



**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. 14/11

Date to Members: 08/04/11

Member's Deadline: 04/04/11 (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.

**Dates and Deadlines for Circulated Schedule
Over the Easter and May Bank Holiday Period 2011**

Schedule Number	Date to Members 9am on	Members Deadline 5pm on
15/11	Thurs 14 April 2011	Weds 20 April 2011
16/11	Tue 19 April 2011	Weds 27 April 2011
17/11	Weds 27 April 2011	Thurs 05 May 2011
20/11	Fri 26 May 2011	Thurs 02 June 2011

Above are details of the schedules that will be affected by date changes due to Bank Holidays during April and May.

Please note there will be no Circulated Schedule published on Friday 06 May 2011

All other schedules during this period will be published as normal on Fridays

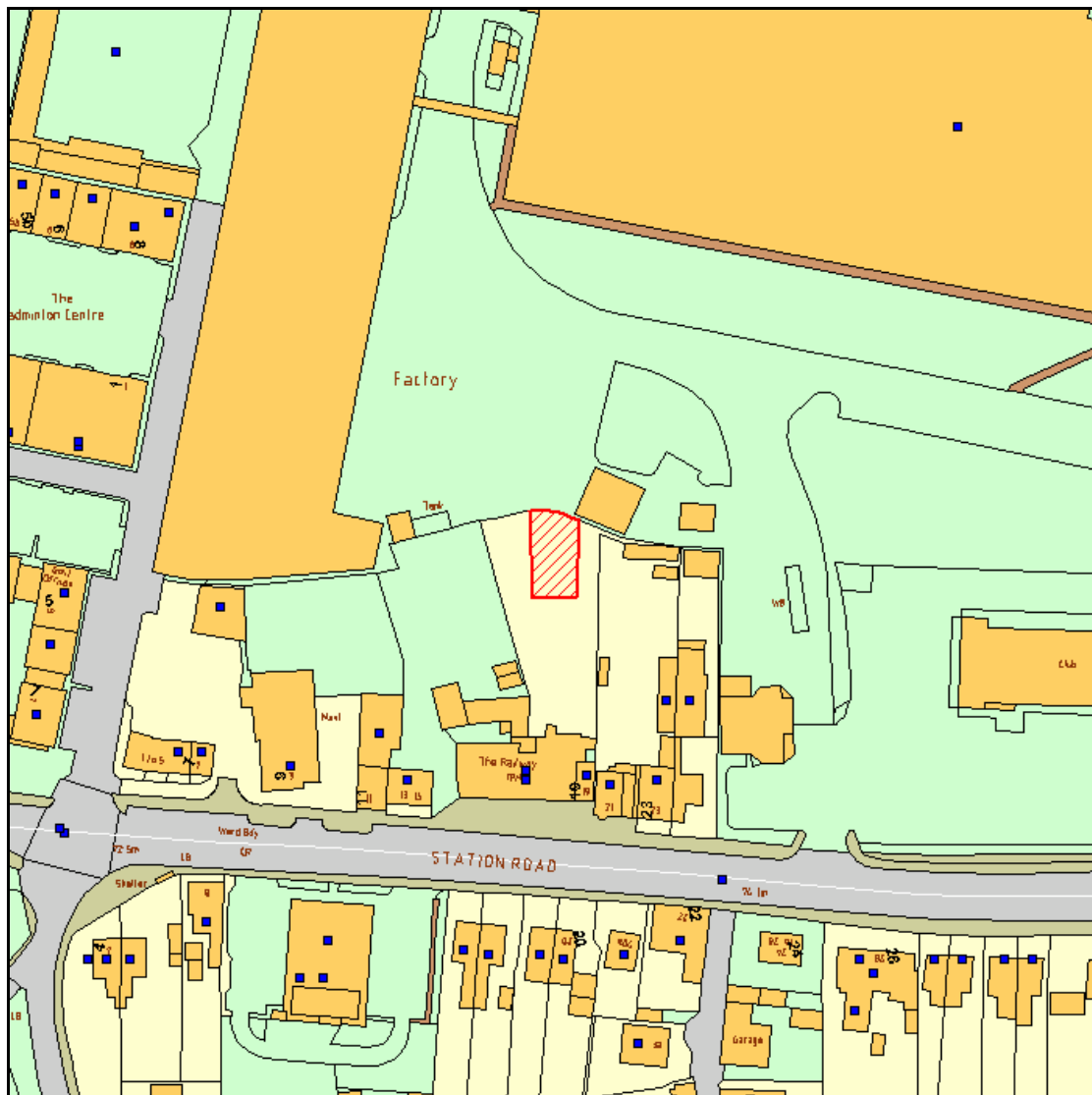
CIRCULATED SCHEDULE – 8 APRIL 2011

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK11/0088/F	Refusal	The Railway Inn 17 Station Road Yate South Gloucestershire BS37 5HT	Yate North	Yate Town
2	PK11/0419/R3F	Deemed Consent	St Johns Mead C Of E Vc Primary Hounds Road Chipping Sodbury South Gloucestershire BS37 6EE	Chipping	Sodbury Town Council
3	PK11/0491/F	Approve with Conditions	4 Craven Close Barrs Court South Gloucestershire BS30 7BX	Longwell Green	Oldland Parish Council
4	PK11/0547/RV	Called in Application	Sports Pavilion The Recreation Ground Greenbank Road Hanham South Gloucestershire BS15 3RX	Hanham	Hanham Parish Council
5	PK11/0573/F	Approve with Conditions	12 Coombes Way Warmley South Gloucestershire BS30 8YP	Oldland	Bitton Parish Council
6	PT11/0606/F	Refusal	Lippiatt Store Main Road Easter Compton South Gloucestershire BS35 5SJ	Almondsbury	Almondsbury Parish Council
7	PT11/0625/EXT	Approve with Conditions	Land Rear Of 13,14 And 15 Harry Stoke Road Stoke Gifford South Gloucestershire BS34 8QQ	Frenchay And Stoke Park	Stoke Gifford Parish Council
8	PT11/0707/F	Approve with Conditions	2 Green Dragon Road Winterbourne South Gloucestershire BS36 1HF	Winterbourne	Winterbourne Parish Council
9	PT11/0730/F	Approve with Conditions	14 Lavender Close Thornbury South Gloucestershire BS35 1UL	Thornbury North	Thornbury Town Council
10	PT11/0749/F	Approve with Conditions	81 Coriander Drive Bradley Stoke South Gloucestershire BS32 0DL	Bradley Stoke South	Bradley Stoke Town Council

ITEM 1

CIRCULATED SCHEDULE NO. 14/11 - 8 April 2011

App No.:	PK11/0088/F	Applicant:	Mr A Taqadusi
Site:	The Railway Inn 17 Station Road Yate Bristol South Gloucestershire	Date Reg:	21st February 2011
Proposal:	Change of use of land from car parking to hand car wash and valeting area (Class Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Erection of timber store. (Retrospective).	Parish:	Yate Town Council
Map Ref:	370304 182541	Ward:	Yate North
Application Category:	Minor	Target Date:	14th April 2011



© South Gloucestershire Council 2007. all rights reserved.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the
Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright
and may lead to prosecution or civil proceedings.
100023410, 2008. **N.T.S.** **PK11/0088/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt of 28 letters of support contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full retrospective planning permission for the change of use of part of an existing car park to a site for use as a hand car wash. The application includes the erection of timber-framed structure. The plans also show the existence of a store and a storage container also used in connection with the car wash. This is a fully retrospective application as the structure is already in place and the site already being used as a car wash.
- 1.2 The application site relates to part of the rear car park serving The Railway – a public house on Station Road in Yate.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

EP1 Environmental Pollution

EP2 Flood Risk and Development

T8 Parking Standards

T12 Transportation Development Control

E3 Employment Development within the Urban Areas

South Gloucestershire Core Strategy (Submission Draft) December 2010

CS1 High Quality Design

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 None Relevant

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
No Objection

Other Consultees [including internal consultees of the Council]

- 4.2 Drainage Engineers
Objects to the application

- 4.3 Highway Engineer
No Objection

Other Representations

- 4.4 Local Residents

28 Letters of support have been received to the application. All letters make the same statement – *‘I can confirm that Sam’s hand car wash is a very good car wash. The people working there are friendly and helpful. They doing very good and hard job on high standards of washing cars. I have never had any problem with them and I am so happy to go there and get a really good wash. I am more than grateful that Yate have hand car wash like this one and hope it will stay there for long time.’*

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development

This application is effectively seeking consent for the establishment of a new business within the grounds of the existing pub. Policy E3 of the adopted local plan allows for employment development within the existing urban areas providing 6 criteria are satisfied. Due to the nature of the proposed business and the volumes of water that are likely to result as a direct result of the business, policies EP1 and EP2 relating to Environmental Pollution and Flood Risk are also relevant. Policy T12 of the Adopted Local Plan seeks to ensure that all new development does not have any adverse highway safety implications.

- 5.2 Environmental Impacts

Policy EP1 of the South Gloucestershire Local Plan advises that development will not be permitted where it will result in the pollution of water, air or soil. In addition, policy E3 advises that proposals for new employment development will not be permitted where the development would have unacceptable environmental effects.

Surface run-off from washing areas can contain high levels of pollutants such as detergents, oil and fuel, suspended solids, grease and antifreeze. This must not be allowed to run-off and enter surface water drains, surface waters or groundwater as this will cause pollution. Vehicles should only be washed in defined areas where the wash water and any rainfall run-off can be contained. Details submitted with the application confirm that all water runs into the main sewer and no details have been submitted to show how the polluting effects of the water discharge have been mitigated. The application is therefore contrary to the requirements of Policies EP1 and E3 of the South Gloucestershire Local Plan (Adopted).

No information has been submitted to confirm if Wessex Water have been contacted and any necessary authorisation regarding any discharge rates been obtained.

5.3 Transportation Effects

The car park serving the public house is large and the Councils highway engineer are satisfied that sufficient space will remain in the car park to serve the public house. Access to the car wash will utilise the existing access point. There are no highway objections to the works as proposed.

5.4 Residential Amenity

Due to the distance from the site to the nearest residential property and given the fact that the site is surrounded by various commercial activities, the impact upon existing levels of residential amenity is deemed to be acceptable.

5.5 Design/Visual Amenity

The appearance of the site is somewhat haphazard with the store, the storage container and the timber framed structure all having differing appearances. Whilst the visual impact of the combination of items is not ideal, because of the location of the site not visible from the surrounding public realm and viewed against the backdrop of commercial development, this issue alone is not sufficient to warrant a further refusal reason.

5.6 Other Issues

It is noted that many letters of support have been received. Your officer is not disputing the claims put forward by the supporters but the letters received do not make any comments about the planning merits of the scheme.

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 Surface run-off from washing areas can contain high levels of pollutants such as detergents, oil and fuel, suspended solids, grease and antifreeze. This must not be allowed to run-off and enter surface water drains, surface waters or groundwater as this will cause pollution. No details have been submitted to show how the polluting effects of the water discharge will be mitigated and the proposed development will therefore have a polluting effect on the water environment. The application is therefore contrary to the requirements of Policies EP1 and E3 of the South Gloucestershire Local Plan (Adopted).

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 the application be refused for the reason given on the decision notice.

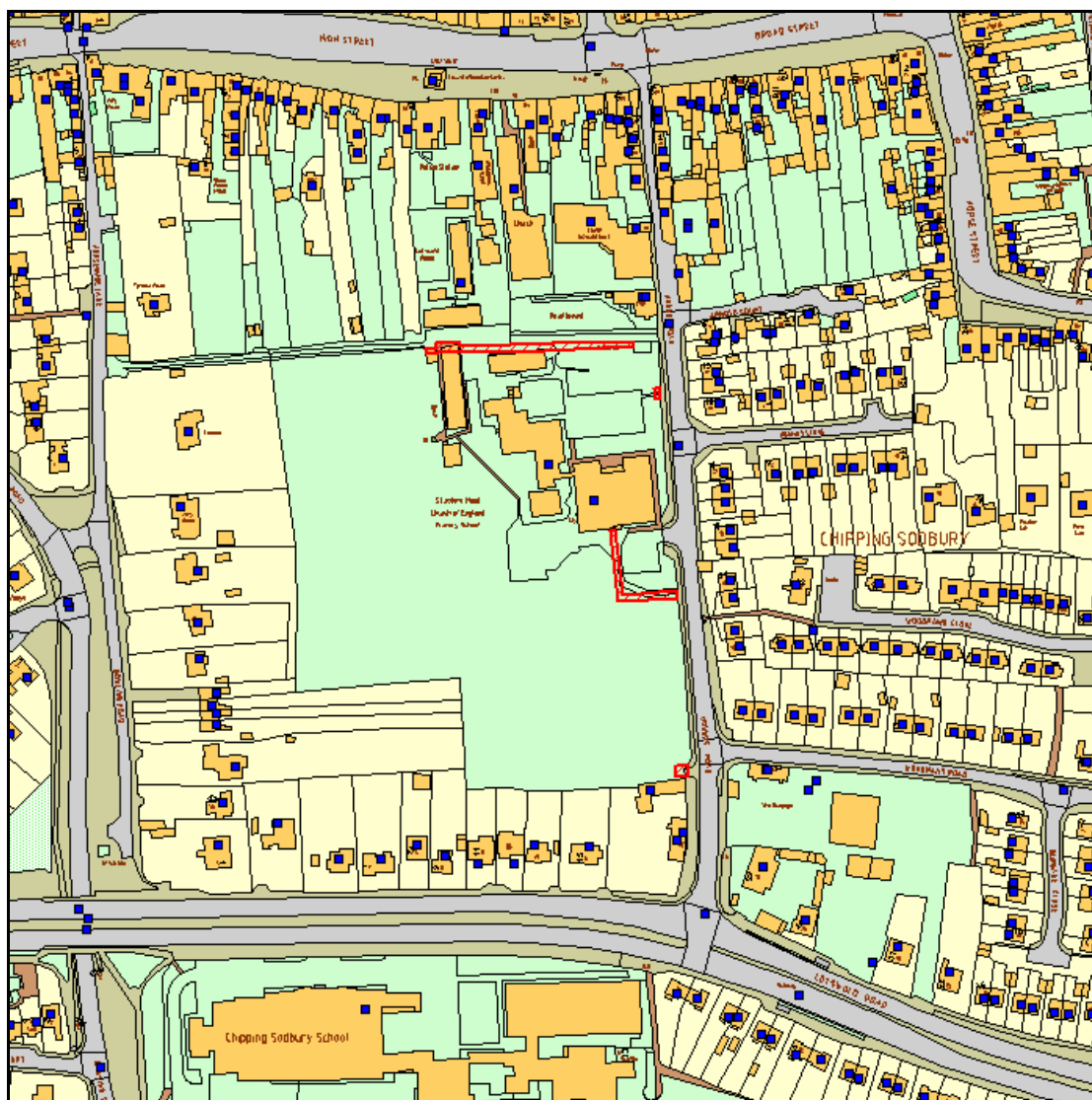
Contact Officer: Marie Bath
Tel. No. 01454 864769

REASONS FOR REFUSAL

1. Surface run-off from washing areas can contain high levels of pollutants such as detergents, oil and fuel, suspended solids, grease and antifreeze. This must not be allowed to run-off and enter surface water drains, surface waters or groundwater as this will cause pollution. No details have been submitted to show how the polluting effects of the water discharge will be mitigated against and the proposed development will there have a polluting effect on the water environment. The application is therefore contrary to the requirements of Policies EP1 and E3 of the South Gloucestershire Local Plan (Adopted).

CIRCULATED SCHEDULE NO. 14/11 – 8 APRIL 2011

App No.:	PK11/0419/R3F	Applicant:	Mrs N Berry
Site:	St Johns Mead C Of E Vc Primary Hounds Road Chipping Sodbury Bristol South Gloucestershire	Date Reg:	24th February 2011
Proposal:	Erection of 2.1m high mesh fence and gates to northern site boundary, 2m high gates to Hounds Road access, 1.8m high mesh fence and gate around staff car park and replacement 1.8m high gate to playground (partially retrospective)	Parish:	Sodbury Town Council
Map Ref:	372784 182024	Ward:	Chipping Sodbury
Application Category:	Minor	Target Date:	18th April 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PK11/0419/R3F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as the proposal was submitted by South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a 2.1 metre high mesh fence and gates to the northern site boundary, 2 metre high gates to Hounds Road access, replacement 1.8 metre high gate to playground and retrospective permission for 1.8 metre high mesh fence and gates around staff car park.
- 1.2 The school is situated within a primary residential area of Chipping Sodbury. There are a number of trees along the boundary but none are protected

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPS5 Planning for the Historic Environment
PPS5 Historic Environment Planning Practice Guide March 2010
Planning (Listed Buildings and Conservation Areas) Act 1990

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design in New Development
LC4 Proposals for Educational and Community Facilities
T12 Transportation Development Control
L12 Conservation Area

South Gloucestershire Core Strategy -Submission Draft (December 2010)

CS1 High Quality Design
CS23 Community Buildings and Cultural Activity

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 N472 Construction of new infants school
Approved 20th September 1974
- 3.2 P90/1814 Erection of extension to school to form three new classrooms, boys and girls WCs, deputy head's room and practical area and lobby. Construction of car park extension
Approved 11th July 1990

- 3.3 PK05/3266/R3F Installation of 1 no. disabled access ramp with associated handrail. To front elevation and rear elevation of main school building
- Deemed 20th January 2006

4. **CONSULTATION RESPONSES**

4.1 Sodbury Town Council

No objections

4.2 Other Consultees [including internal consultees of the Council]

Public Rights of Way

No objection in principle subject to the limitation found in the decision notice

Conservation Officer

No comments

Sustainable Transport

No objections

Other Representations

4.3 Local Residents

None received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy D1 of the South Gloucestershire Local Plan allows for development providing it is in keeping with the character of the area and satisfies several criteria relating to design, scale, highway and impact upon visual and residential amenities being met. Policy T12 refers to transportational development control and Policy L12 deals with development within conservation areas which must preserve or enhance the character or appearance of the area.

Policy LC4 of the adopted South Gloucestershire Local Plan allows proposals for development within existing schools subject to the following criteria.

5.2 **A. The proposals are located on sites which are, or will be, highly accessible by foot and bicycle;**

The application site is located in a residential area close to the main high street of Chipping Sodbury. It is easily accessed by foot or bicycle, furthermore there

are no proposed changes to the existing access points. As such the proposal is considered acceptable with regard to this criterion.

5.3 **B. Development would not unacceptably prejudice residential amenities;**

The development is related to works around the existing boundary of the school and as such would not interfere with existing residential amenities of the local area. Therefore, the proposal is acceptable with regard to this criterion.

5.4 **C. Development would not have unacceptable environmental or transportation effects;**

The proposal is for fencing and gates only and as such is unlikely to have any detrimental environmental impacts.

With regards to transportation effects, the access would be as existing and no extensions to the school are proposed. As such it is not considered that the proposal would result in any detrimental impact on highway safety, further with no objections from the Council's Transportation Officer, the proposal is considered acceptable.

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

The development would not have an effect on the existing parking arrangement. It would not result in any change in the numbers of existing parking spaces and as such would not give rise to any additional or unacceptable levels of on street parking.

5.6 Design and Visual Amenity

5.7 Staff Car Park

The application seeks retrospective planning permission for the erection of 1.8 metre high mesh fence and gates around the staff car park and the replacement a 1.8 metre high gate to the playground.

The fence and gates are of high quality materials which match those of the proposed new fences and gates. The development is of an appropriate scale and encloses the existing tarmac area used as a staff car park.

5.8 Other fence and gates

Pedestrian gate off Hounds Road

The proposal will replace an existing 1.3 metre high by 1.2 metre wide gate with one that measures 1.8 metres high by 2 metres wide.

Vehicle Access Gate off Hounds Road

The proposal will replace an existing 1.1 metre high five bar gate with a 2 metre high gate.

Northern Boundary

This boundary is currently served by a 1.2 metre high concrete post and chain link fence and a double gate allows pedestrian and vehicle entry to the school. The fence will be replaced with a 2.1 metre high powder coated weldmesh fence system and matching gates. This proposed new fence will extend for approximately 88 metres along the northern boundary of the site. It is recognised that the application site is located just outside the Chipping Sodbury conservation area. As such the Council's Conservation Officer has been consulted and offers no objection to the proposal. In this way the development accords with Policy L12 of the South Gloucestershire Local Plan (adopted) 2006.

The proposed new fence and gates will replace similar structures of poorer quality and function in those locations. The new development will both visually improve the site and enhance its security. As such the proposed development and the retrospective development accords with Policy D1 of the South Gloucestershire Local Plan (adopted) 2006.

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 erection of a 2.1 metre high mesh fence and gates to the northern site boundary, a 2 metre high gates to Hounds Road access, a replacement 1.8 metre high gate to playground and retrospective permission for a 1.8 metre high mesh fence and gates around staff car park is considered to be in-keeping with the overall character of the school and surrounding area in terms of its scale, design and the materials used. Furthermore, the site is highly accessible by foot and bicycle and would not unacceptably prejudice nearby residential amenities. In addition it is considered that the development would not have unacceptable environmental or transportation effects or give rise to unacceptable levels of on street parking to the detriment of the surrounding area and highway safety. As such the proposal accords with Policies D1, LC4, T12 and L12 of the South Gloucestershire Local Plan (Adopted) 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 the application be **APPROVED** subject to the conditions found in the decision notice.

Contact Officer: Anne Joseph
Tel. No.

CONDITIONS

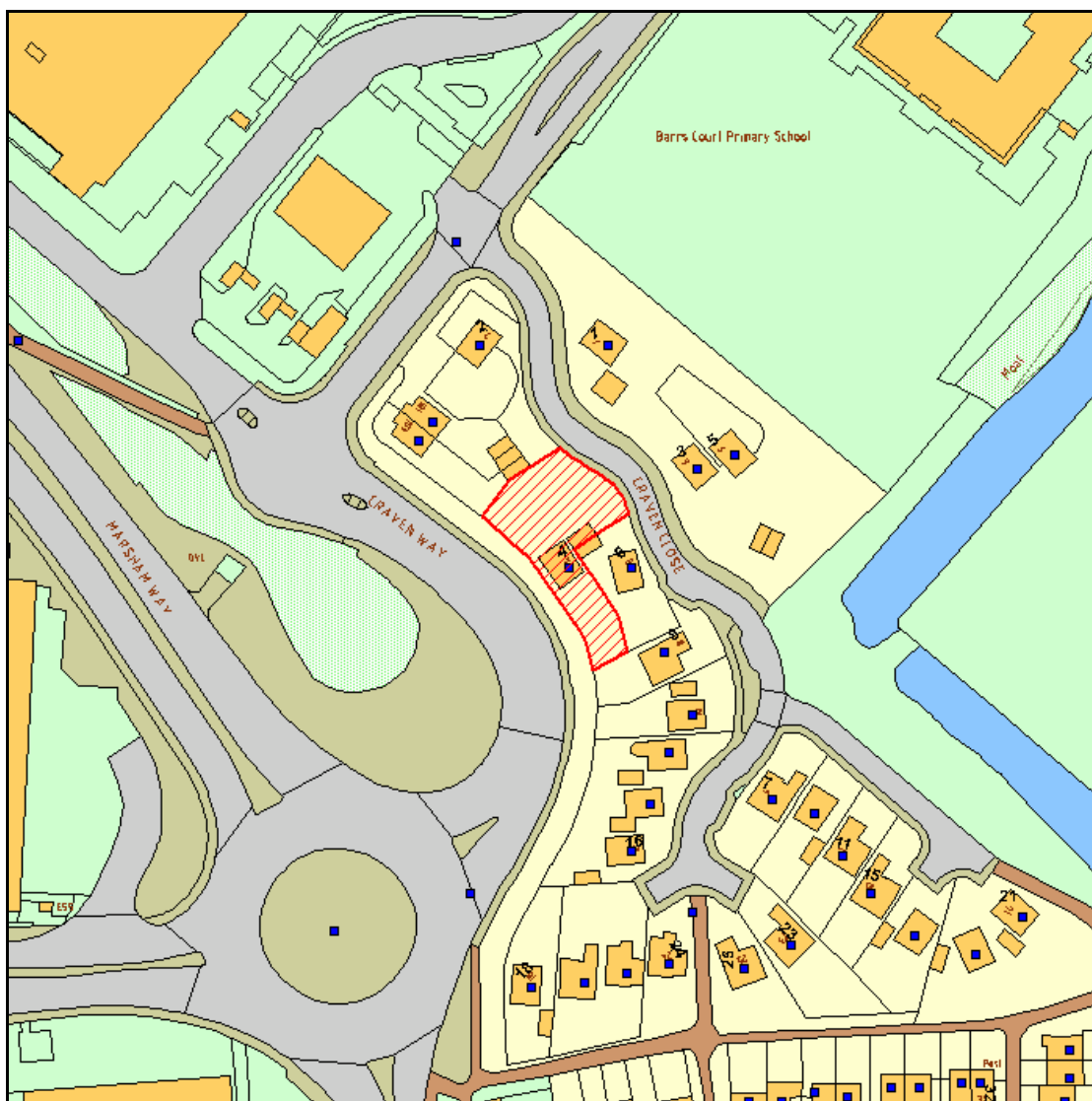
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 09 – 8 APRIL 2011

App No.:	PK11/0491/F	Applicant:	Mr And Mrs Griffiths
Site:	4 Craven Close Barrs Court Bristol South Gloucestershire BS30 7BX	Date Reg:	9th March 2011
Proposal:	Erection of boundary brick wall with metal railings and metal gates to a maximum height of two metres. Construction of hard surfacing in front garden.	Parish:	Oldland Parish Council
Map Ref:	365689 172023	Ward:	Longwell Green
Application Category:	Householder	Target Date:	3rd May 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PK11/0491/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is being forwarded to Council's Circulated Schedule following two objections having been received, one from a neighbour and one from the Parish Council.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a boundary brick wall with metal railings and metal gates to a maximum height of 2 metres and construction of a hard standing in the front garden. The property is a modern two storey detached dwellinghouse situated in the established residential area of Barrs Court.
- 1.2 During the course of the application additional plans were requested to indicate the precise choice of railing treatment for the top of the wall. These were duly received by the Council.

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 Design in New Development

H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

T8 Parking Standards

T12 Transportational Development Control in New Development

L1 Landscape Protection and Enhancement

South Gloucestershire Core Strategy, Submission Draft December 2010

CS1 High Quality Design

CS1 Environmental Resources and Built Heritage

2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)

3. RELEVANT PLANNING HISTORY

- 3.1 No. 2 Craven Close
PK10/1678/F
Approved
- Erection of 2 metre high boundary wall, fence and gates. (Resubmission of PK10/0799/F).
27th August 2010

4. CONSULTATION RESPONSES

4.1 Oldland Parish Council

The Parish Council objects to the proposed development on the grounds of concerns regarding the over development of a small site in an open plan residential area.

4.2 Other Consultees [including internal consultees of the Council]

Sustainable Transport

No objections

Street Care

No objection in principle to the application subject to a condition and informative being included in the decision notice

Tree Officer

No objection

Other Representations

4.3 Local Residents

One objection has been received by a local neighbour. These comments are summarised below:

- brick wall will go down centre of two driveways which are currently open plan
- the wall will make it almost impossible to gain access to our car as car doors would not be able to be opened as the driveway is already quite narrow
- we would have to drive over our lawn and swing the car around to get in and out of the drive. Reversing would be quite dangerous as visibility of the pathway would be limited
- the building of the wall would affect the visual appearance of our house/driveway as all of the other drives are open plan
- the outlook from our living room window would be lost and a large brick wall would be overbearing
- during the building process builders would need access to our land and would need to dig up part of our drive and consequently our cars would have to be parked elsewhere away from our house to accommodate this
- the incorrect Certificate of Ownership has been submitted as the boundary which runs between open driveways is part owned by neighbours and applicant

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. Policy D1 of the Local Plan requires all new development to be well designed and along with other criteria, respect and enhance the character, distinctiveness and amenity of both

the site and locality. Furthermore it takes into account personal safety, security and crime prevention. Policies T8 and T12 advise of maximum parking standards and seek to ensure that development will have no adverse impact on highway safety. Policy L1 seeks to conserve and enhance the quality and amenity of the landscape and distinctiveness of the locality and to protect the features that contribute to the character of the area.

5.2 Design and Visual Amenity

The property is part of an estate of two storey modern detached properties. Different boundary treatments are in evidence including un-bounded front gardens and gardens enclosed by picket fences, plain brick walls and walls with fences on top.

During the course of the application concern was expressed by officers regarding the impact of the proposal on the character of the area, but our attention has been drawn to application PK10/1678/F. This application at No. 2 Craven Close gave permission for a similar wall interspersed in parts with fence on top to enclose the front (adjacent to Craven Way) and side of the property (adjacent to Craven Close). This development permits a wall of 2 metres in height. A section of this wall forms part of the general street scene of Craven Close, following on as it does from an existing 2 metre high brick wall to the side/rear of the property. This approved development has had an impact on the street scene and changed the character of the area. Being of a similar height and similar design to that proposed by the current application it would be unreasonable to refuse this application on the grounds of its impact on the character and openness of the area.

The proposed development will be constructed of red brick base walls and pillars with metal railings of a simple vertical bar pattern on top. The base wall will reach a height of 0.9 metres. Railings on top of the wall will create a structure of 2 metres in overall height. Pillars of 2 metres high will intersperse the wall and a set of double gates will reach 2.3 metres at their highest point. The proposed materials will be of good quality and as such the development accords with Policy D1 of the South Gloucestershire Local Plan (adopted) 2006. Furthermore, the proposed development will enhance the personal security and assist in crime prevention for the application site. It is therefore considered to agree with Policy D1.

Part of the front garden will be converted to hard standing for parking and turning of vehicles but in addition a new small grassed area will be created to serve the property. The Street Care Team have commented on the application and offer no objection in principle subject to conditions regarding sustainable drainage systems being placed on the decision notice.

5.3 Residential Amenity

The property is positioned at right angles to Craven Close, set back and screened from the highway by a semi-detached garage. A large garden to the north is separated from the highway by a hedge and three open plan parking spaces serving the property are in front of this hedge immediately adjacent to

the highway. A further single car parking space can be found outside the existing semi-detached garage.

The proposed wall will extend from the semi-detached garage down a shared driveway and around the front of the property. The wall will be between 5.3 and 7.8 metres from the front of the neighbouring property of No. 6 Craven Close. The railings on top of the 0.9 metre high wall will be of a simple vertical bar pattern achieving a more open design at this height. Plans indicate that the wall will not extend to the very edge of the property's boundary but will be stepped back from the pavement leaving a small gap of verge/garden area. A recent application at no. 2 Craven Close and gave permission for a similar 2 metre high wall and fence structure to enclose the front and side gardens of the property.

Although it is acknowledged that the wall will be partly solid at its lower level it is considered that the bar design of the railings above will serve to produce a less restricted and enclosed feeling. It is therefore considered that this design feature plus the distance from the neighbour's property will ensure that there are no issues of overbearing resulting from this development.

Furthermore, it is considered that there are no issues of inter-visibility or loss of privacy ensuing from the proposal, no concerns relating to loss of daylight/sunlight and sufficient garden space will remain to serve the property. The impact on residential amenity is subsequently deemed acceptable and as such the proposal accords with Policy H4 of the South Gloucestershire Local Plan (adopted) 2006.

5.4 Tree Officer

A mature Oak tree situated in the rear garden of the property is covered by a South Gloucestershire Council Tree Preservation Order. The proposed boundary wall is outside the root protection area of the tree as defined in BS5837:2005.

An existing hedge runs around the tree canopy spread adjacent to where the wall is to be erected, this should act as a barrier to prevent any storage of materials of ground compaction around the rooting area of the tree, subsequently it is felt there is no need for protective fencing to be erected.

In addition existing hard standing runs for the majority of the line where the wall is to be constructed and this should also prevent any ground compaction or contamination on the edge of the trees rooting area.

It is therefore, considered that the proposed construction of the wall should not have any impact on the health or longevity of the Oak tree.

5.5 Sustainable Transport

The Council's Transport Officer has assessed the application and notes the concerns expressed by the neighbour objecting to the potential impact on visibility and access.

In situations where two drives sit next to one another, it is not uncommon for people to park in front of the existing garages. Any parked vehicles in front of the garage can itself cause restriction to vision for those using the adjoining access. In this case, the applicant shows a boundary wall, which is slightly set back from the back of the footway. From details provided, it is clear that the pier adjoining to the neighbouring property is set back by a distance of 1.1m while the adjoining wall is splayed and that helps with vision. In this case, the officer is satisfied that the applicant provides acceptable visibility for the driver exiting from the neighbouring access. It must also be highlighted that vehicular speeds at this location are relatively low and as such the proposal would not adversely impact road safety

On the issue of access the officer is satisfied that the proposed wall would not adversely impact on vehicles' ability to access or egress from the neighbouring drive. The neighbour has also expressed concerns over the new wall that this will make it almost impossible to access the car as the doors would not be opened fully. It must be noted that the question of access over third party land is a private matter and cannot be used to refuse the planning application.

In view of all the above therefore, there are no highway objections to the proposal.

5.6 Other Matters

The applicant has confirmed that he has submitted the correct Certificate of Ownership. With regard to the subject of the development encroaching over the neighbour's driveway this issue of land ownership is not a planning matter and therefore cannot be covered under the remit of this report.

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 boundary brick wall with metal railings and gates and the construction of hard surfacing to the front is considered to be in-keeping with the overall character of the dwelling and surrounding area in terms of its scale, design and the materials used. Furthermore, the existing level of residential amenity afforded to neighbouring properties is protected. As such the proposal accords with Policies D1, H4, T8, T12 and L1 of the South Gloucestershire Local Plan (Adopted) 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 the application be **APPROVED** subject to the conditions written in the decision notice.

Contact Officer: Anne Joseph
Tel. No.

CONDITIONS

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

Reason

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

2. No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority.
A detailed development layout showing surface water and SUDS proposals is required as part of this submission.

To comply with South Gloucestershire Local Plan (Adopted) January 2006 Policies L17, L18, EP1, EP2 and PPS25 Planning Policy Guidance

3. Appropriate permeable design and construction of proposed and replacement dwelling frontage paving/tarmac exceeding 5 square metres in area is a requirement to ensure surface water run-off is retained at source. Use of permeable surfacing is required or rainfall to be directed to a permeable soakage area (provided it does not cause flooding of adjacent property) within the curtilage of the dwelling.

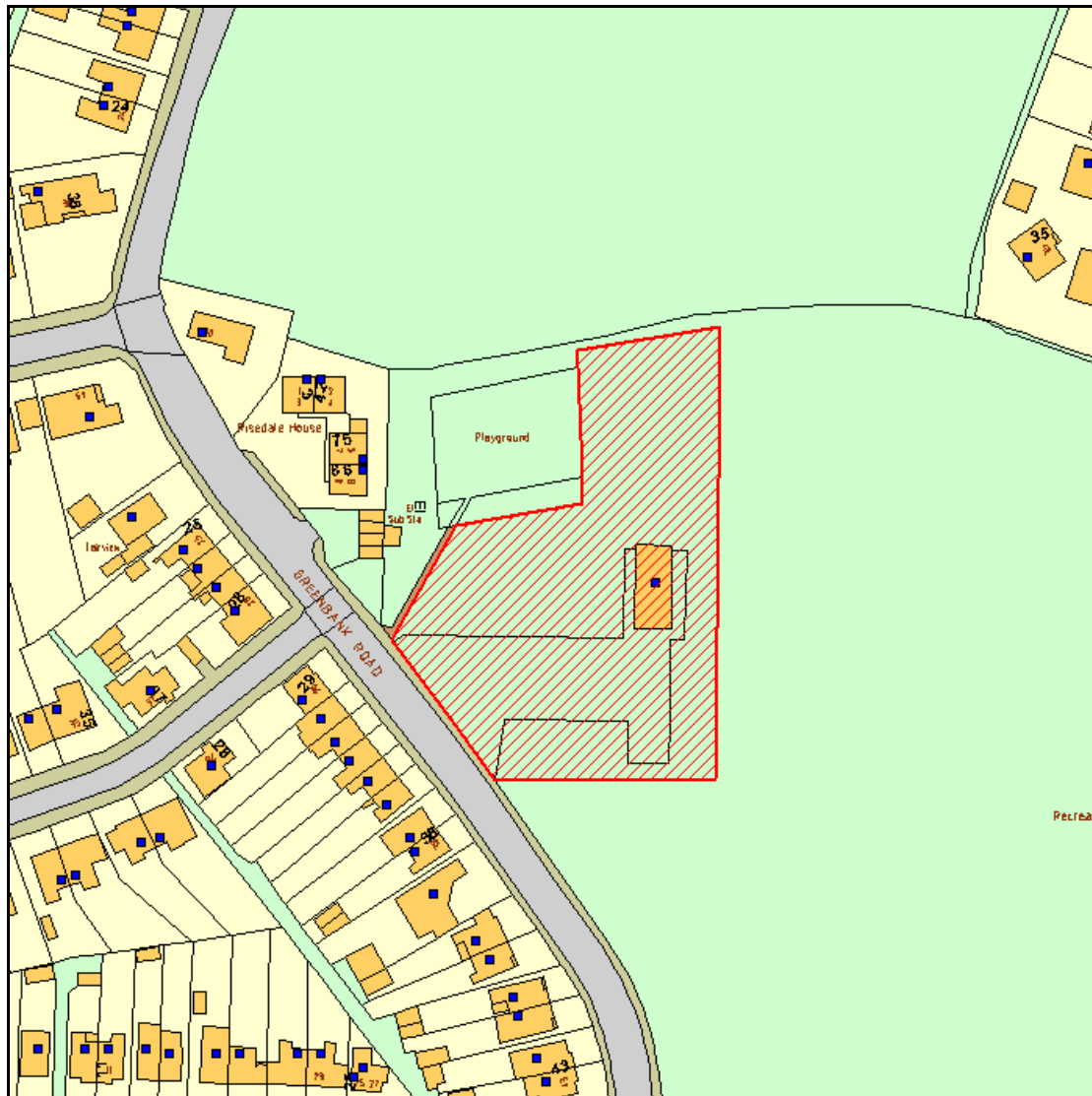
To ensure a satisfactory means of drainage and pollution control in order to comply with South Gloucestershire Local Plan (Adopted) January 2006 Policy L17, L18, EP1, EP2 and Town and Country Planning Order 2008 (No 2362) Class F.

4. The railings to be used on the wall must be in accordance with the revised plans as received by the Council on 5th April 2011.

In the interests of the visual amenity of the area and to comply with the requirement of Policies H4 and D1 of the South Gloucestershire Local Plan (adopted) 2006.

CIRCULATED SCHEDULE NO. 14/11 – 8 APRIL 2011

App No.:	PK11/0547/RVC	Applicant:	South Gloucestershire Council
Site:	Sports Pavilion The Recreation Ground Greenbank Road Hanham Bristol	Date Reg:	23rd February 2011
Proposal:	Variation of condition 10 attached to planning permission PK08/3152/F for hours of working to be restricted to 0730 to 1830 hours Monday to Friday.	Parish:	Hanham Parish Council
Map Ref:	364964 172262	Ward:	Hanham
Application Category:	Minor	Target Date:	19th April 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PK11/0547/RVC**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This planning application has been referred to the Council's Circulated Schedule in light of objections received from local residents and the Parish Council regarding the proposed application.

1. INTRODUCTION

- 1.1 This application seeks planning permission to vary planning condition 10 attached to planning permission PK08/3152/F. This planning permission relates to the erection of a new sports pavilion to replace existing building and extension of car park. Condition 10 relates to hours of operation and reads as follows:

Condition 10

The hours of working on site during the period of construction shall be restricted to 0830 to 1830 hours and no working shall take place on Sundays or Public Holidays. The term working shall, for the purposes of clarification of this 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 the site.

Reason 10

To minimise disturbance to occupiers of nearby dwellings and to accord with Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 1.2 This application seeks permission to vary condition 10 to allow additional hours of working on the site. When planning PK11/0547/RVC was originally submitted the agent applied for the following hours of operation:

Hours of working on site to be restricted to 0730 to 1830 hours Monday to Saturday and 0830 to 1200 hours on Sundays

- 1.3 The proposed hours of working however have been revised to the following, which no longer include extended hours of working on a Saturday or any working on a Sunday.

Hours of working on the site to be restricted to 07:30 to 18:30 hours Monday to Friday

1(b) Supporting Information submitted in support of application

A letter has been submitted by the agent, which has been summarised by the Planning Officer as follows:

- 8:30am start is unusually late and 7:30am start is a normal start time and possibly 8:00am where a residential property is immediately adjacent the site
- In this case the nearest dwelling to the application site is 16 metres away and the actual works are some 30 metres beyond that.
- Request for Sunday hours of operation is as result of a delay in the project i.e. discovery of mineshaft. Extra hours may restrict delay to just a couple of weeks
- Unlikely that any major heavy construction work will be carried out on a Sunday, but the ability to do fitting out works within the completed shell on a

Sunday morning would enable the final part of the building programme to be accelerated

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design
L1 Landscape Protection and Enhancement
L5 Open Areas within the Existing Urban Areas
L17 The Water Environment
EP1 Environmental Pollution
T7 Cycle Parking
T8 Parking Standards
T12 Transportation Development Control Policy
LC3 Proposals for Sports and Leisure Facilities within the Existing Urban Area

3. RELEVANT PLANNING HISTORY

- 3.1 PK06/0639/R3F Erection of single storey side extension and alterations to existing building to raise roof height to 5.5 metres to form extended sports pavilion including covered walkway. Construction of extended parking area. Refused April 2006
- 3.2 PK07/0716/R3F Erection of a single storey side extension and alterations to existing building to raise roof to 5.5 metres to form extended sports pavilion including covered walkway. Construction of extended car parking area. (Resubmission of PK06/0639/R3F). Approved 25th October 2007.
- 3.3 PK07/3054/F Erection of 2 detached dwellings with new access and associated works
Approved February 2008
- 3.4 PK08/3152/F Erection of a new sports pavilion to replace existing building and extension of car park.
Approved 23rd January 2009

4. CONSULTATION RESPONSES

4.1 Hanham Parish Council

The following objection relates to the original proposed hours and the subsequent revised hours:

Objection. Existing hours are already accommodating enough. This is a residential area and local teams playing football matches, particularly over weekends cause enough noise already.

Concern expressed that 7.30am start is still very early, arrival of workers and movements of vehicles onto the site will presumably be earlier than this and this noise will impact on local residents.

4.2 Other Consultees [including internal consultees of the Council]

Environmental Health Officer

No objections are made to amendment of a start time of 7.30 am Monday to Friday.

Due to the open nature of the site with a large number of residential properties in very close proximity, the likelihood of disturbance and complaint would be high if noisy work (heavy plant, noisy equipment or operations and deliveries) is allowed to start earlier on a Saturday or to take place at all on Sundays or Bank Holidays.

Other Representations

4.3 Local Residents

6 letters have been received from local residents raising the following planning objections regarding the application, which have been summarised by the Planning Officer as follows:

- Original hours of 8.30m starts have not been complied with. What steps are the Council taking
- 7.30am start is unacceptable especially at weekends.
- No need to work on Sundays. Already issues of noise associated with football matches
- 7.30am start will be disruptive

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The assessment of this application is centred on why Condition 10 was imposed and whether or not this proposal will conflict with the objectives of that condition.

5.2 The reason for the condition 10 is to “To minimise disturbance to occupiers of nearby dwellings and to accord with Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 5.3 Policy LC3 of the South Gloucestershire Local Plan that relates to proposals for outdoor sports seeks to ensure development would not have unacceptable environmental effects and would not unacceptably prejudice residential amenities.
- 5.4 Residential Amenity
Objections have been raised by local residents and the Parish Council regarding proposed extended hours of operation during the weekdays and on Saturdays and Sundays, on the grounds this would have an adverse impact on existing residential amenities in terms of noise and disturbance. It is also considered there is no need to allow extended hours of operation.
- 5.5 The Council's Environmental Health Officer has confirmed that no objection is raised with regards the proposed change of start time to 7.30 am Monday to Friday, as this approach is generally accepted nationally.
- 5.6 However an objection is raised to a 7.30am start on a Saturday and hours of working i.e 08.30 to 1200 on Sundays as it is considered that due to the open nature of the site with a large number of residential properties in very close proximity, the likelihood of disturbance and complaint would be high if noisy work (heavy plant, noisy equipment or operations and deliveries) were allowed to operate.
- 5.7 In light of the objection raised by the Environmental Health Officer, the agent has agreed to only seek a variation to hours of operation during weekdays i.e. Monday to Friday i.e. 7.30 am start. The Planning Officer is of the view that given the proximity of those neighbouring properties to the application site and as 07:30 am start Monday to Friday is nationally accepted, the proposed variation would not have a harmful impact on existing residential amenities.
- 5.8 Other Issues
A resident has asked what the Council is doing about the breach of planning condition with regards 07:30 am starts. Members are advised this planning breach has been investigated by the Council's Enforcement Department and hence the reason why the applicant has submitted the application in order to regularise the system.

6. CONCLUSION

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

- a) The extended hours of operation during the week will not have an unacceptable impact on existing residential amenities – Policy LC3 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

- 7.1 Planning permission be granted to vary condition 10 to allow additional hours of working Monday to Friday.

Contact Officer: Tracey Price
Tel. No. 01454 863424

CONDITIONS

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

Reason

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

2. The premises shall be used for purposes of sporting and associated activity and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason

In the interests of residential amenity and to accord with Policy LC3 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. A noise limitation system shall be provided and maintained within the premises at all times. The system shall be operated at all times when music is being played and set to cut out the power supplies to noise amplification and generation equipment at such levels which have been agreed in writing with the Environmental Protection Section of Local Authority (prior to the installation).

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy LC3 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Use of the premises shall cease by 2230 hours and the site shall to be cleared of people and vehicles by 2300 hours.

Reason

To protect the amenities of the occupiers of nearby dwelling houses and to accord with Policy LC3 of the South Gloucestershire Local Plan (Adopted)

5. All windows on the west elevation of the building hereby approved serving the common room, bar and kitchen areas shall be fixed non-opening at all times.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy LC3 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The development as approved under planning permission PK08/3152/F dated the 23rd January 2009 shall be carried out in accordance with the lighting scheme and supporting information as agreed in writing by the Local Planning Authority dated the 25th February 2011. The hours of illumination of all external lighting approved shall be between 0800 hours to 2300 hours only, unless the Local Planning Authority agree to any written variation.

Reason

To minimise disturbance to occupiers of nearby residential properties and to accord with Policy LC3 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. The development as approved under planning permission PK08/3152/F dated the 23rd January 2009 shall be carried out in accordance with those landscaping details as submitted i.e. John Blake Dwr No.: 427/07/100 F and Mark Winter Engineering Dwr No. AEK/01. Development shall be carried out in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To protect the character and appearance of the area to accord with Policies LC3 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

To protect the character and appearance of the area to accord with Policies LC3 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

9. Development as approved under planning permission PK08/3152/F dated the 23rd January 2009 shall be carried out in accordance with those cycle parking details as agreed in writing by the Local Planning Authority dated the 21st January 2011. The cycle parking facilities shall be provided prior to the first occupation of the building; and thereafter retained for that purpose.

Reason

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

10. The hours of working on site during the period of construction shall be restricted to 07:30 to 18:30 hours Monday to Friday and 08:30 to 18:30 Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To minimise disturbance to occupiers of nearby dwellings and to accord with Policy LC3 of the South Gloucestershire Local Plan (Adopted) January 2006.

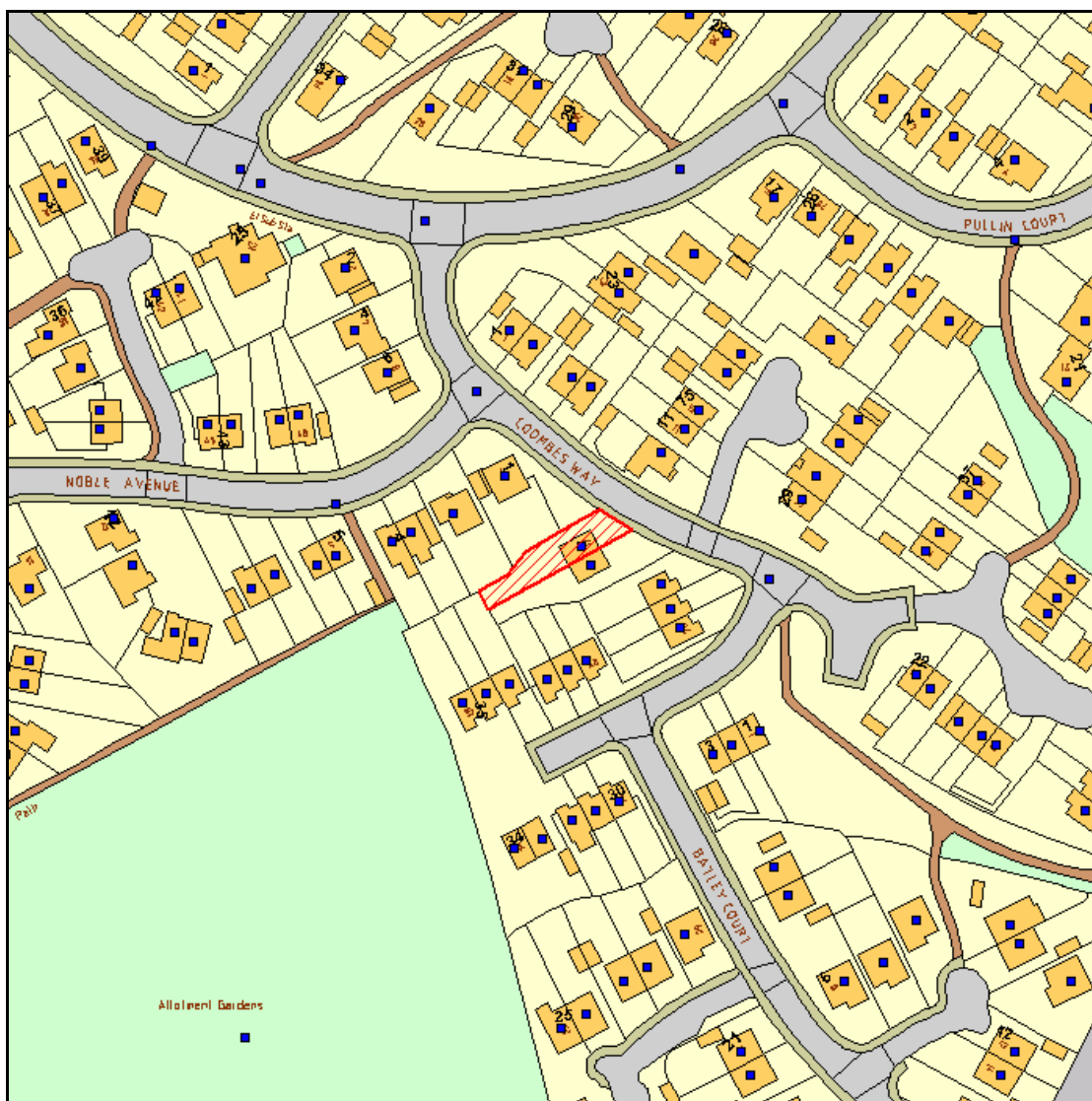
11. All development as approved under planning permission PK08/3152/F dated the 23rd January 2009 shall be carried out in accordance with those brickwork and roof tiling details as agreed in writing by the Local Planning Authority dated the 21st January 2011.

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. 14/11 – 8 APRIL 2011

App No.:	PK11/0573/F	Applicant:	Mr M Bowley
Site:	12 Coombes Way Warmley Bristol South Gloucestershire BS30 8YP	Date Reg:	25th February 2011
Proposal:	Erection of rear conservatory and single storey side extension to existing garage.(Resubmission of PK10/1835/F).	Parish:	Bitton Parish Council
Map Ref:	367544 171905	Ward:	Oldland Common
Application Category:	Householder	Target Date:	21st April 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the
 Controller of Her Majesty’s Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright
 and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PK11/0573/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule due to an objection having been received from Bitton Parish Council.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a rear conservatory and single storey side extension to existing garage. This is a resubmission of application number PK10/1835/F. The extension to the garage would measure approximately 2.3 metres wide by 2.8 metres deep. The proposed conservatory would replace an existing conservatory and would measure 4.2 metres deep, 3 metres high and 3.6 metres wide.
- 1.2 The application relates to a two storey semi-detached pale brick dwellinghouse within the residential area of Warmley.
- 1.3 A previous application PK10/1835/F for the erection of a front extension to the existing garage to facilitate the erection of a rear conservatory was refused on 21st October 2010. The reason for the refusal was that the proposed conservatory due to its depth and being adjacent to the boundary fence with No. 14 Coombes Way would have a detrimental impact on existing levels of residential amenity by means of its overbearing nature. The decision was appealed and the appeal was subsequently dismissed. The current application has reduced the depth of the conservatory from 5.6 metres to 4.2 metres.

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 Design in New Development

H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

T8 Parking Standards

T12 Transportational Development Control Policy for New Development

South Gloucestershire Core Strategy, Submission Draft December 2010

CS1 High Quality Design

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|-------------|--|
| 3.1 | PK10/1835/F | Erection of front extension to existing garage to facilitate the erection of rear conservatory |
| | Refused | 21 st October 2010 |

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

Councillors felt that the objections made in respect of PK10/1835/F remain appropriate. These were :

- Councillors objected to the proposed development due to the large size of the conservatory
- They also expressed concern that the lack of access to the rear of the property may encourage siting of refuse and recycling bins at the front of the property, to the detriment of the street scene and amenity of other residents

4.2 Other Consultees [including internal consultees of the Council]

Public Rights of Way Officer

No objection in principle subject to an informative

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. Policy D1 of the Local Plan requires all new development to be well designed and along with other criteria, respect and enhance the character, distinctiveness and amenity of both the site and locality. Policies T8 and T12 advise of maximum parking standards and seek to ensure that development will have no adverse impact on highway safety.

5.2 Design and Visual Amenity

The two storey semi-detached, sandy coloured brick property benefits from dark brown roof tiles and a small enclosed pitched-roof porch of matching materials. A single detached garage is situated to the right hand side of the property and slightly behind the rear wall of the dwellinghouse. The property also has a small pitched roof conservatory to the rear. This measures 3.2 metres in length, 2.2 metres wide and is 2.9 metres high.

Garage extension

The proposed garage extension will bring the garage forward along the existing driveway by 2.8 metres to line up with the rear garden wall of the neighbouring property at No. 1 Nobel Avenue, which is set at right angles to the application property. An existing single doorway giving access from the garage into the garden will be moved further along to accommodate the proposed conservatory.

The extension is considered to be of an appropriate scale and design and good quality materials will be used in its construction assisting its successful integration into the character of the area. As such the proposal accords with Policy D1 of the South Gloucestershire Local Plan (adopted) 2006.

Conservatory

The proposed conservatory will replace an existing small conservatory. The new pitched roof development will have a brick base with white uPVC glazing above. These materials will match those of the existing dwellinghouse. Various designs of conservatories can be seen in the area. As such the design of the proposed conservatory is considered to be in-keeping with the character of the host dwellinghouse and the area in general and therefore accords with Policy D1 of the South Gloucestershire Local Plan (adopted) 2006.

5.3 Residential Amenity

Garage extension

The application property, when viewed from the front, is set at right angles to its neighbour at No. 1 Noble Avenue and separated from it by a 2 metre high brick wall which terminates 2.8 metres in front of the garage. The proposed extension would end where this boundary wall ends. The boundary treatment would remain the same with the garage being adjacent to and flush with the end of the existing wall. As such there will be no issues of overlooking, overshadowing or overbearing to consider.

There will be sufficient space within the garden to store refuse and recycling bins. The rear garden can be accessed via a door to the rear of the garage. Consequently, the garage extension is considered to be suitably in keeping with the property and the area and thereby accords with the residential amenity policies D1 and H4 of the South Gloucestershire Local Plan (adopted) 2006.

Conservatory

It is acknowledged that the proposed conservatory is quite large extending 4.2 metres from the rear of the property. However, it will be screened from neighbours to the north by its own garage which extends a further 1.4 metres into the garden and is slightly higher than the proposed conservatory. Current boundary treatment between No. 12 and No.14 Coombes Way comprises of a 1.8 metre close boarded fence which serves to screen the two properties.

Neighbours in the adjoining property No. 14 Coombes Way have an existing conservatory that extends 3 metres into the garden.

A previous application for a larger conservatory was refused on the grounds of it being overbearing to the neighbours at No. 14 Coombes Way. Since the refusal of the previous application, the depth of the proposed extension has been reduced by 1.4 metres. It is acknowledged that the proposed conservatory would extend 1 metre further out into the garden than the conservatory of No. 14 Coombes Way but the existing fence will assist in separating and obscuring the two structures. On balance, taking into consideration the Inspector's decision for the previous appeal, it is not considered that the proposed conservatory would result in any additional levels of overbearing or overshadowing for the neighbouring dwelling sufficient to warrant the refusal of the application.

Given the above it is considered that there are minimal issues of inter-visibility or loss of privacy. Further, there are no concerns relating to loss of daylight/sunlight and although the garden of No. 12 Coombes Way narrows towards its end it is considered that adequate garden space would be left to serve the property following the development. Therefore the impact on residential amenity is subsequently deemed acceptable.

5.4 Sustainable Transport

Currently there is sufficient off-street parking to accommodate 2 cars and this situation would not change once the garage was extended. It is therefore considered that no loss of off street parking would result from the development of the garage.

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 conservatory and single storey side extension are considered to be in-keeping with the overall character of the dwelling and surrounding area in terms of its scale, design and the materials used. Furthermore, the existing level of residential amenity afforded to neighbouring properties is protected. As such the proposal accords with Policies D1, H4, T8 and T12 of the South Gloucestershire Local Plan (Adopted) 2006.
- 6.3 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That the application be **APPROVED** subject to the conditions written in the decision notice.

Contact Officer: Anne Joseph
Tel. No.

CONDITIONS

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

Reason

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

CIRCULATED SCHEDULE NO. 14/11 – 8 APRIL 2011

App No.:	PT11/0606/F	Applicant:	Mr D Cahill
Site:	Lippiatt Store Main Road Easter Compton South Gloucestershire	Date Reg:	1st March 2011
Proposal:	Erection of 3 no. dwellings, 1no. shop Class A1 (retail) with maisonette, car parking and associated works. (Resubmission of PT10/3306/F)	Parish:	Almondsbury Parish Council
Map Ref:	357315 182321	Ward:	Almondsbury
Application Category:	Minor	Target Date:	21st April 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright
 and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT11/0606/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

Members will recall this site being at the last Committee and Sites meetings. This application is being Circulated to members because written representations have been received from local residents which are contrary to the case officer's recommendation.

1. THE PROPOSAL

1.1 This application is for the erection of 3 dwellings and a shop (A1 retail) with a maisonette above, car parking and associated works. This application is a resubmission of PT10/3306/F. This application was refused by Development Control (West) Committee for the following reasons:

- 1) The proposal represents a cramped form of development of the site due to the number of dwellings, which would not result in a sufficiently good standard of design and would be harmful to the street scene and local area contrary to policy D1 of the adopted South Gloucestershire Local Plan (adopted) January 2006; and the adopted South Gloucestershire Design Checklist SPD.
 - 2) The proposed development due to the cramped nature and number of dwellings proposed, and particularly due to the proposed arrangement of the rear elevation windows would have an unacceptably harmful effect upon the residential amenity of the dwellings to the rear (Cookes Drive) due to the level of overlooking. This is contrary to policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 1.2 This application is very similar to the previous submission PT10/3306/F except that the first floor layout has been altered so that the proposed bathrooms are located to the rear and the rear elevation would have only small obscure glazed windows instead of oriel windows.
- 1.3 The application site relates to an existing village store and cottage style two-storey dwelling located within the settlement boundary of Easter Compton washed over by the Green Belt. The site directly abuts the footpath adjacent to Main Road and there is a recent development of 2 detached dwellings behind (PT08/2349/F).

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPG 2 Green Belts
PPS 3 Housing
PPS 4 Sustainable Economic Growth
PPG13 Transport
PPS25 Flood Risk

2.2 South Gloucestershire Local Plan (Adopted) January 2006

D1 Design
GB1 Development in the Green Belt

- H2 Residential Development Within Existing Urban Areas and defined Settlement Boundaries
- L1 Landscape Protection and Enhancement
- L4 Forest of Avon
- L17 The Water Environment
- L18 The Water Environment
- EP1 Environmental Pollution
- EP2 Flood Risk and Development
- T7 Cycle parking
- T8 Parking standards
- T12 Transport
- RT8 Small scale retail Uses within Urban Areas and Boundaries of Settlements
- RT11 Retention of Shops, Parades, Village Shops and Public Houses

2.3 Core Strategy (Proposed Version Changes Dec 2010)

- CS1 High quality design
- CS5 Location of development
- CS9 Environmental Resources and Built Heritage
- CS15 Distribution of Housing
- CS16 Housing density
- CS17 Housing diversity
- CS23 Community Infrastructure
- CS34 Rural areas

2.4 Supplementary Planning Documents

- Design Checklist (adopted August 2007)
- Affordable Housing SPD (Sept. 2008)
- Development in the Green Belt (June 2007)

Trees On Development Sites DPD 2005

3. RELEVANT PLANNING HISTORY

- 3.1 PT03/3523/F Erection of single storey extension to shop.
Approved. 8 Dec. 2003.
- 3.2 PT08/2172/O Erection of 4 dwellings and replacement retail unit (Class A1) with access and layout to be determined.
Withdrawn. 18 Sept. 2008
- 3.3 PT08/2906/O Erection of 3 dwellings and replacement retail unit (Class A1) with access and layout to be determined.
Approved. 19 Dec. 2008
- 3.4 PT10/3306/F Erection of 3 no. dwellings, 1no. shop Class A1 (retail) with maisonette, car parking and associated works. **Refused.** 18 Feb 2011.

Also of relevance is an application immediately to the rear of the site at Cookes Drive:

- 3.4 PT08/2349/F Erection of 2 detached dwellings.
Approved. 18 November 2008

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
Object to the proposal on the following grounds:
a) cramped form of development remains unchanged.
- 4.2 Transport
No objection subject to informative relating to dropped kerbs
- 4.3 Landscape
No objection.
- 4.4 Drainage
No objection subject to condition relating to SUDs and Drainage.
- 4.5 Tree Officer
No objection in principle subject to condition relating to Root Protection Plan and Method Statement of Works.
- 4.6 Environmental Health Officer Pollution
No objection in principle.

Other Representations

- 4.3 Local Residents
9 letters were received from local residents objecting to the proposal on the following grounds:
- a) Application has not addressed refusal reason 1 and proposal remains over development;
 - b) Vehicle access is indicated as changed
 - c) Inadequate details of waste provision and collection;
 - d) Applicants have not consulted neighbours or the local community;
 - e) The application indicated that the applicant or agent was related to a member of the Council but no further details have been provided;
 - f) Inadequate parking provision;
 - g) Highway safety issues in that location;
 - h) Flood risk information not supplied
 - i) Tree next door subject to a Tree Preservation Order;
 - j) No mention of the proposed maisonette on application form;
 - k) Out of keeping with street scene and surrounding area;
 - l) Size of shop will result in the shop being an unviable commercial unit;
 - m) If the application is allowed there will be a future application to change the shop to residential use;
 - n) Will create congestion;
 - o) Does not meet building regulations;
 - p) Will be built within 3 metres of a watercourse;

- q) Shop advertised for sale with planning permission already granted for four dwellings;
- r) Access way insufficient;
- s) Drainage issues regarding practicalities of SUDs condition;
- t) Buildings will have to be higher due to insufficient headroom and inaccurate elevation drawings makes one unable to determine the heights of buildings;
- u) Encroaches on the Root Protection Area of the Yew tree;
- v) Proposed garden for unit 4 is too small.

These objections will be addressed in the relevant sections of the following report. Should a concern fall outside the relevant sections, these will be addressed in the 'Other Matters' section found towards the end of the report.

Letters were received from 3 local residents in support of the proposed development on the following grounds:

- a) Will improve the visual amenity of the area;
- b) Would be in keeping with the street scene, other properties and surrounding area;
- c) Keeping the shop is a good idea;
- d) Cookes Drive properties have already altered the skyline and area;
- e) positive development for the village representing progress in the right direction;
- f) No parking or highway issues would arise.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The proposed development consists of new residential development within a settlement boundary washed over by the green belt.

Policy GB1 permits limited infilling development within settlement boundaries washed over by the green belt.

Policy H2 permits development within existing residential curtilages provided that the proposal is acceptable in terms of:

- environment and transportation effects; and
- residential amenity; and
- efficient use of land; and
- adequate service provision is available in the locality.

The principle of residential development on this site has already been established at outline level under previously approved planning permission PT08/2906/O. Such development is considered acceptable in principle in terms of policy H2 and policy GB1 subject to the following considerations.

PPS4 states that 'Local planning authorities should adopt a positive and constructive approach towards planning applications for economic development'. Policy RT8 allows for small scale retail uses within the boundaries of settlements, while Policy RT11 supports the retention of local shops. The proposed retail use is therefore acceptable subject to the

assessment of transportation issues, residential amenity and the impact upon the character of the area.

5.2 Impact on the Green Belt

The principle of infilling laid out in Policy GB1 of the South Gloucestershire Local Plan (Adopted) 2006 applies in this location. In the supporting document '*Development in the Green Belt SPD*' (June 2007) to the policy GB1, it is indicated that 'infilling' is unlikely to be more than the filling of small gaps within built development where it does not significantly impinge upon the openness of the 'Green Belt'.

In this instance, the proposed development would effectively replace an existing dwelling and retail unit with 3 dwellings and a retail unit with maisonette above. The site is located in the Easter Compton village and is surrounded by existing residential development. The footprint would remain similar and any impact on the openness of the green belt would be negated by the built up nature of the location. The principle of development has already been established in this location and as such the proposal is considered appropriate development. Accordingly the proposal meets criteria contained in national policy guidance PPG2, policy GB1 of the South Gloucestershire Local Plan (Adopted) 2006 and the Development in the Green Belt SPD (June 2007).

5.3 Refusal Reason 1

The original outline planning permission PT08/2906/F granted approval for 3no. two storey dwellinghouses and a replacement two storey retail unit with all other matters reserved. The approved layout and footprint were almost identical to that proposed. The design and access statement indicates that the site is approximately 15% bigger than the original site with the development set a couple of metres forward to Main Road in comparison with the existing built form. It is indicated that this has been used to make the amenity space larger. Notwithstanding this, the first refusal reason of the last planning application ref PT10/3306/F is that the design represents a cramped form of development due to the number of dwellings and that this would not result in a sufficiently good standard of design and would be harmful to the street scene and local area. This refusal reason of a decision made by Development Control (West) Committee and issued on 18 February 2011 is a material consideration which has significant weight in assessing this application. As such whilst this application site is slightly larger than that originally approved outline permission, the number of dwellings on the site has not been reduced and the scale, height and design of development has not been altered or addressed. As such, given that there is little difference in this regard to the previous recent application, there are no material considerations which would lead the Local Planning Authority to a different conclusion. Accordingly the proposal is recommended for refusal on a similar basis.

5.4 Refusal Reason 2

It is considered that the second refusal reason has been adequately addressed. This refusal reason concerned the level of overlooking from the development on to the properties at Cooks Drive to the rear. And it was considered by the development Control (West) Committee that this would be detrimental to the residential amenity of the occupiers of Cookes Drive

properties. As such, the first floor lay out has changed. The bathrooms are now located to the rear of the proposal and the oriel windows removed. These oriel windows have been replaced by smaller standard obscure glazed windows (to level 3) and in the event of a grant of approval a condition could be attached in order to ensure these windows remain obscure glazed and that no new windows are inserted in this elevation without the prior permission of the Council. It is considered that this overcomes the refusal reason.

5.5 Residential Amenity

Everything in regards this application remains the same as the previous application (PT10/3306/F) other than the rear elevation windows that have been altered to obscure glazed in order to overcome concerns regarding overlooking resulting in refusal reason 2.

Concern has been raised at this application that the garden for unit 4 would be too small and not enough sufficient amenity space provided. The nature and characteristics of the unit mean that it is unlikely to be habited by a family with children requiring a large amount of garden space. There is a mixture of units and there are other plots with more garden space. Furthermore, by virtue of the location of the proposed development, any occupiers would have access to public rights of way and recreational routes in the Easter Compton locality.

Sufficient garden space is considered to remain to serve occupiers and provides adequate private amenity space for future occupants of the new dwelling. As such this is considered acceptable and meets criteria contained in policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.

5.6 Transport

The parking, access and highway details remain the same and accordingly the comments of the Highways Engineer remain the same.

Concerns have been raised regarding the provision of off-street car parking and the proposal resulting in an increase in on street parking. The proposed development includes 5 car parking spaces measuring circa 2.4 metres in width and 4.8 metres in length. Whilst this proposal provides an extra parking space compared to the previously approved scheme, the principle and general transportation arrangements remain the same. The South Gloucestershire Local Plan aims for a maximum of 1.5 spaces per dwelling in this context.

It is not considered that the proposal would exacerbate on-street parking levels to an unreasonable extent and would not result in a highway safety issue. It has been stated by a local resident that this is a dangerous location, however the transportation officer has been consulted and it is clear from the South Gloucestershire Records that there have been no recorded accidents recently that can be attributed to this site and on-street parking is unlikely to be hazardous on a straight 30mph residential road.

Cycle and bin storage is provided for with details included in the design and access statement accompanying the application. An access way is provided so that bicycles no longer have to be taken through the house. There have been concerns raised that this would not accommodate a wheelie bin however it is considered by the transport officer that this access way whilst narrow would be sufficient to accommodate a wheelie bin.

It is considered that sufficient space has been provided for shop deliveries to the side/rear of the proposed shop. It has been confirmed by the applicant that the waste collection for the shop will be run by a private company and the waste collection for the dwellings would be as currently exists. The access to the parking area and rear of the shop would be widened. The transportation officer has raised no objections in terms of public or highway safety subject to an informative ensuring that any dropped kerbs are carried out in accordance with Highway regulations.

Accordingly the proposal is in accordance with policies H2, T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) 2006.

5.7 Drainage and Flood Risk

Concerns have been raised regarding the practicalities of the SuDs condition. The Drainage Engineer has been consulted. It is considered that if it is proved that the ground conditions and space availability is inappropriate for soakaway provision other forms of SuDS drainage can still be applied to this development, if approved. It is suggested a SuDS condition remains attached to any permission granted. There should not be increased surface water discharge from this development compared to the existing site.

The drainage details including details relating to the culvert watercourse remain the same as the previous application as do the comments from the drainage engineer. The floor level of the proposal would be raised by 300mm in accordance with Environment Agency advice to mitigate flood risk. As such the proposal meets criteria contained in policies EP1, EP2, L17 and L18 of the South Gloucestershire Local Plan (Adopted) 2006.

5.8 Design/Visual Amenity

Letters of support for the proposal have been received with the views that the proposal would improve the visual amenity of the area and the site. It has been raised that the 2 properties behind the application site on Cooke's Drive have already significantly altered the skyline. Notwithstanding this, other than the alteration of windows on the rear elevation of the proposal, all details remain the same as the previous application PT10/3306/F as do the comments in relation to these.

There has been no material change to the form of the development to address refusal reason 1.

5.9 Housing Density

The housing density remains the same as the previous application at circa 66 dwellings per hectare. This represents an efficient use of land in line with Policy H2 and PPS3. As such, there is no objection to the proposed development on this basis.

5.10 Provision/Retention of Community Facilities

The same concerns as in the previous application have been raised regarding the future economic viability of such a small shop and that a future application will be submitted to change it to residential. This concern was addressed in the previous report and as there are no further changes, the comments made in the previous report remain applicable. Whilst it is appreciated that the proposed store will be smaller than the existing store, policy RT11 favours the retention of local shops and as such the proposal meets this criteria. Moreover, there are

policies in the emerging Core Strategy that seek to prevent the loss of community infrastructure such as policy CS23.

The unit is of a reasonable scale and its viability will equally depend on the nature of the A1 use, prevailing market conditions and successful management. It is not considered that the unit will fail inherently due to its size. A change of use from retail to residential would require planning permission in its own right and would be subject to a further planning application. This would be assessed on its merits at that time and accordingly cannot be part of the assessment under this application.

As such the proposal is acceptable in terms of policies RT11 and H2 of the South Gloucestershire Local Plan (Adopted) 2006.

5.11 Trees

Whilst there is no new information regarding the trees on site and the situation remains as it was a month ago at the previous application, some concerns have been raised regarding specifically the Yew tree next door. A concern was raised saying that a tree next door was subject to a Tree Preservation Order which is not correct. The South Gloucestershire Arboriculturalists have been on site, inspected the tree in relation to the site and have no objections to the proposal. The proposed development does not extend beyond the footprint of the existing building on the site. Therefore the proximity of the trees on the adjacent property will not be increased.

However, the date of the Tree Report submitted with the application suggests that this addresses the issues relating to the trees in relation to the previous proposed development on this site. This was more than two years ago and therefore a revised tree report should be provided as such reports are usually only valid for a period of 12 months. In principle there is no objection provided the revised Tree Report can satisfactorily demonstrate that the trees on the neighbouring property will not be adversely impacted.

The revised report should provide a detailed assessment of the current condition of the trees on the neighbouring property and provide a detailed Tree Protection Plan and Preliminary Arboricultural Method Statement specific to the current application in accordance with BS5837:2005 'Trees in Relation to Construction'. In the event of a grant of approval, a condition ensuring the survey, protection plan and method statement are received and approved by the Council prior to the commencement of any development is recommended.

5.12 Other Matters

5.12.1 Insufficient head room provided and inaccurate elevation drawings make it difficult to determine the heights of the buildings

The sectional drawings show that both ground floor and first floor will be approximately 2.5metres in height with the second floor being 2.5 metres in the middle of the room with sloping sides of the roof. The proposed elevations appear accurate. They are scaled at 1:100 and 1:200 and each drawing on the proposed plans represent the proposed overall height of the buildings as approximately 8 metres.

5.12.2 Applicants have not consulted neighbours or local community.

There is no requirement for applicants or agents to consult neighbours or local community as this is undertaken by the Council in accordance

with the Statement of Community Involvement (adopted) May 2008 as part of the formal application process and is available for all to view on the public website.

5.12.3 Box ticked on application form as the applicant or agent being related to an employee of the Council

The officer queried this with the agent and this is confirmed as a mistake and that neither applicant or agent are related to any employee of the Council. A corrected form has been submitted to this effect.

5.12.4 No mention of maisonette on the application form

This was a mistake by the agent. Such a mistake does not alter the status of the application as the description of development and plans made it clear what development was proposed and what development was to be assessed.

5.12.5 Proposal doesn't meet building regulations

The proposed plans have been looked at by Building Control and they cannot see any obvious issues with regards building regulations. Notwithstanding this, Building Control regulations are dealt with under separate legislation.

5.12.6 The shop is advertised with planning permission already granted

The shop has outline planning permission for 3 dwellings and a replacement shop granted in 2008 under planning reference PT08/2906/O. The shop does not at the time of writing this report have planning permission for anything else. Should it be advertised with planning permission for something other than that approved, this is a matter for the seller and prospective purchaser to discuss and is not a planning matter.

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 proposal represents a cramped form of development of the site due to the number of dwellings, which would not result in a sufficiently good standard of design and would be harmful to the street scene and local area contrary to policy D1 of the adopted South Gloucestershire Local Plan (adopted) January 2006; and the adopted South Gloucestershire Design Checklist SPD.
- 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 is **REFUSED**.

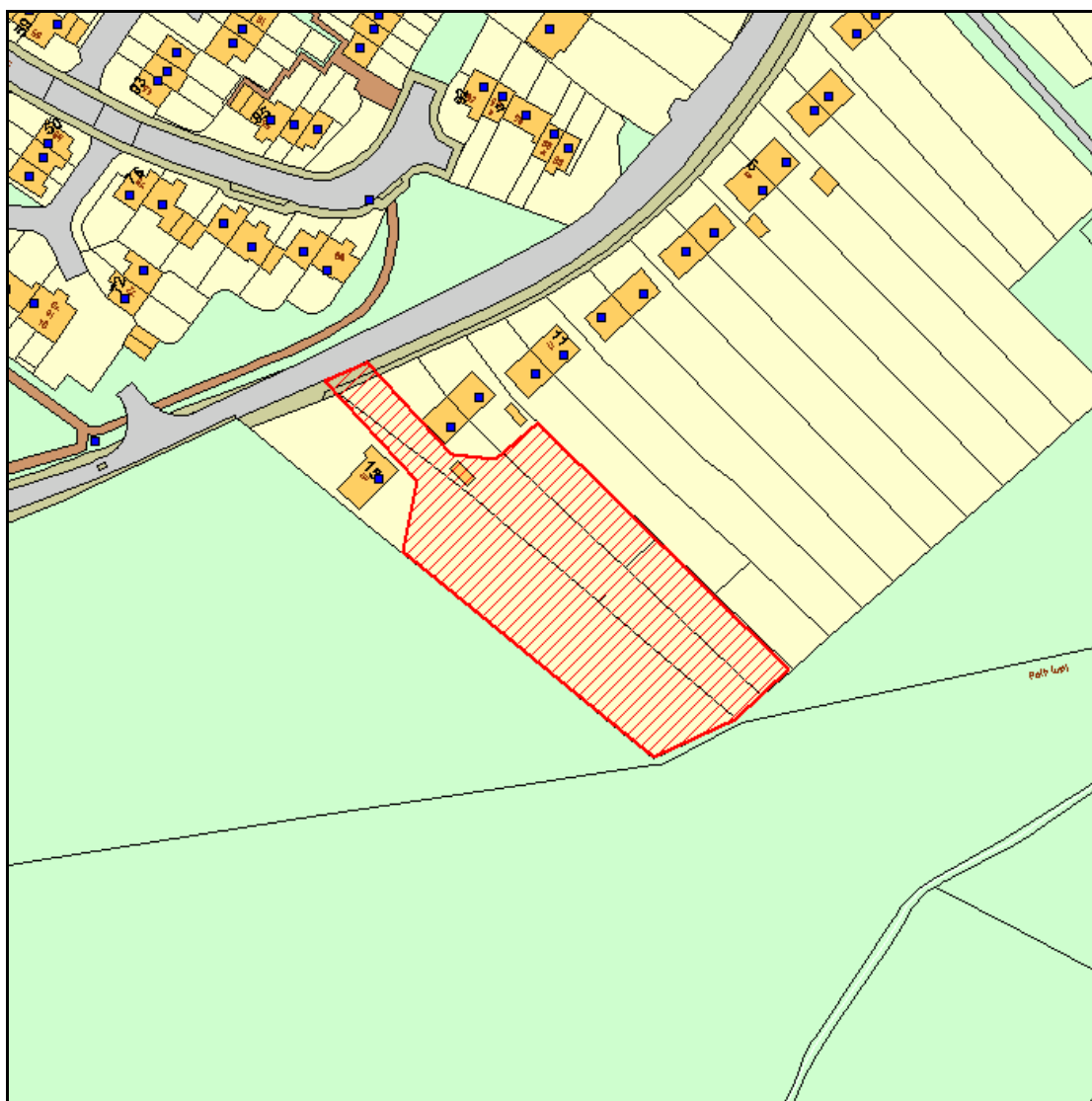
Contact Officer: Genevieve Tuffnell
Tel. No. 01454 863438

REASONS FOR REFUSAL

1. The proposal represents a cramped form of development of the site due to the number of dwellings, which would not result in a sufficiently good standard of design and would be harmful to the street scene and local area contrary to policy D1 of the adopted South Gloucestershire Local Plan (adopted) January 2006; and the adopted South Gloucestershire Design Checklist SPD.

CIRCULATED SCHEDULE NO. 14/11 – 8 APRIL 2011

App No.:	PT11/0625/EXT	Applicant:	Coast Homes (Bristol) Limited
Site:	Land Rear Of 13,14 And 15 Harry Stoke Road Stoke Gifford Bristol South Gloucestershire	Date Reg:	3rd March 2011
Proposal:	Demolition of garages and outbuildings to facilitate the erection of 13 no. dwellings (Outline) with means of access and layout to be determined. All other matters to be reserved. (Resubmission of PT07/2141/O). (Consent to extend time limit implementation for PT08/0361/O).	Parish:	Stoke Gifford Parish Council
Map Ref:	362472 179248	Ward:	Frenchay And Stoke Park
Application Category:	Major	Target Date:	30th May 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT11/0625/EXT**

REASON FOR REPORTING TO COMMITTEE/CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to letters of objection received from local residents and the requirement of a Section 106 Agreement.

1. THE PROPOSAL

- 1.1 This application seeks an extension of time limit for the previously approved outline permission granted under planning reference PT08/0361/O for the demolition of garages and outbuildings to facilitate the erection of 13 no. dwellings with means of access and layout to be determined on land to the rear of 13, 14 and 15 Harry Stoke Road, Stoke Gifford. The previous application does not expire until 2 May 2011.
- 1.2 The application site is located on the southern side of Harry Stoke Road and includes the rear garden areas of 13, 14 and 15 Harry Stoke Road. The application proposes the removal of a garage and carport from the side of properties 14 and 15 to allow the site to be accessed off Harry Stoke Road.
- 1.3 The application site has an area of 0.29 hectares. The proposal is in outline with means of access and layout to be determined. The scheme would be set around a central cul-de-sac access road and would include dwellings that are two, two and a half and three storeys in height. The design and access statement indicates seven three bed dwellings and six four bed dwellings.
- 1.4 The application site forms part of an allocated residential/mixed use site identified under Policy H1 (13) of the adopted South Gloucestershire Local Plan.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design
H1	Proposed Sites for New Residential Development and Mixed Use Schemes including Residential Development
H2	Proposals for Residential Development Within the Existing Urban Area and Defined Settlement Boundaries
H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
LC2	Provision for Education Facilities (Site Allocations and

L18 Developer Contributions)
The Water Environment
LC8 Open Space and Children's Play in Conjunction with New Residential Development

2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)

2.4 South Gloucestershire Core Strategy – Proposed Changes Submission Draft December 2010

CS1 High Quality Design
CS5 Location of Development
CS16 Housing Density
CS17 Housing Diversity
CS18 Affordable Housing
CS25 Communities of the North Fringe of Bristol Urban Area
CS27 East of Harry Stoke New Neighbourhood

3. RELEVANT PLANNING HISTORY

- 3.1 PT06/1001/O Land to the south and east of the site – residential development on 39.57ha of land (outline) with infrastructure, public open space and ancillary facilities. Means of access to be determined, all other matters reserved.
Approved 19 December 2007.
- 3.2 PT07/2141/O Erection of 13 dwellings on 0.3 hectares of land (outline) with means of access, landscaping and layout all to be determined and all other matters to be reserved.
Application withdrawn 23 August 2007.
- 3.3 PT08/0361/O Demolition of garages and outbuildings to facilitate the erection of 13 no.dwellings (outline) with means of access and layout to be determined. All other matters to be reserved.
Approved 2 May 2008.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
Object to the proposal on the following grounds:-
a) drainage;
b) traffic;
c) overlooking;
d) financial contribution agreed from previous application is no longer in place.
- 4.2 Sustainable Transport
Given that road conditions have not changed significantly since the previously approved planning application, PT08/0136/F, there is no transportation objection raised. It should, however, be noted that a contribution towards the

North Fringe scheme (transport matters) is no longer applicable for developments of this size and so is not requested.

4.3 Community Services

Public Open Space

The proposed development would create a need for extra public open space (POS). There is a local shortfall of POS. If the Applicant does not intend to comply with Policy LC8 of the South Gloucestershire Local Plan (SGLP) in terms of open space provision on site, to offset the increased demand on existing POS a financial contribution towards enhancing existing POS nearby is requested.

LC8 of the SGLP requires a minimum of 24sq.m. of POS per person where there is evidence of a shortfall to meet the needs that will arise from development. Policy LC8 also requires provision for informal open space. It is considered that 5sq.m per person of informal open space would be reasonable for this development.

The contribution towards off site enhancements of POS required is £22,139.89, while the contribution towards future maintenance of these enhancements is £19,793.82, giving a total of **£41,933.71**.

The enhancements would be carried out within 2 km of the development, potentially at North Road

These agreed monies are to be index linked from April 2008 prices, e.g. these figures are subject to indexation from that date using the Updating Percentages published by the Building Cost Information Service (BCIS) for the Schedule of Rates for Grounds Maintenance 1987.

Street Lighting

All street lighting layouts and equipment specification on new developments will require approval from South Gloucestershire Council before they are accepted as part of an agreement to adopt a road as public highway. Energising and maintaining any non-adopted lighting shall remain the developer's responsibility.

Any external private lighting also needs to be approved by the Council to ensure that it is designed according to ILE's guidance.

Waste and Recycling

Since the determination of the previous application, the Council has now introduced additional recycling services for residents. These include a 25 litre kitchen caddy for food waste and a polypropylene bag for plastic bottles, as well as the green bin and box, newspaper bag and black bin. Any reserved matters application will therefore have to make provision for bin and recycling storage.

4.4 Department for Children and Young People (Education requirement)

The Department calculates contributions on the basis of 30 primary pupils per 100 houses with three bedrooms; and 46 primary pupils per 100 houses with

four bedrooms. Current DCSF cost calculations give a figure of £10,747 per additional primary place, indexed at Q4 2008 prices.

At primary level there is a projected deficit of places in the local area. The proposed development of 7 three bed houses and 6 four bed houses will generate five additional primary school pupils based on the pupil number calculator. A contribution of **£ 53,735** is required for additional primary provision.

There is a projected surplus of places at secondary schools in the local area. No contribution is required for additional secondary provision. The total contribution required for additional school provision is therefore **£53,735**.

Should the mix of dwellings change, or should the development not proceed in the near future, the contribution would need to be reassessed. Additionally, the final amount of contribution should be calculated using DCSF cost calculators current at the time of signing a Section 106 agreement, increased in accordance with any increases in the Royal Institute of Chartered Surveyors Building Cost Index.

4.5 Public Rights of Way
No objection.

4.6 Spatial Planning Team
No objection.

Other Representations

4.7 Local Residents
2 letters have been received objecting to the proposal on the following grounds:

- a) impact of additional dwellings on local traffic and amenities;
- b) traffic congestion;
- c) limited facilities in Stoke Gifford;
- d) flooding;
- e) submitted drawings are not technical;
- f) set a precedent;
- g) ecology.

These issues were all assessed under the previous application.

5. ANALYSIS OF PROPOSAL

5.1 The proposal consists of new residential development within the Urban Area associated with the Bristol North Fringe. The application seeks consent to extend the time period by which an existing planning permission (PT08/0361/O) can be implemented. It is however, a fresh permission in its own right. The existing Planning Permission does not expire until 2 May 2011 and is subject to a Section 106 Legal Agreement requiring financial contributions towards transport improvements, provision of primary school places and public open space.

5.2 Principle of Development

The principle of the proposed development is established by virtue of the extant planning permission (PT08/0361/O). Therefore, the main consideration in this instance is whether there have been any material changes to policy since the original grant of planning permission.

5.3 Since the application was decided in 2008, the South Gloucestershire Core Strategy (Proposed Changes Submission Draft December 2010) has become a material consideration in determining planning applications in South Gloucestershire. In addition, PPS3 has been revised such that the indicative minimum density target has been omitted and the definition of 'previously developed land' now excludes private residential gardens.

5.4 The previous application was assessed against Policies H2 and H4 of the South Gloucestershire Local Plan (adopted) 2006. These policies allow for the principle of residential development in urban areas and existing curtilages, and do not refer to whether or not the site is previously developed land. Therefore the changes to PPS3 do not conflict with the original assessment of the application. The South Gloucestershire Local Plan remains the current adopted development plan for South Gloucestershire. Those policies remain relevant and carry more weight than the emerging South Gloucestershire Core Strategy in determining this planning application. Nonetheless, the thrust of the policies contained in the Core Strategy would continue to support the principle of the development of this site for new residential dwellings, especially as the site is allocated for residential development under policy H1 of the adopted South Gloucestershire Local Plan and lies adjacent to the proposed Core Strategy New Neighbourhood at East of Harry Stoke.

5.5 There is however one notifiable difference between the adopted local plan and the Core Strategy which relates to the threshold for affordable housing. Under policy H6 of the adopted local plan affordable housing is sought on housing developments of 15 or more dwellings or 0.5 hectares, irrespective of the number of dwellings. Under the Core Strategy, policy CS18 requires 35% on-site affordable housing on all new housing developments in urban areas of 10 or more dwellings. It is recognised that under the Core Strategy, four or five units of affordable housing would be required on this site. However, bearing in mind the limited weight that can be attached to the emerging Core Strategy, and the fact that this application is for an extension of time, it is considered that there is no material change in respect of the principle of the proposed development as a result of the changes to planning policy since the original approval and that it would be unreasonable to request an element of affordable housing at this state of the emerging Core Strategy.

5.6 Physical Characteristics

Officers are satisfied that there has been no material change in respect of the physical characteristics and planning constraints of the site and its context since the original approval of this development. In particular, the characteristics of the highway have not changed to the extent that the development would now result in a detrimental impact in highway safety and amenity terms. The proposed access would remain the same as originally approved. The available visibility from the site access has not changed whilst the nature of parking and

- vehicular movements in the locality remains materially the same as that occurring when the proposed development was originally considered.
- 5.7 Similarly, the visual characteristics of the surrounding locality of the site have not materially changed. The design of the approved development is considered to remain acceptable within this context. On this basis, it is considered that there are no material changes to the physical characteristics affecting this development and that the development remains acceptable.
- 5.8 Notwithstanding the above, it is considered that the conditions of approval previously applied remain relevant and can be applied to any approval of this application to extend the existing planning permission.
- 5.9 Planning Obligations
The extant planning permission is subject to a legal agreement securing financial contributions for Transportation Improvements, Provision of Primary School Places and Public Open Space. This equates to £23,400 towards the North Fringe Major Scheme (Transport Matters), £53,735 towards additional Primary School Provision and £41,933.71 towards off site enhancement of Public Open Space and its future maintenance.
- 5.10 Since the determination of the extant planning permission (PT08/0361/O) and as a result of appeal decisions the requirement for a financial contribution towards the North Fringe Major Scheme (Transportation Matters) has fallen away as it was not deemed to meet the tests of Circular 05/2005. Accordingly, such a contribution is no longer being requested as part of planning permissions in the Bristol North Fringe generally unless a specific highway safety improvement generated by the development is justified. This is a material consideration in respect of the application to renew the extant planning permission. On this basis, any approval of this application should not now include this financial obligation as it is no longer required.
- 5.11 In respect of the education requirement for a financial contribution towards the provision of primary school places, the Department for Children and Young People have confirmed that the original figure of £53,735 still stands.
- 5.12 With regard to public open space provision, the contribution towards off site enhancements and future maintenance costs remains at £41,933.71.
- The above figures shall be index linked.
- 5.13 It is considered that the proposed development would satisfy the tests set out in Circular 05/05 and the Community Infrastructure Levy Regulations 2010 (CIL) regulation 122. In the event that the application is approved, a new Section 106 legal agreement or Unilateral Undertaking will be required to account for the above.
- 5.14 Sustainability Issues
The extant planning consent is conditioned such that the development should achieve Level 3 of the Code for Sustainable Homes (CSH Level 3). Where it continues to be appropriate to achieve the high standards of design that would

meet the requirements of or are equivalent to CSH Level 3, it is appropriate to revise the wording of the condition to reflect changing Planning Policy and allow a more flexible approach to providing new development to a high standard of energy conservation and sustainability. Accordingly, the wording of the condition should be amended.

5.14 Other Matters

Bins/ Recycling, Street Lighting

Since the original approval (PT08/0361/O) South Gloucestershire Council has adopted various recycling schemes, which would require appropriate onsite storage. The original proposal does not include such measures and it is appropriate for these measures to be accommodated on site given the new waste collection regimes. This is appropriately the subject of a planning condition, which can be used to secure the provision of appropriate bin storage prior to the first occupation of the development. Details of street lighting can also be covered by condition.

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 It is concluded that there are no significant material changes in respect of planning policy or the physical characteristics of the site and its context such that the proposed development has become unacceptable. Subject to the conditions (with necessary amendments) of the originally approved development and additional conditions relating to street lighting and details of bin store provision; and a revised Section 106 legal agreement to secure a financial contribution for Primary School Provision and Public Open Space but with the removal of the financial contribution for highways, the application continues to comply with Policy D1, H2, H4, T7, T12, LC2 and LC8 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report for the following reasons:

7. **RECOMMENDATION**

- 7.1 (1) That authority be delegated to the Director of Planning, Transportation and Strategic Environment to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into an appropriate legal agreement within 6 months of this determination to secure the following:
- (i) A financial contribution of £53,735 towards additional primary school provision.

Reason: There is a projected deficit at primary level in the local area and to comply with Policy LC2 of the South Gloucestershire Local Plan (Adopted) January 2006.

(ii) A financial contribution of £43,933.71 towards off site enhancements of Public Open Space.

Reason: There is a local shortfall of POS and to comply with Policy LC8 of the South Gloucestershire Local Plan (Adopted) January 2006.

(2) If the Legal Agreement is not signed and sealed within 12 months of this determination then, in view of the length of time that has elapsed, the application should either:

(a) Return to the Circulated Schedule for reconsideration or alternatively;

(b) The application should be refused due to the failure to secure the Heads of Terms listed above under a legal agreement, for the reasons listed in section 1.

Contact Officer: Vivian Butt
Tel. No. 01454 863427

CONDITIONS

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

Reason

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

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

Reason

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

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

Reason

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

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

Reason

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

5. Application for the approval of the reserved matters shall be in accordance with the parameters described in the design and access statement hereby approved.

To ensure the proposal would accord with policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

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

7. Prior to the commencement of development details/samples of the roofing and external facing materials 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 and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. Prior to the commencement of development a plan indicating the positions, design, materials and type of boundary treatment(s) to be erected shall be submitted to the Local Planning Authority for approval. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason

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

9. Prior to the commencement of development details shall be submitted to and approved in writing by the Local Planning Authority in respect of :
 - (i) A mitigation strategy for slow worms.
 - (ii) A site survey for hedgehogs and any necessary mitigation measures should they be found.

(iii) A survey of the apple trees for bats.

The approved measures shall be implemented in full unless the Local Planning Authority gives written consent to any variation.

Reason

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

10. 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 L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

11. The off-street parking facilities (for all vehicles, including cycles) shown on the plans hereby approved shall be provided before the buildings are first occupied, and thereafter retained for that purpose.

Reason

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

12. Details showing parking provision for the existing dwellings of 14 and 15 Harry Stoke shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The development shall thereafter be carried out and retained in accordance with these approved details.

Reason

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

13. Details of the proposed traffic calming measures and a footway to the front of 15 Harry Stoke Road shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out and retained in accordance with these approved details.

To accord with policy D1 of the South Gloucestershire Local Plan (adopted) January 2006 and in the interests of highway safety.

14. No development shall take place until the Local Planning Authority has been provided with, and has approved in writing, details of how the scheme will achieve a good standard of energy conservation and protection of environmental resources.

Thereafter, the development shall be constructed in accordance with the details and measures so agreed.

For the avoidance of doubt a pre-assessment certificate proving Code for Sustainable Homes Level 3 achievement for each dwelling, carried out by a Building Research Establishment Licensed Code for Sustainable Homes Assessor will be accepted as evidence of attaining good design for the purposes of discharging this condition.

Reason

In order to ensure that the proposal attains the requisite good standard of design in relation to energy conservation and the protection of resources, in accordance with policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

15. The details submitted pursuant to condition 2 shall include details of bin and recycling storage as well as any streetlighting, and the development when carried out shall conform to the details so approved.

In order to provide satisfactory storage for waste/recycling facilities and adequate street lighting, to accord with policies D1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 14/11 – 8 APRIL 2011

App No.:	PT11/0707/F	Applicant:	Mr And Mrs Davies
Site:	2 Green Dragon Road Winterbourne Bristol South Gloucestershire BS36 1HF	Date Reg:	9th March 2011
Proposal:	Erection of two storey side extension to form 1no. dwelling with associated works.	Parish:	Winterbourne Parish Council
Map Ref:	364923 180335	Ward:	Winterbourne
Application Category:	Minor	Target Date:	2nd May 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright
 and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT11/0707/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application appears on the Circulated Schedule following the receipt of representations from Winterbourne Parish Council and local residents that are contrary to the Case Officers recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a two-storey side extension to form 1no. attached dwelling.
- 1.2 This application seeks consent for a two-storey side extension to the existing dwelling house to form a new dwelling. The proposed extension would be identical to the host dwelling in terms of its scale, mass, and fenestration. The proposed dwelling would have a parking area to the front and private amenity space to the rear.
- 1.3 The application site comprises of a semi-detached dwelling and its associated curtilage. The site is situated within a well established residential area and the Winterbourne settlement boundary.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Ministerial Statement

Letter to Chief Planning Officers: New Powers for Local Authorities to Stop 'Garden Grabbing' June 2010 – refers to new development in residential curtilages.

2.3 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1: Achieving Good Quality Design In New Development
- L1: Landscape Protection and Enhancement
- T8: Parking Standards
- T12: Transportation Development Control Policy for New Development
- H2: Proposals for Residential Development within Existing Settlement Boundary
- H4: Development within Existing Residential Curtilages

2.4 Emerging Development Plans

South Gloucestershire Core Strategy -Submission Draft (December 2010)

- CS1: High Quality Design
- CS5: Location of Development
- CS15: Distribution of Housing

CS16:	Housing Density
CS17:	Housing Diversity
CS34:	Rural Areas

- 2.5 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT07/2603/F Erection of two storey side extension to provide garage and additional living accommodation. (Resubmission of PT07/1743/F). Approved 05.10.2007.
- 3.2 PT07/1743/F Erection of two storey side extension to provide garage and additional living accommodation. Refused 25.07.2007

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
Objection – Over development of the site, which will lead to a cramped style of development.
- 4.2 Highways Authority
No objection.
- 4.3 Local Residents
One letter of objection has been received from a local resident. The main issues have been summarised below:
- a) De-value property by becoming a terrace rather than semi-detached.
 - b) Lack of parking.
 - c) Increase congestion.
 - d) Rear garden is too small for a family dwelling.
 - e) Inaccuracies within the Design & Access Statement.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The proposed development relates to the erection of an attached dwelling. Policies H2 and H4 of the South Gloucestershire Local Plan establish that new residential development on sites within the defined settlement boundaries and the curtilage of dwellings are acceptable in principle, subject to the proposal satisfying other material considerations, such as an density, design, residential amenity, and highway safety.
- 5.2 Notwithstanding this policy context in June 2010 the Coalition Government issued a Ministerial Statement under the title of 'New Powers for Local Authorities to Stop 'Garden Grabbing''. This statement made the following changes to Planning Policy Statement 3: Housing: -

- i. The definition of 'previously developed land' has been amended to exclude private residential gardens.
 - ii. The national indicative minimum density target (of 30 dwellings per hectare) for new housing development has been removed.
- 5.3 These changes have been introduced to reflect the concerns regarding the over development of neighbourhoods, loss of green space and the impact upon local character. PPS3 is a material consideration in relation to planning application for housing development and as such these amendments are material and must be taken into account when determining this application.
- 5.4 Policies H2 and H4 of the South Gloucestershire Local Plan allow for residential development on sites that are within the defined settlement boundaries or urban areas, without reference to whether or not such land is brownfield or previously development land. Therefore, on this basis Officers do not consider the change to the definition of 'previously developed land' to make a significant difference to the approach that the Council take in considering applications for residential development, and thus the proposed development remains to be acceptable in principle.
- 5.5 Nevertheless the Ministerial Statement has raised some important points regarding the design and density of new residential development. Firstly the statement reiterated the need to ensure the residential development do not result in the overdevelopment of neighbourhoods, the loss of green space, and impact upon local character. These matters can be reasonably resisted on the basis of existing policies (D1, L5, H2, and H4) within the South Gloucestershire Local Plan.
- 5.6 The second point relates to the requirement in PPS3 for all new residential developments to achieve the national indicative density target of 30 dwellings per hectare. This policy objective was reflected in Policy H2(b) of the South Gloucestershire Local Plan which stated that the maximum density compatible with the sites location should be achieved, but with an expectation that it will achieve a minimum density of 30 dwellings per hectare. The Ministerial Statement has removed the requirement for new residential development to achieve the national indicative minimum density, and thus very limited weight should be given to Policy H2(b).
- 5.7 The remaining advice in PPS3 states "Good design is fundamental to using land efficiently..." (Para. 48) and "Careful attention to design is particularly important when chosen local strategy involves intensification of the existing urban fabric. However when well designed and built in the right location, it can enhance the character and quality of an area" (Para. 49). "Density is a measure of the number of dwelling that can be accommodated on a site or in an area. The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment." (Para. 50)

- 5.8 On this basis in this application the need to achieve an efficient use of land is still an important material consideration. However this need should be carefully balanced against the requirement to consider the character of the area and whether the proposal is good quality design. Policy D1 of the South Gloucestershire Local Plan recognises this, and density is one of the design factors that this policy requires to be assessed.
- 5.9 Design
The existing property comprises of a two storey semi-detached property and its associated curtilage. This planning application seeks approval for a two-storey side extension to form a new self-contained dwelling. The proposed extension would be identical to the host dwelling in terms of its scale, mass, and fenestration. Furthermore, the development includes the formation of a parking area to the front and private amenity space to the rear.
- 5.10 It is acknowledged that the planning history shows that the Local Planning Authority considered two applications for a two-storey side extension in 2007. These proposals were similar to the development proposed under this application. The first application (PT07/1743/F) was refused because it's was more akin in size to a dwellinghouse and was judged to detracted from the character, appearance and proportions of the host dwelling. The second application (PT07/2603/F) was approved because it was set back by 1m to make the extension appear more subservient and integrated to the host dwelling.
- 5.11 It is noted that the Parish Council is concerned that the development would result in the over development of the site. Notwithstanding these comments, the application site would equate to a 'double plot' in terms size. As such, the proposed dwelling has been designed to be identical repetition of the existing house type in terms of size, design, parking arrangements, and private amenity space. It is considered that this layout would not be cramped because the development would retain sufficient spacing between it and the surrounding development. Furthermore, it is important to note that a key characteristic of the wider area is the ranks of terraced dwellings. As such the formation of a terrace in this location would accord with the character of the wider area.
- 5.12 On this basis, it is considered that the proposed dwelling would make the most efficient use of land and would maintain the character and uniformity of the street scene.
- 5.13 Amenity Space
It is noted that the local resident has raised concern with regard to the size of the proposed private amenity space. Notwithstanding these concerns, Officers are satisfied that the proposed garden would be more than sufficient for the outdoor needs of family dwellings. Furthermore, the development would have good pedestrian links to public rights of way and areas of public open space in and around Winterbourne. Therefore, the proposed development provides and retains adequate private amenity space.
- 5.14 Residential Amenity

The proposed development would be sited at least 12 metres from No. 8 Ludwell Close and 6m from No. 62 Green Dragon Road. It is noted that the first floor windows in the new property would have distant views over the rear amenity space of No. 8 and oblique views over the garden of No. 62. However, these views would be typical of those expected within well-established residential areas and thus would not materially prejudice privacy. Furthermore, in view of the distance between the surrounding properties it is considered that the proposed extension would not give rise to a material overbearing effect. On this basis it is concluded that the proposed development would not materially harm the residential amenities of nearby neighbouring occupiers.

5.15 Transportation

It is noted that the local resident has raised concern with regard to the lack parking and the potential to increase congestion. Notwithstanding these objections, the Highways Authority have confirmed that the level of parking for the proposed and existing dwelling would be expected and therefore would not give rise to unacceptable levels of on-street parking. On this basis, Officers are satisfied that the proposed development would not give rise unacceptable transportation effects.

5.15 Water Environment

The Council's Drainage Engineer has confirmed that the development would not have adverse drainage issues. However, it is recommended that a condition be attached to ensure that a scheme of drainage is agreed prior to the commencement of development. The scheme should incorporate sustainable means of drainage that ensure the development drains within its own curtilage and does not materially increase run-off on adjacent sites.

5.16 Outstanding Matters

It is noted that local residents have raised a number of other issues:

Inaccuracies within the application form and drawings

It is noted that the local resident has raised concerns with regard to the accuracy of the Design & Access Statement and planning drawings. Notwithstanding these points, Officers have visited the site and have checked the accuracy of the submitted details and are satisfied that they allow a reasoned judgement to be made on the planning application.

Devalue property

It is noted that the local resident has raised concerns that the new development would devalue their property. Notwithstanding these concerns, it should be acknowledged that a perceived loss of property value from a new development is not a material consideration.

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 residential development would be situated within the Winterbourne settlement boundary and within the curtilage of an existing dwelling. It is considered that this is an appropriate area for residential development. It is therefore considered that the principle of the proposed development would accord with PPS3 and policies H2 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.
- b) The density of the proposed development would represent the most efficient use of land that is compatible with the site and its surrounds. The proposed development would therefore accord with PPS3 and policies H2 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.
- c) The design and landscape impact of the proposed development has been fully assessed. It is considered that the development would achieve good standards of siting planning and design. This is because the siting, overall layout, density, form, scale, height, massing, detailing, materials, are informed by, and respect and enhance the character and appearance of the site and locality. The proposed development would therefore accord with PPS3 and policies D1, L1, H2 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.
- d) The impact of the proposed development on nearby properties has been fully assessed. It is considered that the siting and layout of proposal would not result in a material loss of privacy or an overbearing effect. The proposed development would therefore accord with Policy H2 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.
- e) The impact of the proposed development in terms of transportation has been fully assessed. It is considered that proposal would have satisfactory access and parking arrangements. The proposed development would therefore accord with Policy T8 and T12 of the South Gloucestershire Local Plan (adopted) January 2006.
- f) The drainage arrangements of the proposed development have been fully assessed. It is considered that subject to a condition securing Sustainable Drainage Systems the proposal would be acceptable. The proposed development would therefore accord with Policy L17/L18 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).

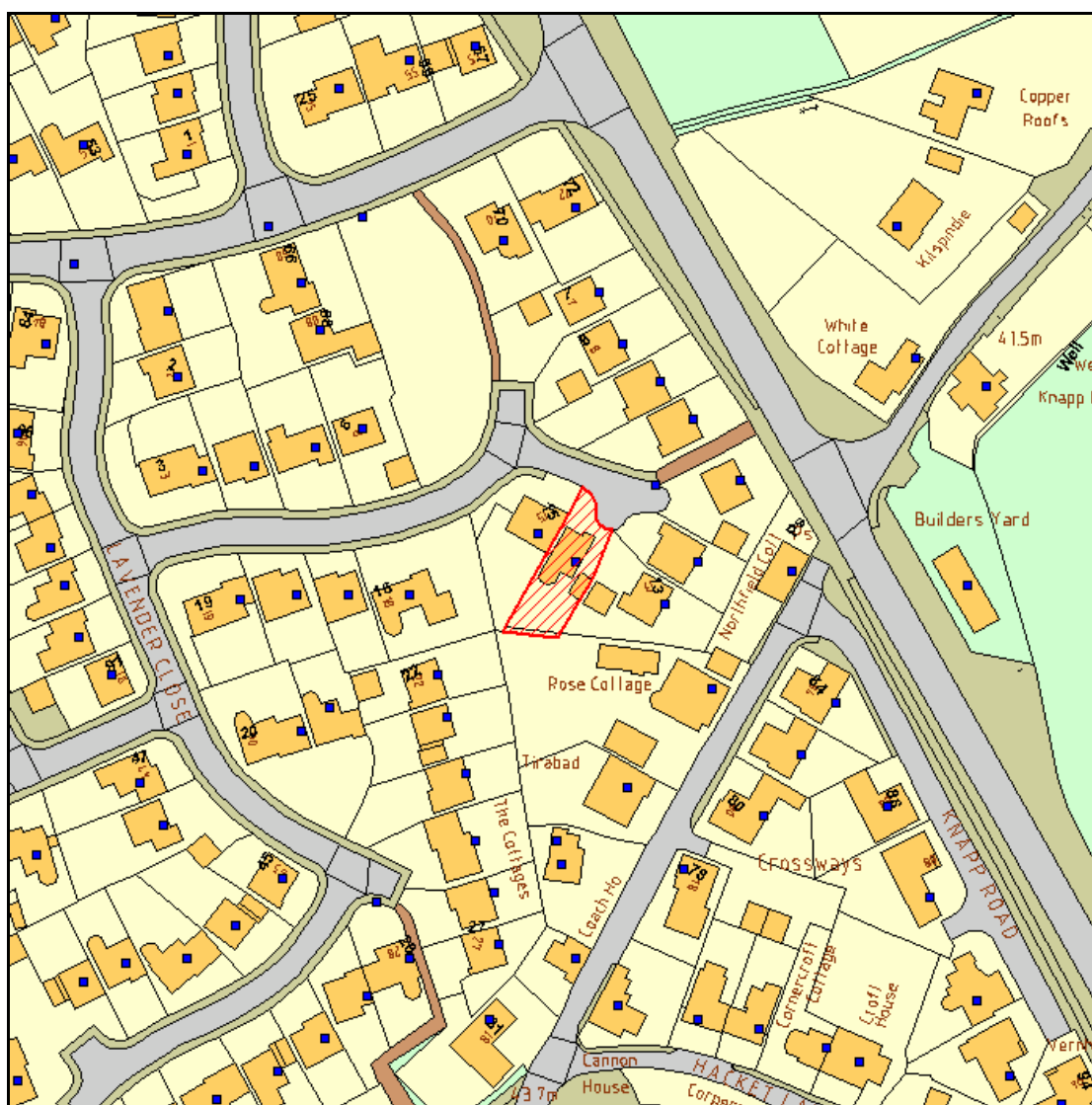
2. No development shall take place until drainage details have been submitted to, and agreed in writing by the Local Planning Authority. For the avoidance of doubt, the drainage details should incorporate Sustainable Drainage Systems (SuDs) for the disposal of surface waters. Where this is not practicable it must be demonstrated that an acceptable alternative means of surface water disposal is incorporated. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the proposed development has suitable drainage arrangements that would not have a unacceptable affect upon the water environment, and to accord to policies L17 and L18 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 14/11 – 8 APRIL 2011

App No.:	PT11/0730/F	Applicant:	Mr And Mrs A Thornton
Site:	14 Lavender Close Thornbury Bristol South Gloucestershire BS35 1UL	Date Reg:	10th March 2011
Proposal:	Erection of single storey side and rear extension to provide additional living accommodation.	Parish:	Thornbury Town Council
Map Ref:	364930 190447	Ward:	Thornbury North
Application Category:	Householder	Target Date:	2nd May 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT11/0730/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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 single storey side and rear extension to provide additional living accommodation.
- 1.2 The application site comprises a two-storey detached property situated within the established residential area of Thornbury on the southern side of the cul-de-sac Lavender Close. The property is tucked in the corner of the cul-de-sac and is not prominent from the entrance.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving a Good Standard of Design in New Development
H4 Residential Development in New Residential Curtilages

South Gloucestershire Core Strategy -Submission Draft Proposed Changes (December 2010)
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history.

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
No objection

Other Representations

- 4.3 Local Residents
One letter of objection has been received for the following reasons:

Adversely affect the amenity of nearby dwellings through loss of sunlight, especially in the winter months;

The building of the extension would adversely affect the character of the street scene;

The extension would not be in scale and proportion with the existing dwelling and must be assessed within the context of the character of the surrounding dwellings.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Planning policy H4 allows for the principle of the proposed development. The main issues to consider are the appearance and form of the extension (policies D1 and H4 of the Local Plan); the impact on the amenity of the neighbouring occupiers (policy H4 of the Local Plan) and the effects on transportation (policies T12 and H4 of the Local Plan).

5.2 Appearance/Form

The proposal would replace an existing detached gabled roof single garage located to the south of the dwelling. The extension would be adjoined to the southeastern side elevation of the dwelling and measure approximately 3.6 metres in width so that it would extend to almost the limits of the southeastern neighbouring boundary. The proposal would be set back by approximately 1 metre from the front elevation and extend backwards so that it would overhang the rear of the property by approximately 4.5 metres. The front of the proposal would form a garage and be encompassed by a pitched roof to match the existing dwelling with an apex of 4 metres, whilst the rear would be encompassed by a hipped roof with an apex of approximately 3.6 metres and form a w.c. and kitchen. The applicant has specified the materials facing brick for the walls, Redland Grovebury tiles for the roof and brown uPVC frames, all to match the existing dwelling. A condition to ensure that matching materials are used is therefore, not required.

5.3 The concerns of the objector are noted, however, the proposal is single storey, therefore, in terms of scale, it is considered that it would appear acceptably subservient to the host dwelling. Whilst the proposal is elongated, it is considered that the proposal by reason of the overall form, materials, siting, scale and materials would not appear adversely out of keeping with the character of the host dwelling or the surrounding built form to the detriment of the character and visual amenity of the surrounding area.

5.4 Residential Amenity

The main impact of the proposal will be on no. 13 Lavender Close since the front of this property faces the southeastern side of the host dwelling at a distance of approximately 12.5 metres. The proposal would extend the building line closer to the neighbouring property by approximately 3.6 metres and will be visible to the neighbouring occupiers given that the existing shared boundary is open. Therefore, the gable end wall of the proposed garage would be situated adjacent to the neighbouring boundary at a distance of approximately 9 metres from the neighbouring property. The objector has stated that there would be a significant loss of sunlight to the neighbouring occupiers especially in the winter months, however, the neighbouring property is situated to the east of the host dwelling and therefore, it is considered that the impact from the proposal in terms of loss of sunlight would not be significantly different from the existing situation. In addition, no windows would be situated in the southeast elevation

and this can be ensured by condition; therefore, it is considered that the proposal would not introduce any significant adverse privacy issues. Whilst proposal would move the building line closer to the front of the neighbouring dwelling, it is considered on balance, that it would not be significantly adversely more overbearing than the existing situation to the detriment of the amenities of the neighbouring occupiers given its single storey form of the proposal, as well as the distance that it would be from the neighbouring property. No. 15 is a neighbouring property situated to the northwest of the host dwelling. It is considered that the proposal would not have a significant impact on the occupiers of this property since the proposal would not extend significantly further past an existing rear conservatory.

5.5 Transportation

The proposal would consolidate the existing parking situation. No alterations are proposed to the existing access and it is not envisaged that there will be a material increase in traffic; therefore, it is considered that the proposal would not have a significant adverse impact in terms of local highway conditions.

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 concerns of the objector have been carefully considered, however, it is considered that the proposal in terms of form, scale, materials and siting is considered to be acceptably in-keeping with the character of the host dwelling and surrounding area – policies D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.

The concerns of the objector have been carefully considered, however, it is considered that there would not be a significant adverse loss of natural light or privacy to the detriment of the neighbouring occupiers residential amenity. In addition, notwithstanding the fact that the side wall of the extension would directly face the neighbouring property, on balance, it is considered that the single storey form of the proposal and the distance to the neighbouring property are such that it would not be significantly adversely more overbearing than the existing situation – policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

The proposal would consolidate the existing parking situation and would not adversely affect the existing highway conditions – policies T12 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.

7. RECOMMENDATION

7.1 Planning permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

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

Reason

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

2. No windows shall be inserted at any time in the southeastern elevation opposite the boundary shared with no.13.

Reason

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

CIRCULATED SCHEDULE NO. 14/11 – 8 APRIL 2011

App No.: PT11/0749/F
Site: 81 Coriander Drive Bradley Stoke Bristol
 South Gloucestershire BS32 0DL
Proposal: Erection of two storey side extension to
 facilitate the creation of 1no. attached
 dwelling with access and associated
 works. (Resubmission of PT11/0034/F).
Map Ref: 363018 180961
Application Minor
Category:

Applicant: Mr A White
Date Reg: 14th March 2011
Parish: Bradley Stoke Town
 Council
Ward: Bradley Stoke South
Target
Date: 5th May 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright
 and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT11/0749/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following the receipt of representations from Bradley Stoke Town Council and local residents that are contrary to the Case Officers recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection a two-storey side extension to form 1no. attached dwelling.
- 1.2 The proposed extension would be situated on the dwellings western side elevation. The extension would be the same height and depth as the existing building and would be finished in materials to match the existing dwelling. The proposed development would have a parking area at the front and private amenity space to the rear.
- 1.3 This application is a resubmission of a previously withdrawn application (PT11/0034/F).
- 1.4 The application site comprises of a semi-detached dwelling and its associated curtilage. The site is situated within a well-established residential area and the Bristol North Fringe Urban Area.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Ministerial Statement

Letter to Chief Planning Officers: New Powers for Local Authorities to Stop 'Garden Grabbing' June 2010 – refers to new development in residential curtilages.

2.3 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1: Achieving Good Quality Design In New Development
- L1: Landscape Protection and Enhancement
- T8: Parking Standards
- T12: Transportation Development Control Policy for New Development
- H2: Proposals for Residential Development within Existing Settlement Boundary
- H4: Development within Existing Residential Curtilages

2.4 Emerging Development Plans

South Gloucestershire Core Strategy -Submission Draft (December 2010)

- CS1: High Quality Design

CS5:	Location of Development
CS15:	Distribution of Housing
CS16:	Housing Density
CS17:	Housing Diversity
CS25:	Communities of the North Fringe of Bristol Urban Area

2.5 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT11/0034/F Erection of two storey side extension to facilitate the creation of 1no. attached dwelling with access and associated works.
Withdrawn 17.02.2011.

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
Objection – 1) Over-development of the site; 2) Loss of residential amenity; and 3) Loss of car-parking spaces.

- 4.2 Highways Authority
No objection.

- 4.3 Local Residents
Four letters of objection have been received from local residents. The main points have been:

- a) Increase on-street parking.
- b) Reduce manoeuvrability.
- c) Loss of light.
- d) Disturbance during construction period.
- e) Detrimental to visual environment.
- f) Small room dimensions.
- g) High density development
- h) Removal of green area.
- i) Create precedent.
- j) Inaccurate drawings – particularly garden areas.
- k) The application should be referred to committee.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The proposed development relates to the erection of an attached dwelling. Policies H2 and H4 of the South Gloucestershire Local Plan establish that new residential development on sites within the defined settlement boundaries and the curtilage of dwellings are acceptable in principle, subject to the proposal satisfying other material considerations, such as an density, design, residential amenity, and highway safety.

- 5.2 Notwithstanding this policy context in June 2010 the Coalition Government issued a Ministerial Statement under the title of 'New Powers for Local Authorities to Stop 'Garden Grabbing''. This statement made the following changes to Planning Policy Statement 3: Housing: -
- i. The definition of 'previously developed land' has been amended to exclude private residential gardens.
 - ii. The national indicative minimum density target (of 30 dwellings per hectare) for new housing development has been removed.
- 5.3 These changes have been introduced to reflect the concerns regarding the over development of neighbourhoods, loss of green space and the impact upon local character. PPS3 is a material consideration in relation to planning application for housing development and as such these amendments are material and must be taken into account when determining this application.
- 5.4 Policies H2 and H4 of the South Gloucestershire Local Plan allow for residential development on sites that are within the defined settlement boundaries or urban areas, without reference to whether or not such land is brownfield or previously development land. Therefore, on this basis Officers do not consider the change to the definition of 'previously developed land' to make a significant difference to the approach that the Council take in considering applications for residential development, and thus the proposed development remains to be acceptable in principle.
- 5.5 Nevertheless the Ministerial Statement has raised some important points regarding the design and density of new residential development. Firstly the statement reiterated the need to ensure the residential development do not result in the over development of neighbourhoods, the loss of green space, and impact upon local character. These matters can be reasonably resisted on the basis of existing policies (D1, L5, H2, and H4) within the South Gloucestershire Local Plan.
- 5.6 The second point relates to the requirement in PPS3 for all new residential developments to achieve the national indicative density target of 30 dwellings per hectare. This policy objective was reflected in Policy H2(b) of the South Gloucestershire Local Plan which stated that the maximum density compatible with the sites location should be achieved, but with an expectation that it will achieve a minimum density of 30 dwellings per hectare. The Ministerial Statement has removed the requirement for new residential development to achieve the national indicative minimum density, and thus very limited weight should be given to Policy H2(b).
- 5.7 The remaining advice in PPS3 states "Good design is fundamental to using land efficiently..." (Para. 48) and "Careful attention to design is particularly important when chosen local strategy involves intensification of the existing urban fabric. However when well designed and built in the right location, it can enhance the character and quality of an area" (Para. 49). "Density is a measure of the number of dwelling that can be accommodated on a site or in an area. The density of existing development should not dictate that of new housing by

- stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.” (Para. 50)
- 5.8 On this basis in this application the need to achieve an efficient use of land is still an important material consideration. However this need should be carefully balanced against the requirement to consider the character of the area and whether the proposal is good quality design. Policy D1 of the South Gloucestershire Local Plan recognises this, and density is one of the design factors that this policy requires to be assessed.
- 5.9 Design
The existing property comprises of a two storey semi-detached property and its associated curtilage. The site is surrounded by a modern and well-established residential area. This planning application seeks approval for a two-storey side extension to form a new self-contained dwelling. The proposed extension would match the host dwelling in terms of its scale, mass, and fenestration.
- 5.10 The representations from the Town Council and the local residents have raised concerns that the proposed development would constitute over-development and would be harmful to visual amenity. It is noted that the proposed dwelling would be smaller than the neighbouring dwellings in terms of its width. Nevertheless, the dwelling has been designed to have a porch on its side extension and the window positions and detailing on the front elevation have been designed to match those of the neighbouring dwellings. As such, it is considered that this sensitive design approach would ensure the proportions, appearance, and character of the host building would be maintained.
- 5.11 On this basis, it is considered that the proposed development has demonstrated a design, density and layout that can lead to a more efficient use of land without compromising the quality of the local environment. On this basis, the proposed development would not constitute “over development” and would not materially harm the character of the street scene in this location.
- 5.12 Quality of Living Accommodation
Some local residents have raised concerns with regard to the size and quality of the living accommodation. It is acknowledged that the proposed bedroom sizes would be limited size and therefore following discussions with the applicant the dwelling has been reduced to a one-bedroom property. On this basis it is considered that the proposed property would have good-sized living and outdoor amenity areas. On this basis, it is considered that the proposed development would provide satisfactory living conditions for occupants and would not be detrimental to their quality of life.
- 5.13 Residential Amenity
The Town Council and some local residents have objected to the proposal on the grounds of a loss of light and residential amenity. The proposed extension would be constructed in line with the profile of the existing dwelling. It is therefore considered that the extension would not create a material ‘overbearing’ effect or loss of light. It is noted that the first floor windows in the

new property would oblique views over the adjacent gardens. However, these views would be typical of those expected within well-established residential areas and thus would not materially prejudice privacy. Therefore, notwithstanding the concerns of the Town Council and local residents, it is concluded that the proposed development would not materially prejudice the residential amenities of nearby occupiers.

5.14 Transportation

The proposed development would include one parking space for the existing and proposed dwellings. In response to this the Town Council and local residents have objected to the proposal on the grounds of a lack of parking and a loss of manoeuvrability.

5.15 The Highways Authority have assessed the proposed development and they have concluded that the site is located within a sustainable location and therefore one space for each dwelling would not give rise to unacceptable levels of off-street parking that would be detrimental to highway safety and manoeuvrability. On this basis, it is concluded that the proposed development would not give rise to unacceptable transportation effects.

5.16 It is acknowledged that the relationship between the parking area for the new dwelling and the front door of the host dwelling would be somewhat confined. Nevertheless this type of arrangement can be observed elsewhere within the street scene where other households have installed hard standings across the frontages of their properties under their permitted development rights. Therefore, the applicant has a fall back position whereby they could create the hardstanding without the need for planning permission. On this basis, it is considered that the proposed parking area would be satisfactory in design terms and would not materially harm the character of the surrounding area.

5.17 Furthermore, Members should note that a one-bedroom property with no allocated parking would accord with the Council's parking standards and would not be harmful in highway safety terms. However, it would give rise to on-street parking that would increase the visual clutter in the street scene and could be harmful to the quality of life of local residents. Therefore, on balance, it is considered that the benefits of providing the proposed dwelling with its own allocated parking space would outweigh the harm caused by the confined nature of the proposed parking area.

5.18 Water Environment

The Council's Drainage Engineer has confirmed that the development would not have adverse drainage issues. However, it is recommended that a condition be attached to ensure that a scheme of drainage is agreed prior to the commencement of development. The scheme should incorporate sustainable means of drainage that ensure the development drains within its own curtilage and does not materially increase run-off on adjacent sites.

5.19 Outstanding Matters

It is noted that local residents have raised a number of other issues:

- *Inaccuracies within the application form and drawings*
It is noted that the local resident has raised concerns with regard to the accuracy of the Design & Access Statement and planning drawings. Notwithstanding these points, Officers have visited the site and have checked the accuracy of the submitted details and are satisfied that they allow a reasoned judgement to be made on the planning application.
- *Precedent*
All planning applications are considered on their own merits and therefore the grant of this planning application would not be considered a presumption in favour of similar applications at a future date.

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 residential development would be situated within the Bristol North Fringe Urban Area and within the curtilage of an existing dwelling. It is considered that this is an appropriate area for residential development. It is therefore considered that the principle of the proposed development would accord with PPS3 and policies H2 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.
 - b) The density of the proposed development would represent the most efficient use of land that is compatible with the site and its surrounds. The proposed development would therefore accord with PPS3 and policies H2 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.
 - c) The design and landscape impact of the proposed development has been fully assessed. It is considered that the development would achieve good standards of siting planning and design. This is because the siting, overall layout, density, form, scale, height, massing, detailing, materials, are informed by, and respect and enhance the character and appearance of the site and locality. The proposed development would therefore accord with PPS3 and policies D1, L1, H2 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.
 - d) The impact of the proposed development on nearby properties has been fully assessed. It is considered that the siting and layout of proposal would not result in a material loss of privacy or an overbearing effect. The proposed development would therefore accord with Policy H2 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.
 - c) The impact of the proposed development in terms of transportation has been fully assessed. It is considered that proposal would have satisfactory access and parking arrangements. The proposed

development would therefore accord with Policy T8 and T12 of the South Gloucestershire Local Plan (adopted) January 2006.

- d) The drainage arrangements of the proposed development have been fully assessed. It is considered that subject to a condition securing Sustainable Drainage Systems the proposal would be acceptable. The proposed development would therefore accord with Policy L17/L18 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. No development shall take place until drainage details have been submitted to, and agreed in writing by the Local Planning Authority. For the avoidance of doubt, the drainage details should incorporate Sustainable Drainage Systems (SuDs) for the disposal of surface waters. Where this is not practicable it must be demonstrated that an acceptable alternative means of surface water disposal is incorporated. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the proposed development has suitable drainage arrangements that would not have an unacceptable affect upon the water environment, and to accord to policies L17 and L18 of the South Gloucestershire Local Plan (adopted) January 2006.

3. Prior to the first occupation of the development hereby approved, the two parking spaces (as shown on Drawing: 'Proposed Plans and Elevations' Rev B dated 6th April 2011) shall be provided and thereafter retained.

Reason

To ensure the provision of satisfactory parking provision and to accord with policies D1, T8 and T12 of the South Gloucestershire Local Plan (adopted) January 2006.