Oldland Common; however it is considered that due to the small size of the proposal it is considered that the vitality and viability of the local centre will not be compromised by the proposal. Furthermore, support has been received for the proposal by a local resident. Notwithstanding the need to support local businesses, it is considered that in this case the highway concerns that would be generated by proposals outweigh the case for a small business.

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 would result in three separate uses sharing the existing access and vehicular parking on site. It is considered there is inadequate turning and parking space for the two dwellings and the proposed business use. If permitted the proposed business use would increase the likelihood of additional standing and manoeuvring of vehicles onto and off the public highway causing safety hazards to other road users. This is detrimental to highway safety and contrary to Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006
- 6.3 The recommendation to refuse 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 **REFUSED** for the following reason.

Contact Officer: Elizabeth Dowse
Tel. No. 01454 862217

REASONS FOR REFUSAL

1. The proposed development would result in three separate uses sharing the existing access and vehicular parking on site. It is considered there is inadequate turning and parking space for the two dwellings and the proposed business use. If permitted the proposed business use would increase the likelihood of additional standing and manoeuvring of vehicles onto and off the public highway causing safety hazards to other road users. This is detrimental to highway safety and contrary to Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PK10/0740/LB	Applicant:	Mr M Harrington
Site:	George Hotel 63 Broad Street Chipping Sodbury Bristol South Gloucestershire	Date Reg:	13th April 2010
Proposal:	Partial demolition of existing wall and installation of 1.8m max high timber gate to facilitate new pedestrian access.	Parish:	Sodbury Parish Council
Map Ref:	372838 182239	Ward:	Chipping Sodbury
Application Category:	Minor	Target Date:	25th May 2010



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 100023410, 2008. **N.T.S.** **PK10/0740/LB**

INTRODUCTION

This application appears on the circulated schedule due to the receipt of two letters of objection from owners of adjacent land.

1. THE PROPOSAL

- 1.1 The applicant seeks listed building consent for partial demolition of an existing wall and the installation of new pedestrian gates. This application is partially retrospective application in that the wall has already been demolished. There is a pair of temporary gates already in place although these are not the final gates as proposed.
- 1.2 Listed building consent was granted for similar works in 2005. The approval in 2005 was for a single gate and the details subject of this application show a double gate.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS5 Planning for the Historic Environment

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- | | |
|-----|--------------------|
| D1 | Design |
| L13 | Listed Buildings |
| L12 | Conservation Areas |

3. RELEVANT PLANNING HISTORY

- 3.1 PK05/0621/LB Partial demolition of existing wall and installation of gate with stone arch to facilitate new pedestrian access.

4. CONSULTATION RESPONSES

- 4.1 Sodbury Town Council
No objection

Other Representations

- 4.2 Local Residents

Two letters of objection have been received – one from the trustees of Chipping Sodbury Town Lands Charity and one from a local resident. A summary of the points of concern raised is as follows:

- That the gate will be used as a pedestrian access and not just as a Fire Exit
- No Deed of Easement has been sought from neighbouring land owners for access over land to access the highway

- The location of the gateway carries risk as it is sited on a steep embankment leading down to the river
- Access from the gates is into the town hall car park which is often locked
- The gates are of poor quality, are not sympathetic to the listed building and have already been vandalised
- Landowners of the land between the highway and the gate would not grant access to use their land and therefore the gate is not useable.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy L13 of the South Gloucestershire Local Plan (Adopted) and PPS5 allow for alterations/additions to a listed building, provided the development is compatible with and would not detract from the special character or features of the building and its setting. Section 16(2) of the Planning (Listed building and conservation area) act 1990 states that when determining a listed building application the local planning authority shall have special regard to the desirability of preserving the building or its setting and any features of special architectural or historic interest which it possesses.

5.2 Impact on the Listed Building.

Planning Policy Statement 5 emphasises the importance of preserving listed buildings as they are a valuable asset that cannot be replaced once lost. It also addresses that unsuitable alteration can be as detrimental as outright demolition. It is fundamental to the success of any application for works to a Listed Building that the historic detailing, where known or surviving, should be re-instated.

5.3 The George Hotel is a grade II* listed building located within the Chipping Sodbury Conservation Area. This application seeks permission to essentially regularise a new breach through the rear boundary wall of the listed building in order to meet the requirements of the local Fire Officer. The breach is at the north-western corner of the rear gardens and is not going to have a significant impact on the setting of the listed building. It is also seen in the context of the car park of the town hall and the associated steel gates and railings. This section of walling has also been altered and possibly rebuilt at various times and is not, therefore, of intrinsic historic interest. A pair of solid timber gates, supported by appropriate ironmongery and painted a dark neutral colour is unlikely to compromise the setting of the listed building. Subject to the attachment of conditions to secure full joinery details of the gate and ironmongery, and confirmation of the paint colour, it is considered, that the proposal is not contrary to Policies L12 or L13 of the Local Plan or PPS5.

5.4 Other Issues

This is a listed building application that can consider only the impact of the proposed development on the listed building and its setting. Land ownership issues and rights of access over neighbouring land are not for consideration as part of the application. These are civil issues that will need to be resolved independently of the application process.

6. CONCLUSION

- 6.1 The recommendation to grant Listed Building Consent has been taken having regard to the section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Government advice contained in PPS 5 (Planning for the Historic Environment).

7. RECOMMENDATION

- 7.1 Listed Building consent be approved subject to the following conditions:

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

1. Notwithstanding the details submitted and within two months of the date of this decision notice, full details of the following items must be submitted to and agreed in writing with the Local Planning Authority.
 - (a) full joinery details of the proposed gate
 - (b) confirmation of the paint colour
 - (c) details of all ironmongery

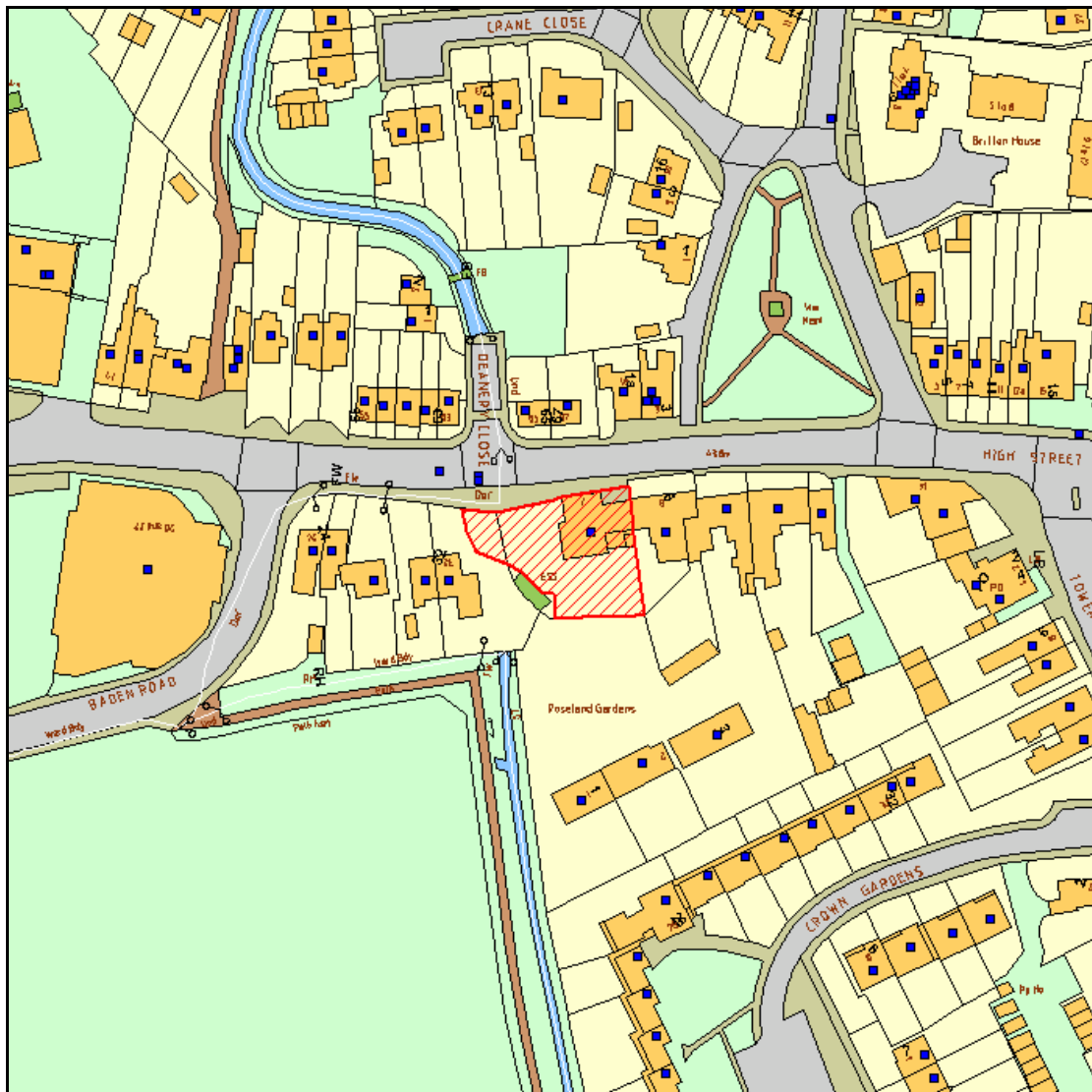
Within four months of the date of this decision notice all works must be fully implemented exactly in accordance with the details so agreed unless the local planning authority gives written consent to any longer period.

Reason

To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Area) Act 1990 and PPS5.

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PK10/0747/F	Applicant:	Matrow Homes
Site:	Matrow Court 2 - 4 High Street Warmley Bristol South Gloucestershire BS15 4ND	Date Reg:	12th April 2010
Proposal:	Conversion of roof space to facilitate 1 no. dwelling with associated works.	Parish:	Siston Parish Council
Map Ref:	366811 173550	Ward:	Siston
Application Category:	Minor	Target Date:	25th May 2010



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100023410, 2008.

N.T.S.

PK10/0747/F

INTRODUCTION

This application appears on the Circulated Schedule a an objection has been received from Siston Parish Council, contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 Planning permission PK04/3611/F was previously granted for the erection of a block of 9no. flats with car parking, access and associated works, on a plot located to the south of High Street, Warmley. The development is now all but complete.
- 1.2 The applicant now wishes to convert the loft over the front section of the building, to create an additional one bedroom flat.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

South Gloucestershire Core Strategy Pre-Submission Publication Draft March 2010

- CS1 - High Quality Design
- CS5 - Location of Development
- CS15 - Distribution of Housing
- CS16 - Housing Density
- CS17 - Housing Diversity

South Gloucestershire Local Plan (Adopted) January 2006

- D1 - Design
- L1 - Landscape Protection and Enhancement
- H5 - Houses in Multiple Occupation
- T7 - Cycle Parking
- T8 - Parking Provision
- T12 - Transportation Development Control Policy for New Development

2.3 Supplementary Planning Guidance

South Gloucestershire Design Check List SPD (Adopted) 23 Aug 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 PK04/3611/F - Demolition of existing building to facilitate the erection of 9no. flats with car parking, access and associated works.
Approved 9 August 2006

4. CONSULTATION RESPONSES

4.1 Siston Parish Council
Objection – The area is already overdeveloped and additional occupants will mean the access to the flats and adjoining properties will breach the maximum (15). The use of the loft space shows only 4 velux roof lights which would provide insufficient air and light to a residential home.

4.2 Other Consultees
None

Other Representations

4.3 Local Residents
No responses

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development
Policy H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 permits the conversion of existing residential properties into smaller units of self contained residential accommodation subject to a number of criteria that are discussed as follows:

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

5.3 The locality is a mix of residential and commercial properties. The existing building is a block of flats and the proposed conversion of the roof space would not involve any extensions. The existing parking provision, cycle and bin storage areas would be utilised. The addition of a small one bedroom flat could easily be assimilated within the existing street scene without being readily discernible and would not therefore prejudice the character of the surrounding area.

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

5.5 Since the conversion does not include any extension to the property, there would be little impact on the outlook for neighbouring occupiers. Some velux roof-lights have already been introduced i.e 7no. to the rear and 1no. to the front. Of the rear velux rooflights, 4no. face into the valley gutter between the dual gabled roofs and are not visible; the remaining 3no. are sufficiently small and high, that they do not pose a threat to the privacy of the dwellings in Roseland Gardens, which in any case are located some 45m away. The small velux rooflight to the front serves only a stairwell and provides little opportunity for overlooking of property on the opposite side of High Street. Given that the proposal is for a single one bedroom flat, together with the High Street location, officers are satisfied that any additional disturbance would minimal and would not be noticed. An objection has been received concerning adequate light within the dwelling. The dwelling will have 7no. rooflights giving natural light to all rooms except the bathroom, and officers thus consider that this will provide adequate natural light. Building regulations would ensure adequate soundproofing between party walls. The amenities of nearby residents would not therefore be prejudiced.

5.6 **C. Would identify an acceptable level of off-street parking; and**

5.7 An objection has been received regarding the increase in vehicles the extra flat would create. However, planning permission was previously granted for 9no. flats with 9no. car parking spaces and the proposal includes an additional parking space to serve the additional one bedroom flat, which is considered acceptable. The vehicular access would remain as previously permitted. The Council's Highway Officer considers that the additional pedestrian and vehicular traffic movements from an additional one-bed flat would be de-minimus and as such there are no highway objections.

5.8 **D. Would provide adequate amenity space; and**

5.9 There is a small communal area to the western end of the building and adequate cycle and bin storage areas to serve the existing and proposed flats. The site is located in a very sustainable location, so officers consider that amenity space is not essential for a one-bedroom flat here. Criterion D is therefore satisfied.

5.10 **E. (In the case of buildings not previously used for residential purposes) The property is located within the existing urban areas and the boundaries of settlements, as defined on the proposals map.**

5.11 The building is already used for residential purposes.

5.12 Having regard to all of the above, the criteria attached to Policy H5 are all satisfied.

5.13 Listed Building and Design Issues

The existing block of flats was designed in order to respect the setting of the neighbouring Grade II Listed Building at Apex House, no.6 High Street. The proposal would not adversely affect this setting and in design terms the proposal would not significantly alter the appearance of the block. Only one small velux window would be visible within the street scene but given that the scheme makes efficient use of the roof space and would contribute to, albeit in a small way, to the acknowledged shortfall in housing stock within the wider locality, officers consider that any minor concerns about the proposed design are outweighed by the positive aspects of the scheme.

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

None

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

7. RECOMMENDATION

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

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason

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

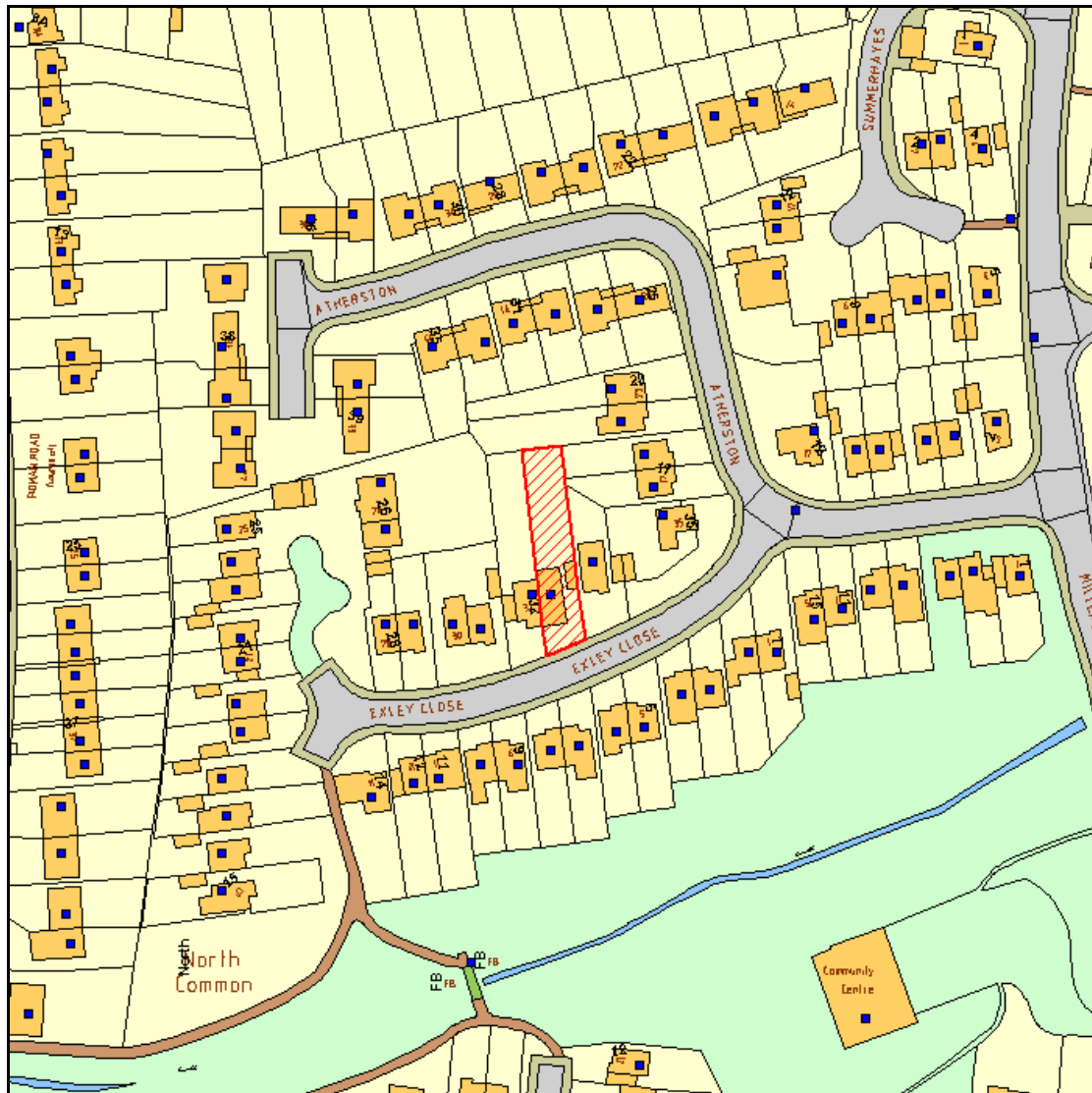
2. The approved parking spaces as shown on the approved 'Site Plan Proposed' no. 1957/107 shall be provided prior to the first occupation of the dwelling hereby approved and shall be permanently retained and privately allocated (one per flat) to the occupiers of the dwellings, by boundary treatment, demarcation or any other means.

Reason

To ensure the satisfactory provision of parking facilities and in the interests of highway safety and the amenity of the area, and to accord with Policy T8, T12 and H5 of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006.

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PK10/0849/F	Applicant:	Mr J Jefferies
Site:	33 Exley Close North Common Bristol South Gloucestershire BS30 8YD	Date Reg:	19th April 2010
Proposal:	Erection of two storey side extension to form additional living accommodation.	Parish:	Bitton Parish Council
Map Ref:	367517 172226	Ward:	Oldland Common
Application Category:	Householder	Target Date:	9th June 2010



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 100023410, 2008. **N.T.S.** **PK10/0849/F**

INTRODUCTION

This application has been forwarded to the Council's Circulated Schedule as a representation has been received from the Parish Council which expresses views which are contrary to the Officer recommendation.

1. THE PROPOSAL

- 1.1 The application site is located within North Common a predominantly residential suburb of Bristol. The site is situated on the north side of Exley Road and is bounded by residential development on three sides with vehicular access onto the highway to the south. The application site slopes up from south to north and the neighbouring plot to the east is situated at a slightly higher ground level.

The application site is situated within the urban area as defined in the adopted Local Plan.

- 1.2 The application proposes erection of two storey side extension to form additional living accommodation.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 Development within Existing Residential Curtilages

South Gloucestershire Core Strategy Pre Submission Publication Draft – March 2010
CS1 High Quality Design

- 2.3 Supplementary Planning Guidance/Documents
South Gloucestershire Design Checklist – August 2007

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council

'Councillors felt that the proposed development did not dominate other nearby properties but were concerned that the street scene was almost changed to a view of terraced housing.'

4.2 Other Consultees

None

Other Representations

4.3 Local Residents

None received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

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

5.2 Design

Policy D1 of the Local Plan requires all new development to be well-designed. The dwelling is situated within a suburban residential context. The dwelling the subject of this application is a modern two storey semi detached dwelling. The front of the proposed extension only would be visible from public vantage points. The design and materials would be of good quality in keeping with the character of the existing dwelling and would respect the character distinctiveness and amenity of the surrounding area.

The Parish Council raised a concern that the proposal would result in a perception of terraced housing in the street. When viewed from the street the proposal would replace a single storey garage at the side of the house with a two storey extension. The extension would be built up to the side boundary with no.34. The existing 1m gap from the boundary to the side elevation of no.34 would be retained. The extension would also be set back from the existing front elevation of no.33 by 2.5m at ground floor level and 1.3m at first floor level. Therefore it is considered that the proposal would not result in the perception of a terrace when viewed from the highway. As such it is considered that the design of the proposal accords with the criteria of Policy D1.

5.3 Residential Amenity

Adequate rear amenity space to the property would be retained following the erection of the proposed extension. With regard to neighbouring properties, at the rear the proposal would provide a lean to roof over an existing rear addition resulting in an overall height increase of 1.1m. This increase in volume is considered not to be significant and as such the proposal would have no significant impact on the amenity of no.32. The proposed two storey side extension would not project beyond the existing rear elevation of no.34 to the

east. At the front, the proposal would project 4m beyond the front elevation of no.34 1.3m of this projection would be single storey only. The extension would be situated south west of no.34 and set back from the front elevation of the existing house. On this basis the additional impact of the proposal on the front windows of no.34 would be minimal. Considering all of the above the proposal would result in no significant additional impact on the amenity enjoyed by the adjacent occupiers.

5.4 Highway matters

The proposal would result in a reduction in the off street parking area provided within the application site. However, the resultant parking provision would meet the maximum parking standard adopted by the Council. As such the proposal is considered not to result in any significant highway safety issues.

5.5 Design and Access Statement

A Design and Access Statement is not required for this application.

5.6 Use of Energy and Sustainability

The proposal would use materials similar to those existing. The extension would be of good quality construction. The proposal is considered to represent a sustainable form of development which would maintain the existing level of energy efficiency.

5.7 Improvements Achieved to the Scheme

None necessary

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. A summary of reasons for granting planning permission in

accordance with article 22 of the town and country planning (general development procedure) order 1995 (as amended) is given below.

- a) Due to its scale and position in relation to the adjacent dwellings, the proposed extension is considered not to give rise to a material loss of amenity to the adjacent occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
- b) It has been assessed that the proposed extension has been designed to respect and maintain the massing scale, proportions, materials and overall design and character of the street scene and 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 Consent is GRANTED subject to the following conditions and informatives:

Contact Officer: Sean Herbert
Tel. No. 01454 863056

CONDITIONS

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

Reason

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

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

Reason

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

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PK10/0866/R3F	Applicant:	Mrs Nuala McLaughlin
Site:	Hawkesbury Upton Primary School High Street Hawkesbury Upton Badminton South Gloucestershire	Date Reg:	19th April 2010
Proposal:	Erection of single storey side extension to provide pre school facility	Parish:	Hawkesbury Parish Council
Map Ref:	377670 187042	Ward:	Cotswold Edge
Application Category:	Minor	Target Date:	10th June 2010



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 100023410, 2008. **N.T.S.** **PK10/0866/R3F**

INTRODUCTION

This application is reported on the Circulated Schedule as it proposes development on land in the ownership of South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 The application site is the local Primary School located on the west side of Hawkesbury Upton village. The site is situated within Hawkesbury Upton Conservation Area, the Cotswolds Area of Outstanding Natural Beauty (AONB) and the main school building is recognised as a building of Local importance in the adopted South Gloucestershire Local Plan. The front of the main school building is set back from the highway with courtyard and steps and a recently constructed ramp leading down to the road.

The application relates to a long I shaped building of post war construction constructed from block work with a flat felt roof. The building is situated on the east boundary of the site and is currently used for ancillary storage and changing facility.

- 1.2 The application proposes erection of single storey side extension, provision of a new pitched roof and conversion of the building to provide a pre school facility.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPS7 Sustainable Development in Rural Areas
PPG13 Transport
PPS 5 Planning and the Historic Environment

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design
L2 Cotswolds AONB
L12 Conservation Areas
L15 Buildings of Local Importance
T8 Parking Standards
T12 Transportation for New Development
LC4 Education and Community Facilities within Existing Settlements

South Gloucestershire Core Strategy Pre Submission Publication Draft – March 2010

CS1 High Quality Design
CS9 Environmental Resources and Built Heritage.

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist – August 2007
Local List – February 2008

3. RELEVANT PLANNING HISTORY

- 3.1 PK08/1627/F Construction of ramped access with associated hand rails and retaining walls. Approved 01.08.2008

4. CONSULTATION RESPONSES

- 4.1 Hawkesbury Parish Council
Support for the application
- 4.2 Other Consultees
Sustainable transport – No objection

Other Representations

- 4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site is situated within the settlement boundary as defined in the adopted Local Plan. Therefore development can be accepted in principle provided it meets the requirements of the relevant policies of the adopted Local Plan. Policy D1 of the Local Plan requires all new development to be well-designed. Policy L12 accepts development within a Conservation Area only where it would preserve or enhance the character and appearance of the Conservation Area. Policy L2 is also an important consideration and accepts development within the Cotswolds AONB where it would conserve or enhance the natural beauty of the landscape.

Policy LC4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing schools within the urban area, providing there would be no detrimental impact in terms of residential amenity, environmental or transportation effects, the site is highly accessible on foot or by bike and the proposal would not give rise to an unacceptable level of on street parking.

5.2 Visual amenity

The building the subject of this application occupies a position on the east boundary of the site. The school site is situated at a higher ground level than the main highway and a stone wall on the north boundary of the school site provides a visual screen from views into the site from the highway. Views of the existing building are also screened by the neighbour's triple garage

adjacent to the east boundary of the site. Otherwise, the building is entirely enclosed within the school site. As such only a brief glimpse of the existing building can be afforded from public vantage points. Therefore it is considered that the existing building contributes little to the character and appearance of the Conservation Area and the street scene in general.

The existing building is of poor design and architectural quality. The proposal would replace the poor quality flat roof with a pitched roof which it is considered would provide a more vernacular form to the building. The existing block work would be rendered with a traditional roughcast finish and the roof would be constructed using traditional slate. Doors and windows would be of a modern design but would be constructed externally from painted timber. The overall appearance of the building would be much improved and the resultant form and design would be more in keeping with the Cotswold tradition and complementary to the character and appearance of the Conservation Area and street scene.

5.3 Residential amenity

The existing building is situated abutting the east boundary adjacent to 3 St Andrews extending by 19.3m along the boundary. The existing building measures 2.6-2.9m to eaves on the east boundary and the proposed alternations to the building would result in only a minimal eaves height increase of 200mm at the north end. The new roof would increase the height by a further 2.5m with a relatively shallow 32 degree pitch. The new ridge would be situated 4m from the boundary with no.3. Considering the minimal eaves increase and shallow roof pitch, it is considered that the proposal would result in no additional material impact on the amenity of the occupiers of no.3.

5.4 Highway matters

The proposal would provide an important community facility in a sustainable location within the village. This is likely to result in reduced vehicle movements with villagers able to walk to the pre school. Vehicle movements would usually be infrequent, normally twice daily and would often coincide with trips associated with the school. Therefore although on street parking would increase for short timescales in the morning and early afternoon, due to the sustainable location, likely reduced vehicle trip movements/distances and amalgamation with trips associated with the school, the scheme is considered to be acceptable in highway safety terms and a sustainable form of development.

5.5 Provision of an education and community facility

Policy LC4 seeks to promote the provision of education and community facilities within sustainable locations. The proposal would relocate the existing pre school educational facility at the village hall to a location within the existing village school grounds. In addition to the benefits of the creation of a purpose built pre school facility rather than the existing shared arrangement, this would result in clear benefits to the local community through the ability to share the existing school facilities including the existing modern disabled access, sports

and recreational facilities. The site is located in a sustainable location in the centre of the village which is highly accessible on foot and by bicycle. The proposal is considered not to give rise to any significant environmental effects. As indicated above the proposal is considered not to present significant issues in relation transportation or residential amenity impacts and the small increase in on street parking would be offset by the overall community benefits. As such it is considered that the proposal accords with Policy LC4 of the adopted Local Plan.

5.5 Other issues

The school building is recognised in the adopted Local Plan as being a building of local importance. As the proposal does not affect the building itself the proposal is considered to be acceptable in this respect. As the proposal is situated entirely within the settlement boundary there would be no significant impact on the natural beauty of the AONB in accordance with policy L2 of the adopted Local Plan.

5.6 Design and Access Statement

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

5.7 Use of Energy and Sustainability

Due to its purpose, location and association to the school the proposal is considered to represent a sustainable form of development. The existing building provides a poor level of energy efficiency. The proposal would improve materials, quality of design and insulation to provide a significant improvement in energy efficiency terms.

5.8 Improvements Achieved to the Scheme

Since the applicant's initial contact with the Council at pre application stage, the Case Officer has negotiated:

- Provision of a pitched roof
- Traditional roughcast rendered finish
- Traditional slate roof
- External painted timber to windows and doors
- Reduced eaves height

5.9 Section 106 Requirements

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report. A summary of reasons for granting planning permission in accordance with article 22 of the town and country planning (general development procedure) order 1995 (as amended) is given below.
- a) Due to only a minimal increase in scale on the east boundary and relatively shallow roof pitch, the proposed development is considered not to give rise to a material loss of amenity to the adjacent occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
 - b) It has been assessed that the proposed extension/alteration has been designed to respect and maintain the massing scale, proportions, materials and overall design and character of the street scene and the Cotswold vernacular and tradition. The proposal is a significant architectural design improvement to the existing building and would preserve the character and appearance of the Conservation Area. The development therefore accords to Policies D1, H4 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (adopted) 2007.
 - c) It is considered that the proposal would represent a sustainable form of development which would not compromise the existing level of highway safety. The development therefore accords to Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.
 - d) The proposal would provide a valuable community facility in a sustainable central village location. The development therefore accords to Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

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 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. Prior to the commencement of development [details/samples] of the roofing slate proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure a satisfactory standard of external appearance in the Hawkesbury Upton Conservation Area, and to accord with and Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. A sample panel of the render indicating colour and texture, shall be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the development is complete. Development shall be carried out in accordance with the agreed sample.

Reason

To ensure a satisfactory standard of external appearance in the Hawkesbury Upton Conservation Area, and to accord with and Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No bargeboards or eaves fascias shall be used in the proposed development unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure a satisfactory standard of external appearance in the Hawkesbury Upton Conservation Area, and to accord with and Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. All door and window frames shall be recessed a minimum of 50mm into the external walls of the building unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure the development is completed in a manner sympathetic to the site and the surrounding Conservation Area, and to accord with and Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. No development shall commence until the design and details of the external joinery with painted finish colour, cill treatment have been first submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5

with full size moulding cross section profiles, elevations and sections. The works shall only be carried out in accordance with the approved details.

Reason

To ensure the development is completed in a manner sympathetic to the site and the surrounding Conservation Area, and to accord with and Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PT10/0389/F	Applicant:	Mr R Bloodworth
Site:	Starlings Den Oldbury Naite Oldbury On Severn Bristol South Gloucestershire	Date Reg:	3rd March 2010
Proposal:	Erection of two storey side and single storey rear extension to provide additional living accommodation.	Parish:	Oldbury-on-Severn Parish Council
Map Ref:	362423 193999	Ward:	Severn
Application Category:	Householder	Target Date:	27th April 2010



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1. THE PROPOSAL

- 1.1 The application seeks planning permission for a two storey side extension and minor works to the front elevation which include the formation of a gable fronting roof over an existing element of the house and the insertion of a juliet balcony. A single storey rear extension is also shown on the plans but this does not require planning permission.
- 1.2 The application site comprises a detached dwelling within the open countryside but not within the Bristol/Bath Green Belt and outside of a settlement boundary.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1: Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Quality Design in New Development
H4: House Extensions
T12: Transportation Development Control Policy for New Development
- 2.3 Emerging Development Plan Core Strategy Pre-Submission Publication Draft ('Post-Cabinet' Version)
CS1
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 P97/2342 Two storey side extension. Approved.
- 3.2 P90/2864 Double garage Approved
- 3.3 P84/2804 first floor extension to provide bedroom. Record not found.
- 3.4 N 5290 Two storey extension and alterations to form Granny flat
Conditional approval 1979 (this was a long/deep rear extension and was approved but not built)
- 3.5 N5290/1 Two storey extension to form kitchen with bedroom over.
Erection of front porch.

4. CONSULTATION RESPONSES

- 4.1 Oldbury-on-Severn Parish Council
Object to Proposal.
Comment: Much discussion was held by Parish councillors concerning the alarming propensity to build ever larger houses in the Parish when a need has already been demonstrated for smaller more affordable houses for younger generations. It was resolved to object to this application on the basis of
a) This is not the first extension afforded to this property and there is a feeling of over development of the site; this leads to the residence also looking ?out of

keeping? with the rest of the Parish.

b) The Parish Council believes that there is a guideline for the amount of extension % increase allowed on a property/site and wish to be assured that such rules are being enforced by the Planning Office.

4.2 Other Consultees
Public Rights of Way
No objection

4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 specifically relates to extensions and other development within residential curtilages in terms of their design and their impact on residential impact. Policy D1 considers general design principles and seeks to ensure a high quality of design in all development. These policies indicate that such domestic development is acceptable in principle subject to the following considerations.

5.2 Design

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 states that extensions to existing dwellings should respect the massing, scale, proportions and materials of the original property. Policy D1 of the plan seeks to ensure that a high level of design is achieved having regard to both the site and the locality.

In design terms the form and scale of the development is considered acceptable and in accord with the aims and objectives of Policy H4 and D1. Details submitted indicate that materials are to match and this will ensure that the extension integrates successfully with the original property whilst the forward projecting gables offer relief to the wide property created. The Parish have raised concern about the size of the dwelling but as this house is not located within the Green Belt there is no specific policy to restrict the increase in volume of the house. However the design elements of policies D1 and H4 seek to control the scale and massing of development by advising that it should respect the form of the original house. In this case the property has already been enlarged such that the form of the original house is disguised but the low level eaves and limited ridge height of the house is continued in this application such that the extension respects the form of the existing house. As such the proposal is considered accord with policies H4 and D1 of the Local Plan.

5.3 Amenity

Policy H4 considers residential amenity issues in relation to new development. Given the scale and the location of the proposal it is not considered that there would be any adverse impact upon the amenity of neighbouring occupiers.

5.4 Flood Risk

The application site has been assessed as being within the Environment Agency Standing Advice Developments and Flood Risk Matrix (January 2009) Flood Zone 3a as Development category 'Householder development and alterations'. No objection will be made but the Council, in accordance with standard advice, requires submission of flood risk mitigation measures in accordance with the EA Form 'Householders and other minor extensions in Flood Zones 2 & 3'. This information has been submitted and is acceptable.

5.5 Use of Energy and Sustainability

To be constructed to meet building regulation requirements.

5.6 Improvements Achieved to the Scheme

Non required

5.7 Design and Access Statement

A Design and Access Statement is not required as part of this application.

5.8 Section 106 Requirements

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

6. CONCLUSION

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

The design of the proposal is considered to be acceptable and in keeping with the character and design of the host property. The proposal is therefore considered to accord with Planning Policies D1 (Achieving Good Quality Design in New Development) and H4 (Development within Residential Curtilages) of the South Gloucestershire Local Plan (Adopted) January 2006.

The proposed extension would not impact in residential amenity. The proposal is therefore considered to accord with Planning Policy H4 (Development within Residential Curtilages) of the South Gloucestershire Local Plan (Adopted) January 2006.

- 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 is granted subject to the following conditions.

Contact Officer: Karen Hayes
Tel. No. 01454 863472

CONDITIONS

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

Reason

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

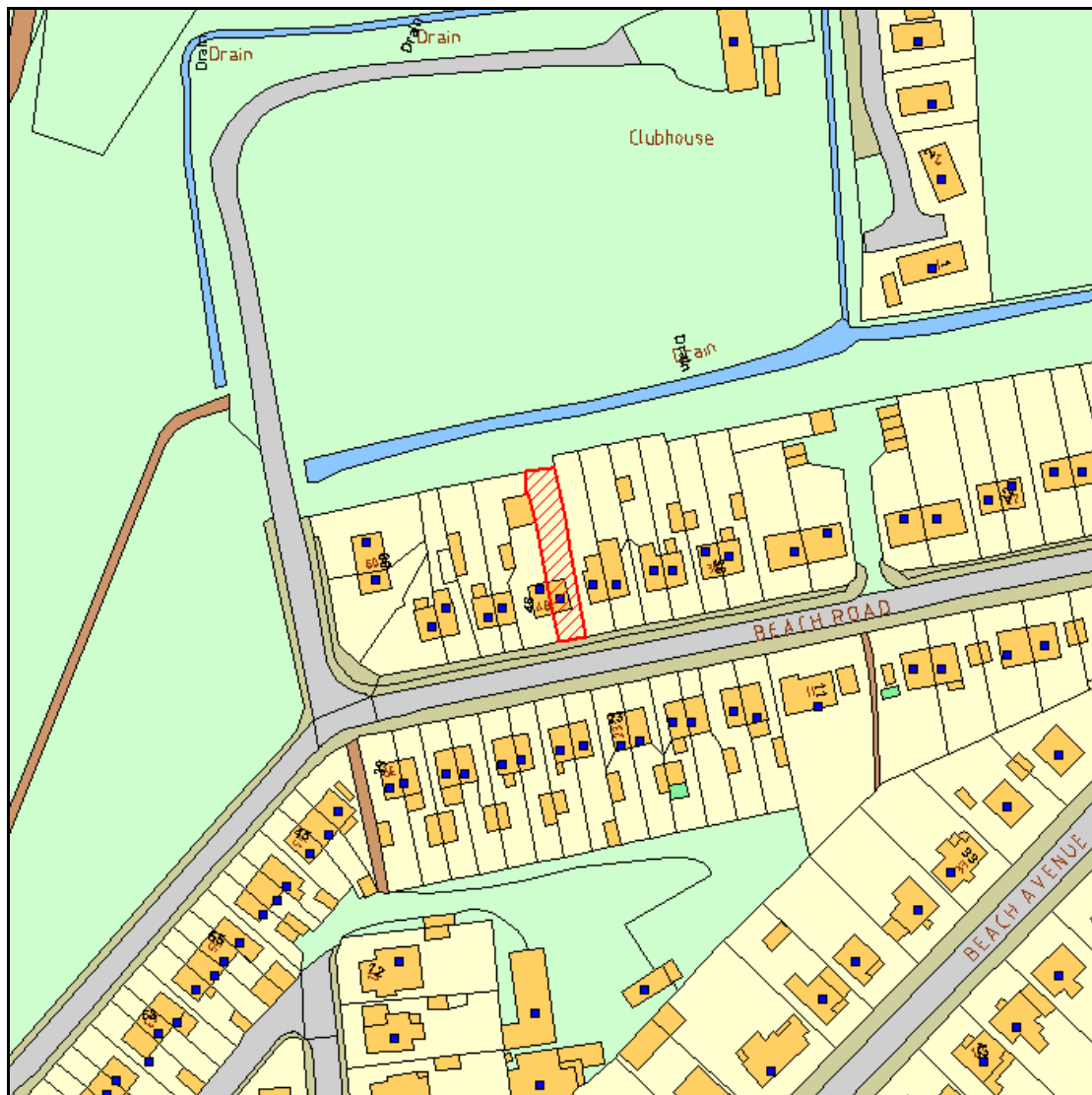
3. The development shall be carried out in accordance with the South Gloucestershire Council Flood Mitigations Measures as agreed on the Flood Mitigation Measures Form submitted 18 March 2010.

Reason

To prevent flooding, and to accord with Policy EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PT10/0587/F	Applicant:	Mr L Moxham
Site:	46 Beach Road Severn Beach Bristol South Gloucestershire BS35 4PF	Date Reg:	17th March 2010
Proposal:	Erection of two storey rear extension and single storey front extension to provide additional living accommodation	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	354050 185307	Ward:	Pilning And Severn Beach
Application Category:	Householder	Target Date:	26th May 2010



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 100023410, 2008. **N.T.S.** **PT10/0587/F**

INTRODUCTION

This application appears on the Circulated Schedule because of a letter of support from a local resident has been received. This is contrary to the Officer recommendation.

1. THE PROPOSAL

1.1 This application seeks planning permission for a two-storey rear extension and a single storey front extension. The rear extension would extend back by approximately 3.6 metres in depth. It would measure approximately 4.3 metres in width, the same as the existing house with a ridge height of circa 6.3 metres falling to 5.2 metres at the eaves.

The single storey front extension would project forwards from the front elevation of the property by approximately 1.5 metres and have a width of 4.3 metres with a ridge height of approximately 3 metres falling to circa 2.6 metres at the eaves.

1.2 The application site consists of a two-storey semi-detached post-war style dwelling. It is located in the well-established residential area Severn Beach and within Flood Zone Level 3.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPS25 Development and Flood Risk

2.2 South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Design
H4: Development within Existing Residential Curtilages
T12: Transportation in New Development
EP1: Environmental Pollution
EP2: Flood Risk and Development
L17: The Water Environment

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist Supplementary Planning Document 2007

2.4 Emerging Policy

South Gloucestershire Council Core Strategy Pre-Submission Publication Draft March 2010:
CS1: High Quality Design
CS5: Location of Development

3. RELEVANT PLANNING HISTORY

3.1 None.

4. CONSULTATION RESPONSES

4.1 Pilning and Severn Beach Parish Council

Strongly object to front extension on the grounds that it would protrude in front of the building line altering the character of the street and resulting in a detrimental impact on visual amenity. No objection to rear extension.

4.2 Transportation

No objection.

4.3 Drainage

No objection in principle provided that a completed Flood Mitigation Measures Form is submitted and any development incorporates such measures.

4.4 Lower Severn Drainage Board

No comment.

Other Representations

4.3 Local Residents

5 letters were received from local residents. 1 in support of the whole proposal and 4 objecting to the single storey front extension on the following grounds:

- a) out of character with street scene;
- b) loss of light;
- c) loss of view;
- d) would alter the whole character of the street;
- e) loss of privacy;
- f) create security risk to property;
- g) would reduce parking space and lead to increase in on street parking.

These concerns will either be addressed in the relevant section in the main body of the report or looked at in a section entitled 'Other Matters' towards the end of the report.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The proposed development consists of extensions to a dwelling within an existing residential curtilage. Policy H4 of the Local Plan permits this type of development in principle subject to the following considerations.

5.2 Residential Amenity

The application site is a semi-detached dwelling with a deep garden backing on to open fields to the rear and small gravelled area to the front. To the east of the application site is a large driveway associated with the host dwelling and No. 44 Beach Road which has a traditional style rear conservatory and a boundary treatment consisting of mature trees and an approximately 1.8 metre tall fence. To the west is the other half of the dwelling, No. 48 Beach Road,

which also has a traditional style conservatory and a boundary treatment consisting of an approximately 1.8 metre high brick wall. To the front there is no boundary treatment separating the front garden of No. 44 from the application site. To the west the front boundary treatment comprises a low brick wall of approximately 0.5 metres.

The proposed two-storey rear extension would include an upper floor west side elevation window for a proposed WC. This appears to be almost directly opposite a window in the upper floor side elevation of the neighbouring property No. 44 Beach road. A condition to ensure this upper floor west side elevation window is obscure glazed would be recommended had consent been supported. The proposed rear east side elevation would be windowless. The proposed two-storey side extension would extend by approximately 3.8 metres in depth and would be located on the boundary. Notwithstanding an existing single storey conservatory at No. 48, it is considered that the close proximity of the proposal combined with the depth and height would result in an overbearing impact on the occupiers of No. 48 Beach Road. Accordingly it is considered that the proposal would unacceptably harm the living conditions of the neighbouring occupiers contrary to policy H4.

The proposed front extension would project forwards from the existing front elevation by approximately 1.5 metres and would be located on the boundary shared with the neighbouring property No.48 Beach Road. The proposal would include a window on the east side front elevation measuring approximately 1.5 metres in length and 1 metre in width which would be angled and facing towards the living room windows on the front elevation of the neighbouring house.

This neighbour has raised concerns about loss of light and loss of privacy to the neighbouring occupier at No.48 Beach Road. Whilst it is appreciated that given the south facing nature of the properties, the proposed front extension may result in some shadow, it is considered that any loss of daylight would be negligible.

Given the location of the proposed extension on the boundary accompanied by the 1.5 metre projection forwards and the angle of the proposed window, it is considered that this could result in intrusive overlooking and inter-visibility between principal rooms and as such is not considered acceptable in terms of residential amenity in Policy H4 of the South Gloucestershire Local Plan 2006.

5.3 Design/Visual Amenity

The existing property is a post-war construction style semi-detached dwelling with pebbledash render and a bay-fronted front elevation finished with brown timber stain cladding, grey tiles and white uPVC windows and doors. The main access is via the side. The proposed extensions would be constructed using materials to match the existing.

The two-storey rear extension would replace a small run down single storey extension and would be finished with a set of double doors to the garden. The eaves height would match the existing with a lowered ridge height. Whilst the lowered ridge height would make the extension appear subservient to an extent when it is combined with the proposed deep projection from the rear elevation, it has the effect of altering the roofline, pitch and overall profile of the house which does not appear as sympathetic to the character of the existing property

as it could be if it were shortened in depth. This results in an awkward design profile and does not appear to respect the character of the existing dwelling. Strong concerns have been raised regarding the design and visual amenity of the proposed front extension. There is a specific architectural style to the dwellings in this vicinity. The street scene is characterised by a rounded front elevation with bay window and an established building line. The proposed single storey front extension extends the ground floor forwards at a projection of approximately 1.5 metres protruding beyond the established building line. It is squared off at the front and finished with a shallow roof pitch effectively removing the bay window and protruding in front of the building line. The proposal appears neither characteristic nor respectful of the style of existing property or the immediate locality. As such it is considered that the proposed extension does not demonstrate a sympathetic design approach in accordance with Policy D1 of the South Gloucestershire Local Plan or the South Gloucestershire Design Checklist.

5.4 Transportation

A concern was raised that the front extension would impact on parking arrangements by the proposal reducing parking space and leading to an increase in on street parking. It is considered that there is sufficient off street parking so that any impact of the front extension on existing transport arrangements would be minimal. Given that neither front nor rear extensions would impact on access, it is considered that the proposal would be in accordance with Policy T12 of the South Gloucestershire Local Plan 2006.

5.5 Flood Risk and Drainage

The application site is located in Flood Zone Level 3. This indicates it is an area at high risk from flooding. Flood mitigation measures are required in accordance with guidance from National Policy PPS25, the Environment Agency and Local Plan Policy EP2. The applicant has submitted these required details and the works proposed should be undertaken in accordance with this. A condition to ensure this would have been recommended if there had not been other significant concerns regarding design impact.

5.6 Other Matters

A concern was raised regarding the proposed front extension being of such height and of such proximity to the street that it would present a security hazard to neighbouring occupiers and properties by potentially enticing burglars. Whilst these concerns are appreciated, it is not considered that the proposal would result in a material increase in the risk to personal or property security.

5.5 Design and Access Statement

A Design and Access Statement submitted with the application was not necessary with this application.

5.6 Use of Energy and Sustainability

Would be in accordance with Building Regulation standards.

5.7 Section 106 Requirements

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

05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, neither planning conditions nor a Section 106 Agreement could overcome the objections raised in relation to design and amenity.

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 close proximity of the proposal with the narrow rear garden combined with the proposed depth and height would result in an overbearing impact on the occupiers of No. 48 Beach Road. Accordingly it is considered that the proposal would result in a detrimental impact on the neighbouring occupiers and is contrary to Policy H4 of the South Gloucestershire Local Plan 2006.
- 6.3 The proposal appears neither characteristic nor respectful of the style of existing property or the immediate locality. As such it is considered that the proposed extension does not demonstrate a sympathetic design approach in accordance with Policy D1 of the South Gloucestershire Local Plan or the South Gloucestershire Design Checklist.
- 6.4 The recommendation to refuse 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 **REFUSED** for the following reasons.

Contact Officer: Genevieve Tuffnell
Tel. No. 01454 863438

REASONS FOR REFUSAL

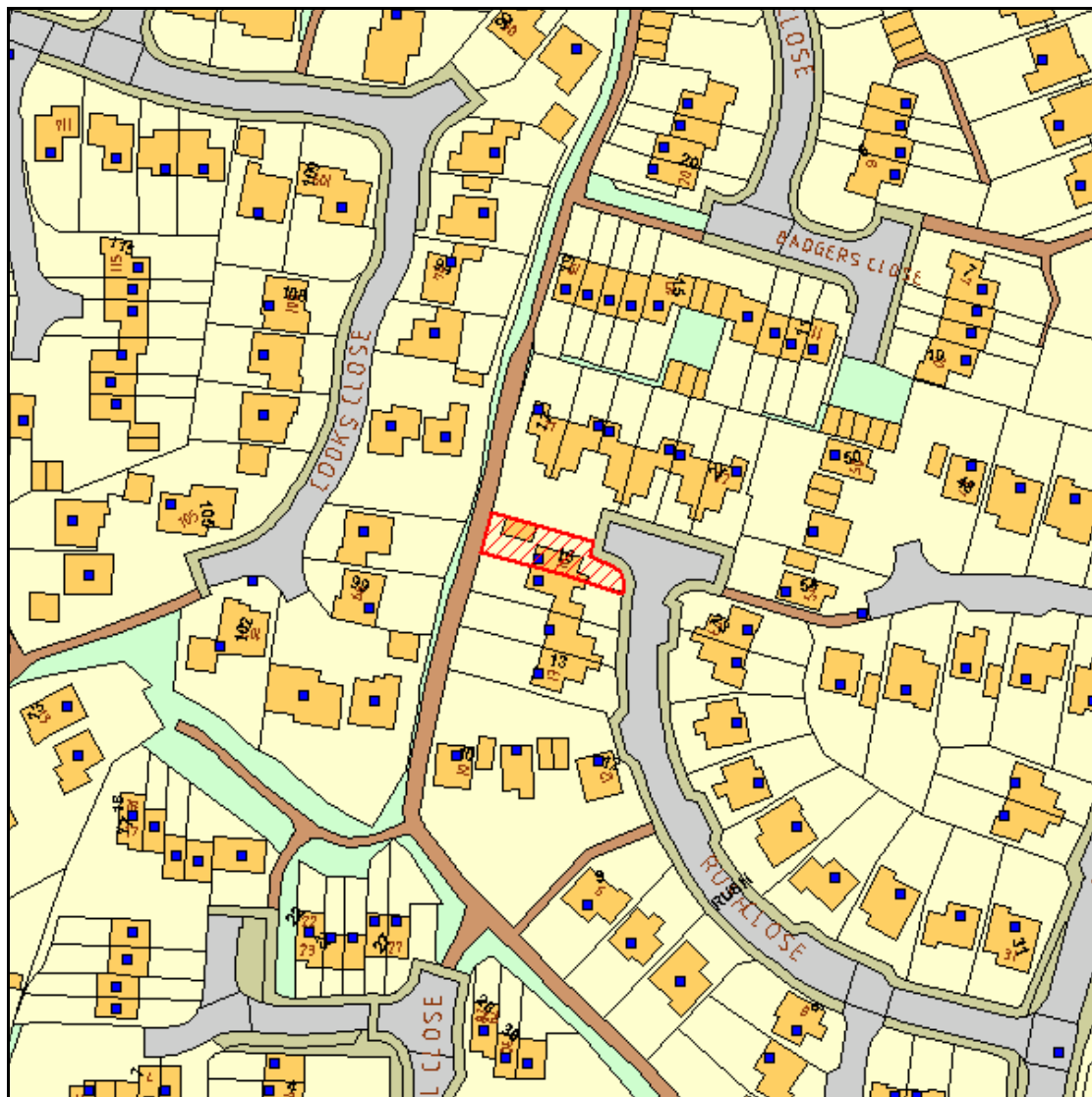
1. The proposed extensions, by reason of their design and external appearance, would be out of keeping with the existing dwellinghouse and other nearby properties and, if allowed, would have a detrimental effect on the amenities of the occupiers of the adjoining dwellinghouse and would detract from the visual amenities of the locality. The proposal is therefore considered contrary to Policy D1 and Policy H4 of the South Gloucestershire Local Plan Adopted 2006 and the South Gloucestershire Council Design Checklist Supplementary Planning Document 2007.

2. The proposed rear extension development by reason of its position, and height would have an overbearing effect on the occupiers of the adjoining property which would be to the detriment of residential amenity and would also be contrary to Policy H4 of the South Gloucestershire Local Plan Adopted 2006

ITEM 8

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PT10/0784/F	Applicant:	Mr And Mrs R French
Site:	16 Rush Close Bradley Stoke Bristol South Gloucestershire BS32 0BU	Date Reg:	13th April 2010
Proposal:	Erection of two storey side and two storey rear extension to provide additional living accommodation and integral garage. (Amendment to previously approved scheme PT07/3597/F).	Parish:	Bradley Stoke Town Council
Map Ref:	361647 182939	Ward:	Bradley Stoke North
Application Category:	Householder	Target Date:	2nd June 2010



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100023410, 2008. N.T.S. PT10/0784/F

INTRODUCTION

This application appears on the Circulated Schedule following the receipt of a representation from a local resident that was contrary to the Case Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for an amendment to the previously approved application PT07/3597/F. This involves that the addition of a second storey above the previously approved ground floor extension. The proposed side extension would be identical to the previous approved scheme, apart from the addition of new windows in the extension side elevation.
- 1.2 The application site relates to a semi-detached dwelling and its associated residential curtilage. The site is situated within a well-established residential area of Bradley Stoke and lies within the Bristol 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 Emerging Development Plans
South Gloucestershire Core Strategy (Pre-Submission Draft) March 2010
- 2.4 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT10/0379/NMA Non material amendment to PT07/3567/F addition of 1 no. ground floor side windows, 2 no velux rooflights and french doors reduced in size. Objection 10.03.2010
- 3.2 PT07/3567/F Erection of two storey side/rear extension to form garage and kitchen/diner with bedroom and bathroom above. Approved 25.01.2008

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
No objection

4.2 Local Residents

One letter has been received from a local resident. The main objections related to the proximity of the extension, the loss of outlook, and issues relating the erection of scaffolding on the neighbours land.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The proposed development would be situated within the curtilage of the dwellinghouse. As such the principle of extending the property would be acceptable under Policy H4 of the adopted local plan subject to the proposal:

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

5.2 It should be noted that the applicant has an existing consent for the erection of a two-storey side extension and the erection of a single storey rear extension. These works have already commenced on site. The main difference between this amended application and the previous consent is that the proposal includes a two-storey rear extension and additional windows in the side elevation. These material differences between the two applications are assessed below.

5.3 Residential Amenity

The proposed development would result in the addition of a second storey above the single storey extension that was approved under PT07/3567/F. Representations have been received from a local resident that have objected to the proposal on the grounds of its proximity to their property and the potential loss of outlook.

5.4 The relationship between the proposed two-storey extension and the surrounding residential properties has been assessed under this application. The proposal would be situated between 9 and 12 metres from the adjacent dwellings. Notwithstanding the comment from the local residents, it is considered that this distance would be sufficient to prevent any overbearing effect on neighbouring dwellings.

5.5 It is noted that the proposed development would include windows on the side elevation that would face onto the neighbouring dwellings. This window would serve a bathroom (non-habitable room) and would be separated from the adjacent dwelling by between 9 and 12 metres. It is therefore considered that this arrangement would ensure that there are no direct views between habitable rooms of the dwellings.

5.6 Visual Amenity

The proposed two-storey extension would be situated on the rear elevation. The proposal would be subservient and proportionate to the existing dwelling in terms of its height, scale, and massing, and moreover its detailing and materials would match the existing dwelling. On this basis, it is considered that the proposed development would respect the character and appearance of the existing dwelling and the surrounding residential area.

5.7 Transportation

Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development would not result in a detrimental impact upon highway safety terms. Policy T8 provides the maximum parking standards associated with new development.

5.8 The proposed development would result in the loss of one parking space on the existing drive way. The proposed new garage would provide a single space. Although one parking space is consistent with the broad requirements of policy T8, it is considered that given the position of the dwelling in relation to the highway a minimum of two spaces should be retained in order to avoid the need to park vehicles within the turning area. There is sufficient space to provide a parking space on the front garden area of the site without compromising the visual amenity of the locality. Although this is not detailed on the proposal plans, this can be achieved by an appropriately worded planning condition. Subject to the above planning condition, the proposed development is considered acceptable in transportation terms.

5.9 Other Matters

It is acknowledged that the local resident has stated that they would not allow the applicant to have access over their land. This is not a material planning consideration and would be a civil matter between the applicant and the neighbour. Nevertheless it is recommended that a informative be attached to advise the applicant that they must obtain the prior written consent of the owner and occupier of any land upon which it is necessary to enter in order to construct and finish the development.

5.10 Use of Energy and Sustainability

To be built to Building Regulations.

5.11 Improvements Achieved to the Scheme

None.

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.
- a) The proposal 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 proposal would respect the 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.
 - c) The proposal would not prejudice highway safety or the retention of an acceptable level of parking provision. The development therefore accords to Policy H4 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (Adopted) 2007.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 Planning permission 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).

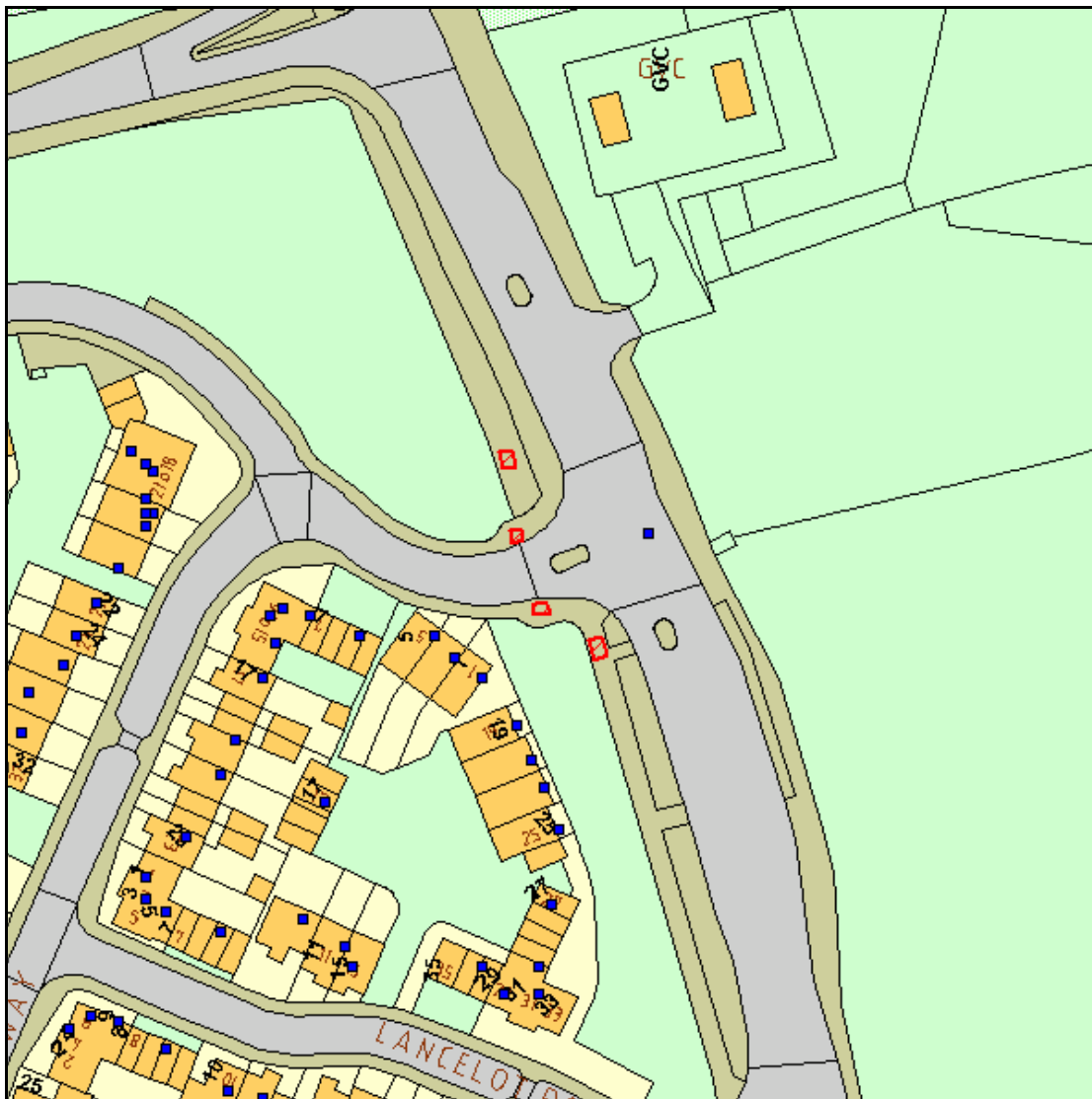
2. Prior to the commencement of development, detailed plans showing the provision of one additional car parking space (measuring a minimum of 2.4 metres wide by 4.8 metres long) within the curtilage of the dwelling in accordance with the standards set out in Policy (T8) of the South Gloucestershire Local Plan (Adopted) January 2006

shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the agreed scheme, with the parking facilities provided prior to the first occupation of the building; and thereafter retained for that purpose.

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

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PT10/0788/F	Applicant:	Stoke Park Consortium
Site:	Stoke Park Coldharbour Lane Stoke Gifford Bristol South Gloucestershire	Date Reg:	20th April 2010
Proposal:	Relocation of existing main entrance piers.	Parish:	Stoke Gifford Parish Council
Map Ref:	362364 177693	Ward:	Frenchay And Stoke Park
Application Category:	Minor	Target Date:	10th June 2010



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 100023410, 2008. N.T.S. PT10/0788/F

INTRODUCTION

This application appears on the Circulated Schedule following the receipt of representations from local residents that were contrary to the Case Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the relocation of the existing main entrance piers. The piers would be relocated to the highway verge beside junction into the Stoke Park development. The applicant has confirmed that these works are required due to a number of vehicle collisions due to the proximity of the existing piers to the public highway.
- 1.2 The application site relates to the highway verge beside the main junction into the Stoke Park residential development. The site is situated within the Bristol North Fringe urban area.

2. POLICY CONTEXT

2.1 National Guidance

PPS1: Delivering Sustainable Development
PPG13: Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development
L1: Landscape Protection and Enhancement
T12: Transportation Development Control Policy for New Development

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/3234/F Demolition of 2 no. stone pillars at entrance of residential development.
Withdrawn.
- 3.2 P99/1510 Erection of 201 dwellings (approval of reserved matters)
Approved.
- 3.3 P97/2145 Demolition of hospital buildings and redevelopment of the site for housing (outline)
Approved.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council

No comments received.

4.2 Sustainable Transport
No objection.

4.3 Local Residents

Five letters of objection have been received from local residents. The main points from these have been summarised below: -

- A. The proposal would not be in keeping with Stoke Park and its history.
- B. The pillars should be entrance pillars there is little point in siting them elsewhere.
- C. Re-siting the piers would obviate the whole integrity of having pillars at an entranceway.
- D. The purpose of the pillars is to indicate the historic significance of the entrance to Stoke Park

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The applicant seeks planning permission to relocate the main entrance piers to the Stoke Park residential development. It is considered that the principle of these works would be acceptable providing that the proposal would respect the character and appearance of the street scene and maintain highway safety in accordance with policies D1, L1 and T12 of the South Gloucestershire Local Plan (adopted) January 2006.

5.2 Visual Amenity

The existing entrance piers were erected as part of the public art scheme for the Stoke Park residential development. It is considered important to retain this feature because it provides enclosure and a sense of arrival to the site. However, the original planning consent for the development (P97/2145 & P99/1510) did not include a condition to ensure the retention of these entrance piers. As such the applicant can demolish these piers without the need for planning permission. An application to demolish the piers was submitted in 2005 and was subsequently withdrawn, as planning permission was not needed. It is assumed that this would be the applicant's fallback position if planning permission were to be refused under this application.

- 5.3 The proposed development involves relocating the existing entrance piers to the left and right of the secondary piers and flank wall. It is acknowledged that a number of local residents have raised concerns to visual impact of re-siting of the piers. Notwithstanding these comments, it is considered that this proposal would maintain the symmetry and enclosure of the entrance. Moreover weight should be given to the fall back position, whereby the applicant could entirely remove the entrance piers. On this basis, it is considered that the proposed scheme would represent a compromise which would ensure the retention of the piers, whilst removal a potential hazard to pedestrians and road users. It is recommended that a condition be attached to this application to ensure that the pillars are retained unless otherwise agreed in writing with the Local Planning Authority.

5.4 Transportation

The Council Highway's Engineer has confirmed that the existing pillars are not structurally sound and potentially hazardous to all road users, particularly pedestrians, if struck by a vehicle. They are also a maintenance liability and for these reasons, the Highway's Authority cannot adopt them, unless the applicant undertakes reinforcement works. Therefore, the pillars remain the responsibility of the applicant and they have chosen to move them to a location where they are unlikely to be damaged again. Furthermore the Highways' Engineer is satisfied that the proposal would not harm visibility. On this basis it is concluded that the proposed development would not materially harm highway safety.

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

None.

5.7 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.

a) The proposed development would not materially harm the character and appearance of the street scene. The proposed development would therefore accord with policy D1 and L1 of the South Gloucestershire Local Plan (adopted) January 2006.

b) The proposed development would not materially harm highway safety. The proposed development would therefore accord with policy D1 and T12 of the South Gloucestershire Local Plan (adopted) January 2006.

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

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

7. RECOMMENDATION

7.1 Planning permission 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. The proposed entrance piers (as shown on Drg. No. 07.11.110 Rev B) shall not be removed without the express written consent of the Local Planning Authority.

Reason

To ensure the retention of an important public art feature that contributes to the character and distinctiveness of the street scene, and to accord with Policy D1 and L1 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PT10/0796/F	Applicant:	Gloucestershire FA
Site:	Oaklands Park Stadium Gloucester Road Almondsbury Bristol South Gloucestershire	Date Reg:	21st April 2010
Proposal:	Change of use from Football Clubhouse (Sui generis) to mixed use of office, meeting, conference and training Rooms (Sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Almondsbury Parish Council
Map Ref:	360503 183454	Ward:	Almondsbury
Application Category:	Minor	Target Date:	11th June 2010



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 100023410, 2008. **N.T.S.** **PT10/0796/F**

INTRODUCTION

This application appears on the Circulated Schedule following the receipt of representation that were contrary to the Case Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the change of use from a football clubhouse (Sui Generis) to a mixed use comprising of offices and a training centre comprising of meeting, conference, and training rooms (sui generis).
- 1.2 The application site relates to existing football clubhouse and the offices of the Gloucestershire Football Association. This site is set within a larger sports complex, which comprises of football pitches, changing facilities and a car park. The site is situated outside of the Almondsbury settlement boundary and is designated as Green Belt.

2. POLICY CONTEXT

2.1 National Guidance

- PPS1: Delivering Sustainable Development
- PPG2: Green Belts
- PPS4: Planning for Sustainable Economic Growth
- PPG13: Transport
- PPG17: Planning for Open Space, Sport and Recreation

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1: Achieving Good Quality Design in New Development
- GB1: Development within the Green Belt
- T8: Parking Standards
- T12: Transportation Development Control Policy for New Development
- E6: Employment Development within the Countryside
- LC5: Proposal for Outdoor Sports and Recreation Outside Defined Settlement Boundaries

2.3 Emerging Development Plans

- CS1: High Quality Design
- CS5: Location of Development
- CS34: Rural Areas

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 Various planning applications relating to works to the building. No applications are specifically relevant to this change of use application.

4. CONSULTATION RESPONSES

4.1 Almondsbury Parish Council

The Parish Council wishes to object to this application as it lies within the Green Belt. By allowing this change of use the GFA will be excluding the existing football club from using facilities, therefore having to leave the site and find alternative arrangements, possibly leaving the parish.

We also believe that it would lead to further development on the pitch which we would strongly object to.

4.2 Sustainable Transport

No objection.

4.3 Local Residents

None.

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for the change of use of the existing clubhouse (sui generis) to a mixed use of offices and training rooms. The applicant has explained that these works are required to provide additional office accommodation and to provide new training facilities. These works would enable more coaches to be employed on the site and facilitate the provision of enhanced community training initiatives for volunteer coaches, referees, club welfare officers, administrators, and local school children. The main issues to consider on this application are: -

(1) Is the principle of the proposed change of use acceptable?

(2) Is the proposal an appropriate use within the Green Belt?

(3) Would the proposal have acceptable transportation effects?

(4) Would the proposal maintain the amenities of the nearby local residents?

(5) Would the proposal have respect the character and appearance of the site and locality?

5.2 Principle of Development

The site lies outside of the Almondsbury settlement boundary and is designated as Green Belt. The current building is used as a clubhouse and under this application the applicant seeks permission to change the use to a mixed use of an office (Class B1) and training rooms (Class D1).

5.3 The adopted South Gloucestershire Local Plan does not include a specific policy for the proposed quasi employment/community use, or a policy that would safeguard the existing clubhouse. However under Policy E6 the change of use of buildings outside settlements are permitted providing that they would not result in an intensification over and above the existing employment use (on

- sites not in the Green Belt). Furthermore Policy LC5 is supportive of proposals for outdoor sports and recreation on site outside of settlements. It is acknowledged that this particular policy specifically relates to the creation of new sport facilities, such as sports pitches or changing rooms. Nevertheless, it is considered that the proposed development does carry some weight because the proposed change of use would facilitate and encourage the local community to participate in outdoor sport.
- 5.4 The existing site relates to an established sports complex and includes an element of employment given the location of the headquarters of the Gloucestershire Football Association. The proposed development would involve changing the existing the clubhouse element of the building into additional offices and training facilities. It is noted that this could be perceived as an intensification of the employment use, however it is considered that the additional employment on the site would not be materially different to that of the existing clubhouse use. Moreover, the proposed use would provide clear benefits to the local community and the wider region by providing enhance training facilities that would encourage participation in outdoor sport and recreation. On this basis, Officers are satisfied that the principle of the proposed development would be acceptable.
- 5.5 It is acknowledged that the Parish Council are concerned with regard to the change of the use of the clubhouse because it would prevent the local football club using the facilities. Notwithstanding this concern the adopted Local Plan does not safeguard existing sporting facilities and therefore the loss of the clubhouse cannot be resisted on policy grounds. Nevertheless it is considered that the proposal would provide measurable community benefits in terms of the improved training facilities. Moreover the applicant has confirmed that the existing playing fields would be retained and used for football and it is understood that Almondsbury Football Club have now agreed to remain at the site.
- 5.6 Green Belt
The application site lies within the Green Belt. In such area the change of use of existing building are considered to be appropriate development where the proposed use would not have a materially greater impact than the present authorised use on the openness of the Green Belt. The proposed development would be confined to the existing building and would not give rise to new activities that would conflict with the purposes of the Green Belt. On this basis, it is consider that the proposal would not have a materially greater impact than the existing clubhouse. It is therefore concluded that the proposed development would be appropriate development within the Green Belt.
- 5.7 Transportation
The Council's Transport Engineer expects that the proposed change in use to result in a slight increase in traffic generation given facilities wider scope for hosting events. This increase in traffic can be accommodated by the existing site access and would not harm the adjoining road network. Moreover 75 parking spaces remain available and this would be sufficient.

5.8 Residential Amenity

The application site is detached from any residential property and thus would not adversely affect the amenities of any nearby occupier.

5.9 Visual Amenity

The proposed development would not include any external alterations and therefore the development would maintain the character and appearance of the site and locality.

5.10 Use of Energy and Sustainability

None.

5.11 Improvements Achieved to the Scheme

None.

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

- a. 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.
- b) The proposed change of use would not materially intensify the site's existing use. Moreover the proposal would provide clear benefits to the local community and the wider region. It is therefore considered that the principle of the development would accord with PPG17 and policies E6 and LC5 of the South Gloucestershire Local Plan (adopted) January 2006.
- c) The proposed change of use would not have a materially greater impact than the present clubhouse use on the openness of the Green Belt. It is therefore considered that the principle of the development would accord with PPG2 and policy GB1 of the South Gloucestershire Local Plan (adopted) January 2006.
- d) The transportation effects of the proposed development have been fully considered under this application. It is concluded that the proposal would have satisfactory access and parking arrangements. It is therefore

considered that the principle of the development would accord with PPG13 and policies T8 and T12 of the South Gloucestershire Local Plan (adopted) January 2006

- e) The proposed development is situated in a detached and isolated location in relation to residential properties. As such the proposal would maintain the amenities of the nearby local residents. The proposed development would therefore accord with policy E6 and LC5 of the South Gloucestershire Local Plan (adopted) January 2006.
- f) The proposed development would not include any external alteration and thus would respect the character and appearance of the site and locality. The proposed development would therefore accord with policy D1, E6, LC5 of the South Gloucestershire Local Plan (adopted) January 2006.

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

7. **RECOMMENDATION**

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

Contact Officer: Peter Rowe
Tel. No. 01454 863131

CONDITIONS

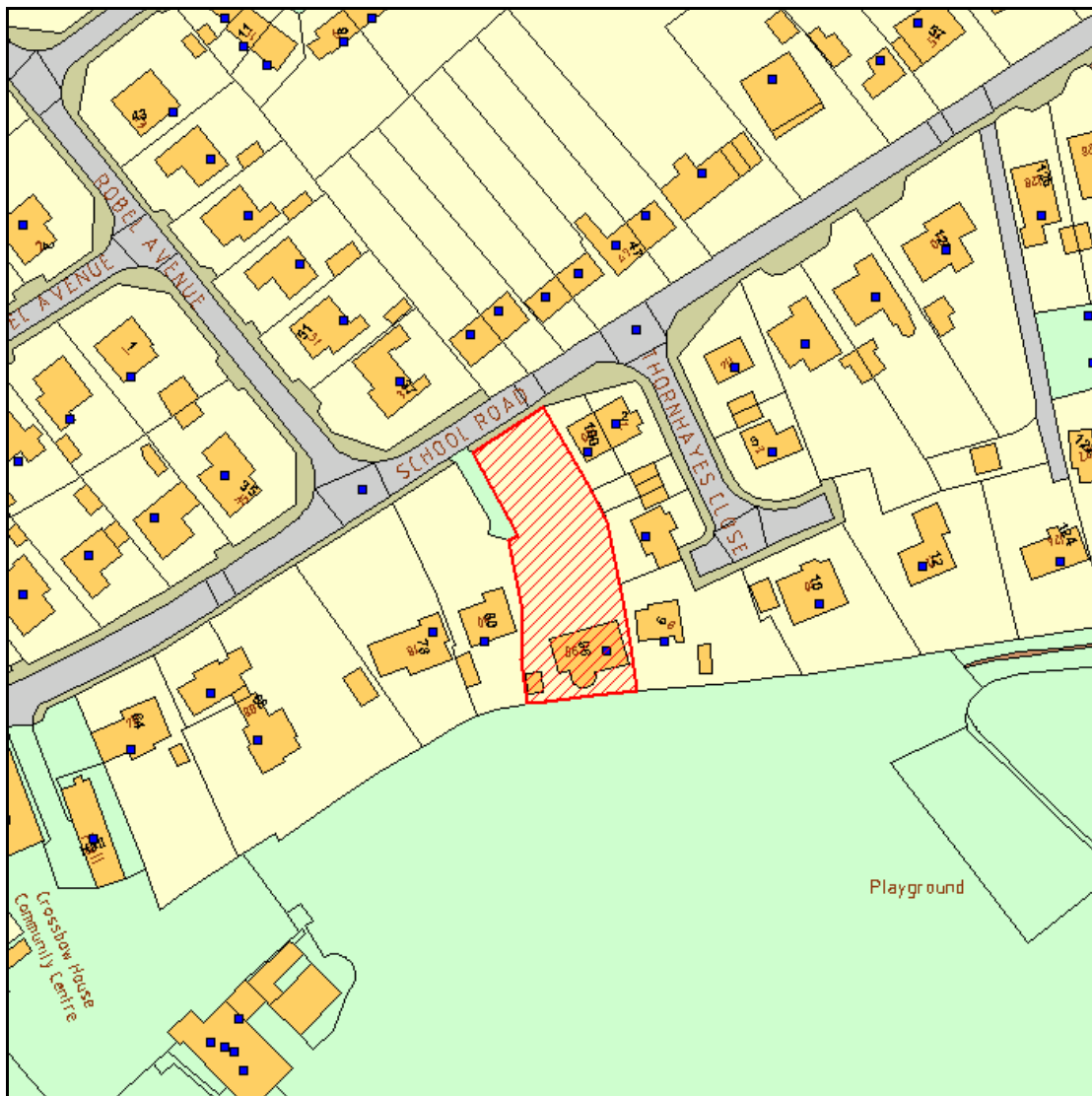
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PT10/0850/F	Applicant:	Mr P Abram
Site:	96 School Road Frampton Cotterell Bristol South Gloucestershire BS36 2BX	Date Reg:	29th April 2010
Proposal:	Erection of two storey front extension to provide additional living accommodation. Erection of detached double garage with first floor store.	Parish:	Frampton Cotterell Parish Council
Map Ref:	366152 181863	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	21st June 2010
		Date:	



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 100023410, 2008. **N.T.S.** **PT10/0850/F**

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two-storey front extension and for the erection of a detached double garage.
- 1.2 The application relates to a two-storey detached dwelling on the south side of School Road, Frampton Cotterell.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1: Delivering Sustainable Development
PPS13: Transport
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Quality Design in New Development
H4: Development within Residential Curtilages
T12: Transportation Development Control Policy for New Development

Emerging Policies: South Gloucestershire Core Strategy Pre-Submission
Publication Draft March 2010
CS1: High Quality Design
CS16: Housing Diversity
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 P88/2842: Erection of first floor extension over existing garage to kitchen to provide two bedrooms and a bathroom. Permitted: 26 October 1988
- 3.2 PT05/3275/F: Erection of new dwelling and formation of vehicular access. Permitted: 20 February 2006

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
No comments received
- 4.2 Other Consultees
No comments received

Other Representations

4.3 Summary of Local Residents Comments

Two letters received expressing the following concerns:

- The proposal would be an eyesore and block front views from the neighbouring property;
- A condition should be attached to any permission to require a row of conifers (or similar tree screening) to be planted between the garage and the party stone wall to obscure the proposed building;
- It will block natural light and views and be an eyesore;
- The proposed windows would invade privacy;
- One writer is 'totally against' the application.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 allows for the principle of new development within residential curtilages subject to considerations of design, residential amenity and highway safety.

5.2 Design/ Visual Amenity

The application relates to detached two-storey dwelling on the south side of School Road, Frampton Cotterell. The application seeks full planning permission for the erection of a two-storey front extension and a detached double garage.

5.3 The proposed two-storey extension would comprise a gabled addition that would project 3.5m forward of the dwelling and measure 4.8m in width. It would provide a dining room at ground level with a new bedroom above. It would stand to the east side of the front elevation encompassing the existing garage at ground level.

5.4 In considering the above, it is noted that the eaves and ridgeline would be set down from the existing to help provide a subservient appearance to the proposal whilst the overall size of the extension is considered to be acceptable having regard to the size and character of the host dwelling. On this basis, there is no objection to this element of the scheme on design/ visual amenity grounds with it further noted that given the set back position of this dwelling, the proposal would be less visible from the main public viewpoints.

5.5 The proposed detached double garage would be positioned to the front of the property close to the front boundary; in so doing it would align with the adjoining property fronting School Road. This element of the proposal would measure a little over 7m in width and 6.5m in depth with a ridge height of 5.3m. An external staircase would provide access to roof level.

5.6 In response, detached structures this far forward of the host dwelling might generally be resisted given its potential impact on the street scene. However, in this instance, the build would align with the existing dwellings to the east thus it is not considered that planning permission could be reasonably refused on

this basis. Further, the impact of the proposal would be considerably less than that of the two-storey detached dwelling that was approved in 2006 (PT05/3275/F). This permission has not been implemented and has now lapsed. On this basis, and with the size and scale of the build considered to be acceptable, there is again no objection to the proposal on this basis.

5.7 Residential Amenity

There are three dwellings to east of the application site with two of these within Thornhayes Close and that at the front, facing School Road. The dwelling within Thornhayes Close alongside the host dwelling comprises a detached two-storey cottage style property with an attached single-storey flat roofed extension closest to the boundary. This dwellings sits slightly forward of the host unit with facing openings appearing limited to a ground floor door and first floor window (towards the rear); given the orientation of these dwellings sunlight should not be significantly affected. On this basis, and with no side facing windows shown as part of the proposal, it is not considered that any adverse impact in residential amenity would be caused by the two-storey addition.

5.8 Those dwellings further forward along this eastern flank boundary stand at an appreciable distance from the site of the front extension whilst the new forward facing windows proposed would not introduce any new issues of overlooking. Nonetheless, views towards these dwellings would be at an oblique angle that is not uncommon between neighbouring properties. As such, it is again not considered that any significant adverse impact in residential amenity would be caused. Similarly, the same is true having regard to the single-storey dwelling to the west of the application site with the side facing patio doors proposed inset well away from this boundary.

5.9 The proposed garage would stand at an appreciable distance from all neighbouring dwellings including that to this west side of the application site that sits back on its plot albeit forward of the applicants dwelling. On this basis, and in view of the recently lapsed permission for a two-storey dwelling in this forward position, it is not considered that any significant adverse impact in residential amenity would be caused. However, it is suggested that an approximately worded condition be attached to any favourable decision notice to allow removal of the external staircase that would facilitate a small balcony overlooking these neighbouring dwellings.

5.10 With regard to the further concerns raised, it is not considered reasonable (or necessary) (tests imposed by Circular 11/95 in respect of planning conditions) to request tree planting to screen the proposals whilst there is no right to a view under planning legalisation.

5.11 Highway Safety

The application site comprises a significant curtilage with ample room for car parking. The proposed garage would also be of sufficient size to accommodate vehicle parking. On this basis, it is considered that there can be no reasonable transportation objection to this current proposal on transportation grounds.

5.12 Design and Access Statement

A Design and Access Statement is not required as part of this application.

5.13 Section 106 Requirements

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

6. CONCLUSION

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

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.

6.3 The recommendation to grant permission is for the following reasons:

1. The design of the extension and the detached garage is considered to be in keeping with the design and character of the host dwelling. The proposal is therefore considered to accord with Planning Policies D1 (Achieving Good Quality Design in New Development) and H4 (Development within Residential Curtilages) of the South Gloucestershire Local Plan (Adopted) January 2006.
2. The proposal would not cause any significant adverse impact in residential amenity thus is considered to accord with Planning Policy H4 (Development within Residential Curtilages) of the South Gloucestershire Local Plan (Adopted) January 2006.
3. The proposal is considered to be acceptable in transportation terms thus compliant with Planning Policy T12 (Transportation Development Control Policy for New Development) of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

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

Contact Officer: Peter Burridge
Tel. No. 01454 865262

CONDITIONS

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

Reason

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

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

Reason

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

3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the east elevation of the two-storey extension or the detached garage hereby approved.

Reason

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

4. Prior to the commencement of development, an amended plan showing the removal of the external staircase from the garage hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Development shall accord with these approved details.

Reason

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

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PT10/0851/F	Applicant:	Mr Steve Walker
Site:	73 Gloucester Road Rudgeway Bristol South Gloucestershire BS35 3QS	Date Reg:	16th April 2010
Proposal:	Erection of first floor side extension to form additional living accommodation.	Parish:	Alveston Parish Council
Map Ref:	362871 186980	Ward:	Thornbury South And Alveston
Application Category:	Householder	Target Date:	8th June 2010



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 100023410, 2008. **N.T.S.** **PT10/0851/F**

INTRODUCTION

This application appears on the Circulated Schedule List because an objection has been received from a neighbouring occupier.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a first floor side extension to provide additional living accommodation.
- 1.2 The application site comprises a two-storey detached property situated on the northern side of Gloucester Road within the open Green Belt and outside the defined settlement boundary. The host dwelling, a former post office, was originally two separate dwellings, which have been amalgamated.
- 1.3 The host dwelling forms a prominent corner location and fronts the A38 road behind a 1.8 metre high stone wall.

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 Development within Existing Residential Curtilages
GB1 Development within the Green Belt
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist (adopted)
The Development within the Green Belt SPD (adopted)
- 2.4 The South Gloucestershire Core Strategy Pre-Submission Publication Draft March 2010
CS1 – High Quality Design

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/2809/F, erection of single storey side extension to create family room, approval, 07/11/05.
- 3.2 P94/1514, erection of detached double garage with playroom over, construction of new vehicular access, approval, 19/05/94.
- 3.3 PT09/5814/F, erection of detached double garage with playroom, refusal, 05/01/10.

4. CONSULTATION RESPONSES

- 4.1 Alveston Parish Council
No objection

Other Representations

4.3 Local Residents

Three letters of objection have been received from a neighbouring occupier. The occupier raises the following concerns:

- The proposal calculates to a disproportionate addition;
- The proposal would be visually overbearing;
- Result in loss of light to property;
- Loss of privacy;
- Inappropriate appearance;
- Harmful impact on the character of the building;
- Errors in the plans submitted.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning Policy D1 applies to all types of development and requires 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 within the Green Belt, provided that it does not result in disproportionate additions over and above the volume of the original dwellinghouse. The Development within the Green Belt SPD states that as a general guide, an addition resulting in a volume increase less than 30% of the original dwelling would be likely to be acceptable. House extensions that exceed 30% will be carefully assessed with particular regard to its appearance, and house extensions resulting in a volume increase of 50% or more of the original dwelling would most likely be considered in excess of any reasonable definition of 'limited extension' and would normally be viewed as a disproportionate addition contrary to Policies GB1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006. An objection has been received from a neighbouring occupier on the basis that the proposal would result in a cumulative volume increase of approximately 51%. However, the design and access statement has calculated the volume of the original dwelling to be approximately 539 cubic metres and based on the plans submitted, the volume of the original dwelling has been calculated to be approximately 517 cubic metres by the Officer. The proposed and existing extensions, which total 167.5 cubic metres result in a total volume increase of approximately 32%. The proposal is therefore, considered to be acceptable in principle subject to its appearance.

5.2 Design/Visual Amenity and Impact on the Green Belt

The proposed extension would be located on the eastern side of the dwellinghouse and the front and rear elevations of the existing dwelling would extend across the build for approximately 5.1 metres. Amendments were requested by the Officer to reduce the scale of the extension to preserve the symmetrical appearance of the dwelling. The applicant acceded to this request and the amended plans received demonstrates that the eaves and ridge height

of the extension would be set down approximately 0.4 metres lower than the existing dwelling. The extension would be encompassed by an asymmetric pitched roof to match the existing dwelling, which would comprise 3no. roof lights in the rear elevation. Double and single pane gable windows would be located in the front and rear elevations of the extension respectively and would be partly set into the roof to compensate for the low eaves level. A small window would be located in the side elevation at first floor level and would serve a bathroom. The applicant has specified the materials render and random rubble stone for the walls; pantiles for the roof, which would be reclaimed from the existing dwelling and timber fenestration. The applicant has specified that these materials would match the existing dwellinghouse, therefore, a condition on this basis is not required. A neighbouring occupier has objected to the proposal on the basis of design and the impact on the surrounding area given the proximity of the building to the street. Whilst the dwelling is prominently sited and the extension would be visible from the public realm, it is considered that the proposed extension would be in-keeping with the character host dwelling in terms of design, scale, form, materials and siting. As such and given the subservient design approach and the use of traditional materials, it is considered that the proposal would be sympathetic to the character of the surrounding area and Green Belt.

5.3 Residential Amenity

The dwellinghouses The Cottage and the Old Post Office share a close relationship since the residential curtilage of The Cottage abuts the rear elevation of the host dwelling. The host dwellings garden area is unusually sited to the side of the property. The neighbouring occupiers have objected to the proposal on the basis of loss of light, privacy and the overbearing impact, which would be exacerbated by the topography of the site, which slopes north so that The Cottage is set at a lower level than the host dwelling.

- 5.4 It is noted that 3no. existing first floor windows are located in the rear of the property, which serve 2no. bedrooms and a bathroom, therefore, the proposal would not introduce any new overlooking issues. Nevertheless, the proposed hallway window would not serve a primary living area and would not face the neighbouring property directly; therefore, it is considered that it would not have a significant adverse impact on the neighbouring occupiers in terms of loss of privacy. The concerns of the neighbouring occupiers regarding an overbearing impact area noted and it is considered that the extension would be located within close proximity to the neighbouring boundary. However, on balance, given the existing close relationship between the properties and since the neighbouring garden area is already enclosed by the host dwelling, it is considered that the proposal would not be adversely more harmful than the existing situation in terms of the overbearing impact. The host dwelling would be approximately 35 metres from the proposed extension, therefore, it is considered that the proposal would not have a material impact in terms of loss of light to the property. Whilst there would be some loss of light to the neighbouring garden, it is considered on balance, that it would not be to an extent that would be adversely harmful to the residential amenity of the neighbouring occupiers, given the size of the neighbouring garden area.

5.5 Further Matters

Amended plans have been received, which correct the site boundary and label errors. A large, prominent tree is situated adjacent to the front of the property and the applicant has stated in the application form that it might need to be pruned prior to the works. Whilst a Tree Preservation Order cannot be applied to the tree given its proximity to the dwelling, the applicant will require permission from the owner of the tree before carrying out the works since it is situated outside the curtilage of the dwellinghouse. An informative will be applied to the decision notice to inform the applicants of this.

5.6 Design and Access Statement

A design and access statement is not required.

5.7 Use of Energy and Sustainability

The proposal would comply with building regulation specifications.

5.8 Improvements Achieved to the Scheme

Reduction to the ridge and eaves height.

5.9 Section 106 Requirements

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

6. CONCLUSION

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

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

- The proposal would be in-keeping with the character of the host dwelling in terms of design and would not have a significant adverse impact on the character of the surrounding area – Policies D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006 and the South Gloucestershire Design Checklist SPD (adopted).
- The host dwelling and neighbouring property share an existing close relationship given the layout of the site. However, it is considered that the proposal, on balance, would not be significantly more harmful than the existing

situation in terms of loss of privacy or natural light – Policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

- The proposal represents a proportionate addition to the dwellinghouse, which constitutes appropriate development within the Green Belt – Policies GB1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006 and the Development within the Green Belt SPD (adopted).

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).

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PT10/0884/F	Applicant:	Mr G Durston
Site:	29 Tockington Lane Almondsbury Bristol South Gloucestershire BS32 4DZ	Date Reg:	20th April 2010
Proposal:	Erection of 1 no. detached dwelling with associated works (Resubmission of PT10/0409/F)	Parish:	Almondsbury Parish Council
Map Ref:	360092 184422	Ward:	Almondsbury
Application Category:	Minor	Target Date:	10th June 2010



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 100023410, 2008. **N.T.S.** **PT10/0884/F**

INTRODUCTION

This application appears on the Circulated Schedule as representations were made contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of 1 no. detached dwelling with associated works.
- 1.2 The application site relates to a plot of land located to the south of no. 29 Tockington Lane in between two existing dwellings. The land lies within the Almondsbury settlement boundary which is 'washed over' by the Green Belt.
- 1.3 This application is a resubmission of application PT10/0409/F. The previous application was withdrawn following Officer's concerns over the use of dormer windows on the front and rear elevations.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG2	Green Belts
PPS3	Housing
PPG13	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design
EP1	Environmental Pollution
GB1	Green Belt
H2	Residential Development within Existing Urban Areas
H4	Development within Existing Residential Curtilage
T8	Parking Standards
T12	Transportation Development Control Policy for new Development

Emerging Development Plan

Core Strategy Pre-Submission Publication Draft (March 2010)

CS1	High Quality Design
CS5	Location of Development
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity

2.3 Supplementary Planning Guidance

Design Checklist (Adopted) 2007
Development in the Green Belt (June 2007)

3. RELEVANT PLANNING HISTORY

3.1 PT10/0409/F - Erection of 1 no. detached dwelling with associated works.
Withdrawn 13/04/2010.

4. CONSULTATION RESPONSES

4.1 Almondsbury Parish Council

Object as the development would be infilling and over development of the site.
Parking provision for one car is inadequate and would lead to more cars being parked on the highway.

4.2 Other Consultees

Highways

No objection.

Other Representations

4.3 Local Residents

Three letters of objection were received from local residents raising the following concerns:

- Infill is not appropriate
- Proposal is dense and too close to existing housing
- There would be overlooking / loss of light
- Would be unsightly / harm visual amenity
- Loss of views

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site lies within the Green Belt, therefore, consideration must be taken in regards to the impact on the openness of the Green Belt. PPG2 and GB1 of the South Gloucestershire Local Plan (Adopted) January 2006 allow in principle for limited infilling within 'washed over' boundaries of settlements provided the criteria set out in Policy H2 are satisfied.

Advice contained within PPS3 encourages the provision of additional housing on previously developed land within existing towns and cities to promote more sustainable patterns of development. This policy stance is reflected in policies contained with the South Gloucestershire Local Plan.

Policy H2 of the South Gloucestershire Local Plan March 2006 incorporates current planning advice contained within PPS3 and allows for new residential development within the boundaries of settlements. This is subject to compliance with a number of criteria as expressed through policy H2 and H4, which are assessed below.

5.2 Density

Planning policy H2 cites that the maximum density compatible with the site, its location, its accessibility and surroundings should be achieved. To this extent, the expectation is that all development will achieve a minimum density of 30 dwellings per hectare and that higher densities (upwards of 50 dwellings per hectare) will be achieved where local circumstances permit. Policy CS16 of the emerging Core Strategy cites an average density of 40 dwellings per hectare being achieved across all new housing in South Gloucestershire.

In this instance, the total site area equates to 0.01ha providing for a density of some 30 dwellings per hectare. This is considered acceptable given the location of the site and falls within the threshold required as set out in Policy H2. As such, there is no objection to the proposal on this basis.

5.3 Green Belt

The proposed new dwelling consists of the filling in of a small gap within built development. The proposal would not significantly impinge upon the openness of the Green Belt and therefore the proposal for a new dwelling is acceptable subject to the criteria set out in Policy H2 being satisfied, namely; density, residential amenity, environmental impact, and transportation effects. The proposal complies with Policy GB1 of the Local Plan.

5.4 Design and Visual Amenity

The application site lies towards the south of Tockington Lane at the edge of the Almondsbury settlement boundary. Currently a detached garage is in situ on the land and is in relatively poor condition. There is a mixture of housing forms and types on Tockington Lane including terraces, semi-detached and detached dwellings. Materials include both render and facing brick finishes.

To the south of the site two recently built semi-detached properties provide a reference point for the proposed dwelling. The proposed dwelling is considered acceptable in terms of its siting, with the front elevation wall set in front of no. 29 Tockington Lane but back from the two new properties by approximately 2m.

The dormer windows previously proposed have been omitted from this scheme as it was felt they were not in keeping with other dwellings in the locality. The main objection was the installation of two dormer windows on the front elevation and it is considered that dormer windows could not be added to the front elevation without planning permission by virtue of Class B of the GPDO (as amended) 2008. It is not considered expedient to remove 'permitted development' rights for dormer windows that could be added to the rear as the back of the property would not be visible from the public realm and therefore no harm would be caused to the visual amenity.

The use of antique red facing brickwork would match the two new properties and the proposal also mimics the surrounding properties' triangular porch roof pitch.

Concern was raised over loss of views as a result of the proposal, it is not considered that the development of a dwelling within the existing settlement boundary would lead to an undue loss of visual amenity.

Overall it is considered that the proposed dwelling would respect the character of the surrounding area and streetscene meaning that this is an appropriate addition that would not harm the visual amenity. The proposal therefore complies with Policies D1 and H4 of the Local Plan.

5.5 Transportation

The access and parking arrangements are considered acceptable. The Council's maximum parking standards allow for a maximum of 1.5 spaces to be provided for a two bedroom property. One parking space is provided and this is considered acceptable. The proposal would not prejudice highway safety and the proposal therefore complies with both Policies T8 and T12 of the Local Plan.

5.6 Residential Amenity

Overbearing Analysis

The proposed dwelling will be sited within an existing building line facing onto Tockington Lane. There is a pair of semi detached dwellings to the rear. It is not considered that the new dwelling would significantly impinge upon the outlook from these dwellings as there are existing properties in situ namely no's 29-35 Tockington Lane. In terms of loss of light, it is possible that outside of summer months the new dwelling would obstruct light early in the morning to the rear gardens of no's 25 and 27 Tockington Lane, however for the rest of the day the new dwelling would not lead to any undue loss of light.

Privacy Analysis

No side elevation windows are proposed on the new dwelling. To the rear a condition will be attached to the decision notice ensuring that the upper windows are obscure glazed to avoid any overlooking / loss of privacy.

Amenity Space

There will be a small amount of front and rear garden space to serve occupiers of the property. There is access to nearby recreation paths and open space within the locality and wider area.

5.7 Other Matters

A drainage condition will be attached to the decision notice requiring surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), to be submitted to the Council prior to the commencement of development.

5.8 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.

5.9 Use of Energy and Sustainability

None specified.

5.10 Improvements Achieved to the Scheme

Requested for upper rear windows to be obscure glazed.

5.11 Section 106 Requirements

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

6. CONCLUSION

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

The 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 dwelling 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 dwelling 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.
- c) The proposed dwelling is of an acceptable density and constitutes 'limited infilling' in Green Belt terms. The development therefore accords to Policy GB1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

- d) The proposal identifies an acceptable level of off street car parking and would not prejudice highway safety. The development therefore accords to Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

7.1 That planning permission is **GRANTED** subject to the following conditions.

Contact Officer: William Collins
Tel. No. 01454 863819

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

Reason

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

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

Reason

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

4. Prior to the use or occupation of the dwelling hereby permitted, and at all times thereafter, the proposed two upper floor windows on the west facing elevation shall be glazed with obscure glass to level 3 standard or above.

Reason

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

CIRCULATED SCHEDULE NO. 20/10 – 27 MAY 2010

App No.:	PT10/0950/TRE	Applicant:	C Harris
Site:	83 Dragon Road Winterbourne Bristol South Gloucestershire BS36 1BH	Date Reg:	30th April 2010
Proposal:	Works to remove deadwood and raise crown to allow 5M headroom from ground level on Cedar tree as covered by Tree Preservation Order No. 410 dated 15th November 1989	Parish:	Winterbourne Parish Council
Map Ref:	364838 180207	Ward:	Winterbourne
Application Category:		Target Date:	17th June 2010



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 100023410, 2008. **N.T.S.** **PT10/0950/TRE**

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The application seeks planning permission for works to remove deadwood and raise the crown of a Cedar Tree that is protected by a tree preservation order.
- 1.2 The application relates to a tree within the front garden of no. 83 Dragon Road, Winterbourne.

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
L1: Landscape Protection and Enhancement

Emerging Policies: South Gloucestershire Core Strategy Pre-Submission Publication Draft (March 2010)
CS1: High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection
- 4.2 Other Consultees
Tree Officer: no objection

Other Representations

- 4.3 Summary of Local Residents Comments
Three letters received expressing the following concerns:
 - The preservation order should be respected- especially as there are very few trees left of this stature;
 - The order was put on this tree to protect it and should be abided by;

- The word preservation means it should be kept from damage/ change;
- The applicants should have been aware of this when they purchased the property;
- It is a wonderful tree but has grown too large;
- The proposal would make the tree even more top heavy;
- There is concern that in strong winds it will fall onto the neighbouring property, it should also be reduced in height;
- The works referenced in this application are commendable;
- In reality the tree should be cut down (perhaps on safety grounds);
- The roots have extended under the neighbouring drive and are pushing up the surface whilst almost reach the sewer pipe;
- Falling pine needles causes maintenance problems;
- There was an identical tree at the front of the neighbouring property that was allowed to be removed (this one has grown more rapidly since);
- When planted some 100 years ago the houses were not there;
- One writer (retired engineer surveyor) would recommend removal.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy L1 advises that those attributes of the landscape that make a significant contribution to its character should be conserved or where possible, enhanced. Further, significant features of the landscape should be retained, protected and managed in a manner that ensures their long-term viability.

5.2 The Proposal

The application relates to a mature Cedar tree that is growing to the front of the host dwelling at the end of its driveway. It has a low canopy that overhangs this drive and which partly blocks access to the property. The proposal would allow the removal of deadwood with the crown raised to provide five metres headroom above ground level.

5.3 Comments received from the Councils tree officer advise the proposed works are not considered to significantly affect the visual amenity offered by the tree and would be in accordance with good arboricultural management. On this basis, there is no objection to this application.

5.4 In response to the additional concerns raised, the tree officer has advised that there is no reason to believe that the tree is unsafe and the applicant cannot be reasonably requested to undertake the additional works that have been requested.

5.5 Design and Access Statement

A Design and Access Statement is not required as part of this application.

5.6 Section 106 Requirements

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

05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

6. CONCLUSION

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

7. RECOMMENDATION

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

Contact Officer: Peter Burridge
Tel. No. 01454 865262

CONDITIONS

1. The works hereby authorised shall be carried out within two years of the date on which consent is granted (or other appropriate timescale).

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.

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.