



**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. 17/11

Date to Members: 27/04/11

Member's Deadline: 05/05/11 (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 you 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 – 27 APRIL 2011

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK11/0379/F	Approve with Conditions	Design House 26 South View Staple Hill South Gloucestershire BS16 5PJ	Downend	Downend And Bromley Heath Parish Council
2	PK11/0432/F	Approve with Conditions	Old Sodbury Football Club Badminton Road Old Sodbury South Gloucestershire BS37 6LX	Cotswold Edge	Sodbury Town Council
3	PK11/0583/F	Approve with Conditions	West Cottage West Littleton Road Marshfield Chippenham South Gloucestershire SN14 8JE	Cotswold Edge	Tormarton Parish Council
4	PK11/0595/F	Approve with Conditions	The Rosery Chesley Hill Wick South Gloucestershire BS30 5NE	Boyd Valley	Wick And Abson Parish Council
5	PK11/0691/AD	Approve	44 High Street Wick South Gloucestershire BS30 5QH	Boyd Valley	Wick And Abson Parish Council
6	PK11/0695/LB	Approve with Conditions	44 High Street Wick South Gloucestershire BS30 5QH	Boyd Valley	Wick And Abson Parish Council
7	PK11/0737/F	Approve with Conditions	Berrymead Barn Hall Lane Cold Ashton Bath South Gloucestershire BA1 9DE	Boyd Valley	Cold Ashton Parish Council
8	PK11/0759/F	Approve with Conditions	5 Heath Rise Cadbury Heath South Gloucestershire	Parkwall	Oldland Parish Council
9	PK11/0771/RV	Approve with Conditions	Tesco Metro Broad Street Staple Hill South Gloucestershire BS16 5NP	Staple Hill	None
10	PK11/0864/F	Approve with Conditions	52 Woodmancote Yate South Gloucestershire BS37 4LL	Yate Central	Yate Town
11	PK11/0903/F	Approve with Conditions	69 Hampden Close Yate South Gloucestershire BS37 5UP	Yate North	Yate Town
12	PK11/0938/F	Approve with Conditions	25 Bye Mead Emersons Green South Gloucestershire BS16 7DL	Emersons	Mangotsfield Rural Parish Council
13	PT11/0775/ADV	Approve with Conditions	2 Church Road Filton South Gloucestershire BS34 7AD	Filton	Filton Town Council
14	PT11/0778/F	Approve with Conditions	7 Nightingale Close Thornbury South Gloucestershire BS35 1TG	Thornbury North	Thornbury Town Council
15	PT11/0881/F	Approve with Conditions	1 Stones Cottages Dog Lane Hallen South Gloucestershire BS10 7RL	Almondsbury	Almondsbury Parish Council

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PK11/0379/F	Applicant:	Mrs Lisa Woodman
Site:	Design House 26 South View Staple Hill Bristol South Gloucestershire	Date Reg:	10th February 2011
Proposal:	Change of Use to part of the building from Institutional Use (Class B1) to Childrens Nursery use (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365631 176205	Ward:	Downend
Application Category:	Minor	Target Date:	5th April 2011



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PK11/0379/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of objections from a local resident; the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

1.1 The application relates to the former Kingswood District Council offices, located at the junction of South View and Hill House Road, Staple Hill. The main building is a substantial 2/3-storey construction with a single-storey extension and car park to the rear; vehicular access is from Hill House Road. The main building is currently vacant but the single-storey building is occupied by Premier Cables and does not form part of the application site, neither does the attic space of the main building. The location is predominantly residential in character; dwelling houses lie adjacent to the north and west of the site and to the east on the opposite side of Hill House Road; directly opposite the front entrance of the main building is Page Park.

1.2 It is proposed to change the use of the ground and first floors (221.5sq.m.floor space) of the main building to a Day Nursery (D1). The nursery would have sole use of the car park to the rear. The Nursery would have the potential to accommodate up to 60 children and provide employment for up to 14 staff. The proposed hours of operation are 07.30hrs – 18.00hrs Mon-Fri with no opening on Saturdays, Sundays or Bank Holidays. Any works to the building or grounds, required for the proposed change of use, would be cosmetic only.

1.3 The application is supported by a Travel Plan.

2. POLICY CONTEXT

2.1 National Guidance

PPG1 - General Policy and Principles

PPS4 - Planning for Sustainable Economic Growth

PPG13 - Transport

Ministerial Statement by The Rt. Hon Greg Clark MP 23 March 2011

2.2 Development Plans

Joint Replacement Structure Plan – Adopted Sept 2002

Policy 1 - Sustainable Development Objectives.

Policy 2 - Location of Development

Policy 54 - Car Parking Provision (Non-Residential)

The South Gloucestershire Core Strategy Pre-Submission Publication Draft March 2010

CS1 - High Quality Design

CS5 - Locality of Development

South Gloucestershire Local Plan (Revised Deposit Draft)

D1 - Achieving Good Quality Design in New Development

L1 - Landscape Protection and Enhancement

L17 & L18 - The Water Environment
EP1 - Environmental Pollution
EP2 - Flood Risk and Development
T7 - Cycle Parking
T8 - Parking Standards
T12 - Transportation Development Control Policy
E3 - Employment Development within the Urban Area
LC4 - Proposals for Educational and Community Facilities Within the Existing Urban Area and Defined Settlement Boundaries

- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Check List (SPD) – Adopted August 2007.

3. **RELEVANT PLANNING HISTORY**

There have been a number of historical applications relating to the former Council Offices but the following are considered most relevant to the current application.

- 3.1 K1864/6 - Change of use of existing Council Offices to Institutional Use
Approved 27 June 1983
- 3.2 K1864/9 - Formation of 13 space car park, construct vehicular access to highway.
Approved 7 March 1984

4. **CONSULTATION RESPONSES**

- 4.1 Downend and Bromley Heath Parish Council
No objection.

- 4.2 Other Consultees (including internal consultees of the Council)

Environmental Protection
No adverse comments

Ofsted Early Years
No response

Sustainable Transport
No objection subject to conditions.

Children and Young People
No objection in principle.

Other Representations

- 4.4 Local Residents
1no. letter of objection was received from the occupants of no.75 Hill House Rd. The concerns raised are summarised as follows:

- Increased traffic to detriment of highway safety.
- Increased noise and disturbance.

- Increased on-street parking.
- Close to busy crossroads and bus routes.
- No dropping off point.
- Double yellow lines around cross-roads.
- Existing businesses on site with limited parking.
- Existing covenants.

4.5 1no. letter of support has been received from the landlord of the building. The points in favour are summarised as follows:

- The current owners purchased the building in 1983 from Kingswood District Council. A condition of sale was to demolish the Council Chamber to provide more parking.
- Planning permission was granted in 1983 to retain the building subject to creation of appropriate access and parking facilities.
- A car park for 14 cars was subsequently provided.
- The building has been offices for 50 years and was last occupied for 10 years by a Driving Instructor College.
- The previous occupiers had 30 staff.
- Double yellow lines were installed around the nearby road junction 5 years ago.
- With the proposed Day Nursery use, the parking will be some 60% less than for the Driving Instructor College.
- Premier Cables occupy the single-storey building to the rear of the main building and would not be affected by the proposed Nursery use. The company has no deliveries other than post.
- Page Park opposite the site would be the main choice for the children to play.
- The building is well insulated and there will be no noise.
- The Nursery would have sole use of the car park for 14 cars. There is an electric gate at the entrance to ensure sole use.
- Parents would drop off children using the car park and walk through the site to the main building.
- There were previously temporary buildings in what is now the car park.
- Cars would park at 8.30a.m and leave at 5.00pm.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The use of the building is for B1 office use and in this respect the acceptance of a business use on this site has already been established. The site lies within the existing urban area and by virtue of Policy LC4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006, the proposed change of use is considered acceptable in principle, subject to compliance with the following criteria :-

A. Proposals are located on sites, which are or will be, highly accessible on foot or bicycle: and

- B. Development would not prejudice residential amenities: and
- C. Development would not have unacceptable environmental or transportation effects: and
- D. Development would not give rise to unacceptable levels of on-street parking to the detriment of the amenities of the surrounding area and highway safety.
- 5.2 These criteria are discussed in the following paragraphs. Furthermore Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of the South Gloucestershire Core Strategy Submission Draft Dec. 2010, seek to secure good quality design in new development.

Design Issues

- 5.3 The main building is an attractive landmark construction, occupying a prominent corner plot opposite Page Park; the single-storey extension to the rear is a later, rudimentary and more utilitarian affair. No substantial works to the building are required for the proposed conversion so the existing appearance of the building and grounds would remain the same. The scheme would therefore comply with Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of the South Gloucestershire Core Strategy Submission Draft Dec. 2010.
- 5.9 Impact Upon Residential Amenity
The site lies just outside the centre of Staple Hill but is in close proximity to a number of dwelling houses within Hill House Road and South View. The occupants of these dwellings would be likely to already experience a certain level of disturbance from the traffic using these roads and accessing the existing uses of the site. It is believed that the former Driving Instructor College attracted a higher level of traffic disturbance throughout the day than the proposed nursery would. The proposed hours of use are 07.30hrs – 18.00hrs Mon to Fri which are not excessive for a Day Nursery and could be controlled by condition; there would be no working on Saturdays, Sundays or Bank Holidays.
- 5.10 It is proposed that nearby Page Park would provide an ideal area to take the children to play; there may however be some noise disturbance from children playing in the side garden of the Nursery or using the walkway from the car-park next to no.26 South View, but given the age of the children, the small size of the garden, the boundary treatments and level of existing background noise, this should not have a significant impact. The applicants have indicated that they could erect a new acoustic fence on the boundary with neighbouring no.26 South View, which adjoins the garden and walkway; this again could be secured by condition.
- 5.11 The scale and form of the building would not alter and there would be no new issues of loss of privacy from overlooking. Any disturbance caused by parents dropping off or picking up children would most likely be confined to short periods at the beginning and end of the working day. Officers are also mindful that a Day Nursery in this location would make a positive contribution to the community and provide employment for up to 14no. members of staff. The

recent Ministerial Statement by the Rt. Hon. Greg Clark MP positively encourages Local Authorities to support applications that promote sustainable economic growth and jobs. The building can already be used for B1 office use, so officers are satisfied that on balance, the proposed change of use would not result in a significant adverse impact on residential amenity and would therefore accord with Policy LC4(B) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.12 Sustainable Transport

Given the extant (B1) use of the building, which could re-start at any time, and the traffic generation associated with it, there is no in-principle objection to the use of the building as a Day Nursery (D1). There are however some concerns about the suitability of the existing vehicular access for increased use as well as the adequacy of parking provision and manoeuvring space on the site.

5.13 There are 13no. spaces available in the car park and these would be used by staff, as well as parents dropping off/picking up their children. The access lane leading to the car park is 30m long when measured from the edge of the carriageway. The access is, for most part, single width and as such is not suitable for two-way traffic movements. Reversing vehicles at this location could present a problem for pedestrians, particularly given that the sight-line at the site entrance is partly obscured by a boundary wall to the north; there is also no segregated footway within the access lane. Ideally there should be adequate turning space within the site to allow vehicles to leave in forward gear.

5.14 The car park is limited to 13 spaces but potentially the Nursery could accommodate up to 60 children and 14 staff members. Officers consider that given the constraints on parking, access and manoeuvring, that the numbers of children attending the Nursery should be restricted by condition to no more than 48; traffic generation from the Nursery should then be similar for the extant office use; the applicant is prepared to accept such a condition. In arriving at this figure officers have taken account of the submitted Travel Plan in which it is proposed to stagger the times of arrival and departure of the children. The Travel Plan also highlights the sustainable location of the site and encourages both car sharing and sustainable forms of transport; there are bus stops right outside the site, which are served by regular services. Cycle parking and pushchair storage would be provided. Given that the applicant is an experienced operator of other Day Nurseries (Little Acorns) within the County, officers have confidence in the Travel Plan being implemented.

5.15 In view of all the above, the application is considered to accord with Policies T8, T12, LC4(C) and LC4(D) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and is therefore recommended for approval.

5.16 Landscape Issues

Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 seeks to conserve and enhance the character, quality, distinctiveness and amenity of the landscape. There are no significant landscape features in and around the site that would be adversely affected. The existing fence on the side boundary with no.26 South View is in a state of disrepair and would benefit by being replaced with an acoustic fence (see. Para.5.10 above). Subject to a

condition to secure this fence, officers consider that the scheme would accord with Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.17 Drainage and Environmental Issues

The proposal would utilise an existing building, which does not lie within a flood zone. It is proposed to utilise the existing sewer and surface water drainage systems. The scheme would therefore accord with Policies EP1, EP2, L17 & L18 and LC4(C) of the South Gloucestershire Local Plan (Adopted) 6th Jan 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 development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.

1. Consideration has been given to the impact of the proposal on residential amenity in terms of increased noise and disturbance and is considered to accord with Policies LC4 and EP1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

2. Consideration has been given to the transportation impacts of the proposal which is considered to accord with Policies LC4, T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

3. The scheme has been assessed against the design principles contained within Policy D1 of the South Gloucestershire Local Plan and Policy CS1 of the South Gloucestershire Core Strategy Submission Draft Dec 2010.

4. The scheme would not adversely affect the character and amenity of the landscape and accords with Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

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

7. RECOMMENDATION

- 7.1 That planning permission be GRANTED subject to the conditions listed below.

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason

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

2. The use hereby permitted shall not be open to customers outside the following times : 07:30hrs to 18:00hrs Monday - Friday incl. with no opening on Saturdays, Sundays or Bank Holidays.

Reason

In the interests of residential amenity in accordance with Policy LC4 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

3. The use hereby approved shall at all times be carried out in full accordance with the Travel Plan dated 4 April 2011. The travel plan shall be made available to each customer and employee of the Day Nursery.

Reason

To promote sustainable modes of travel and in the interests of highway safety in accordance with Policies T12 and LC4 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

4. Prior to the first use of the building for the purposes hereby approved, a plan indicating the positions, design, materials and type of any new fences or boundary treatments to be erected on the site, shall be submitted to the Local Planning Authority for approval. The plan shall include details of an acoustic fence to be erected on the boundary with neighbouring no.26 South View. The boundary treatment shall be completed in full accordance with the approved details and before the first use of the building for the purpose hereby permitted.

Reason 1

To protect the character and appearance of the area to accord with Policies LC4/D1/L1 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS1 of the South Gloucestershire Core Strategy Submission Draft Dec 2010.

Reason 2

To protect neighbouring residential amenity in accordance with Policies LC4 and EP1 of the South Gloucestershire Local Plan (Adopted) Jan 2006.

5. The number of children attending the Day Nursery hereby approved at any one time, shall be restricted to no more than 48no.

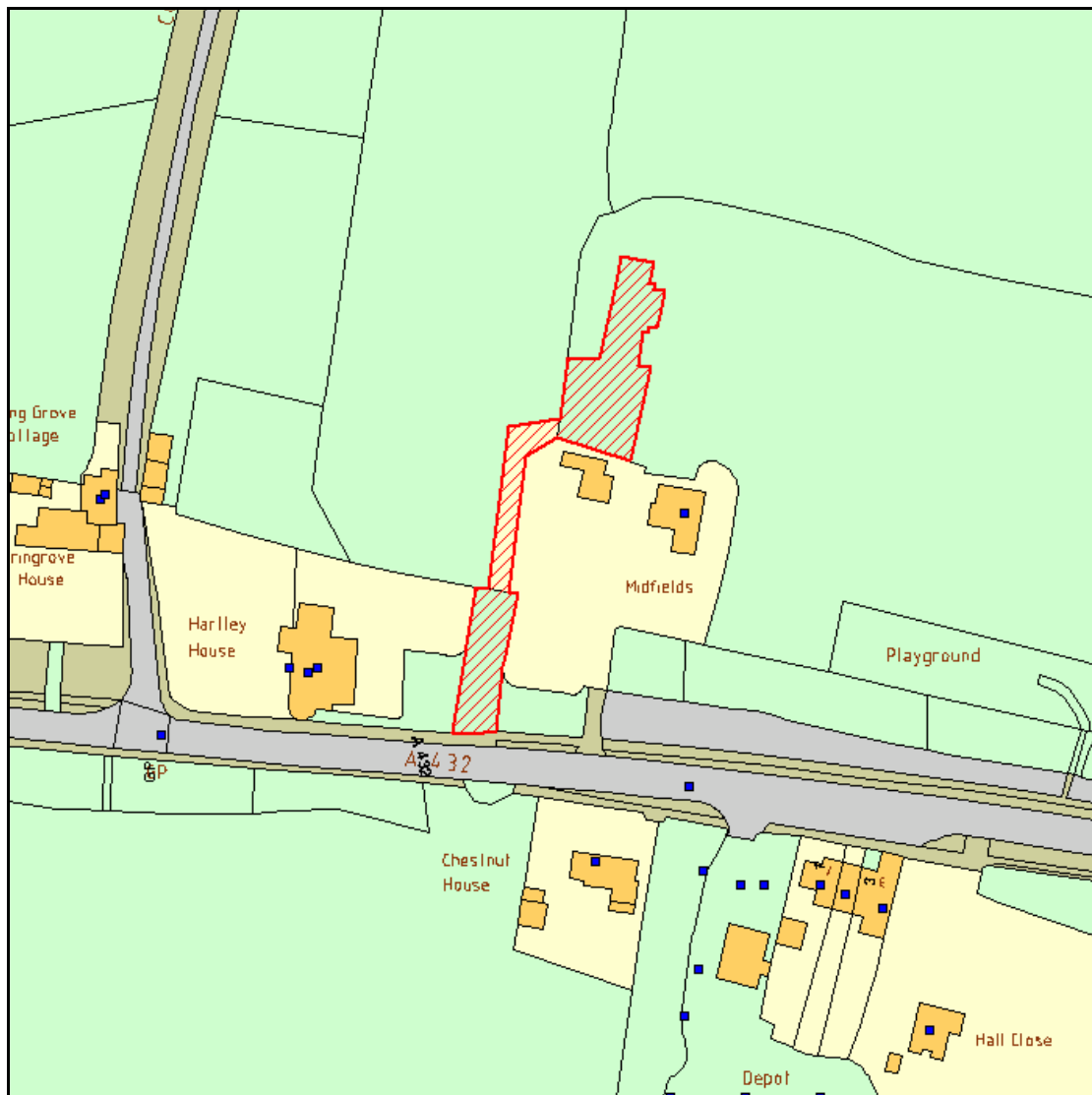
Reason

In the interests of Highway safety in accordance with Policies LC4 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

ITEM 2

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PK11/0432/F	Applicant:	Mr Walker
Site:	Old Sodbury Football Club Badminton Rd Old Sodbury South Gloucestershire	Date Reg:	18th February 2011
Proposal:	Erection of single storey building to provide changing rooms with access and associated works.	Parish:	Sodbury Town Council
Map Ref:	375043 181574	Ward:	Cotswold Edge
Application Category:	Minor	Target Date:	13th April 2011



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PK11/0432/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of an objection from a local resident, the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 It is proposed to erect new changing rooms for Old Sodbury Football Club. The Football Club currently change in the Village Hall and have to walk some 300 metres to the pitch, which is located in a field outside the village and adjacent to the A432 Badminton Road. It is also proposed to upgrade an existing vehicular access into the site from Badminton Road and create a parking area for 8 cars, next to the changing rooms. Match day parking for approximately 10 cars currently takes place at nearby David James and Partners offices at Hartley House. The site lies in open countryside within the Cotswolds AONB, close to the northern edge of the Bristol/Bath Green Belt.
- 1.2 The existing playing field is bounded to the south by a children's playground and further west by 'Midfields' a large dwelling house. The field is generally enclosed by high hedgerows.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 - Delivering Sustainable Development
PPG13 - Transport
PPG17 - Sport and Recreation

2.2 Development Plans

The Joint Replacement Structure Plan

Policy 17 - Landscape Areas, AONB
Policy 43 - New Recreational Facilities

South Gloucestershire Local Plan (Adopted) January 2006

D1 - Design
L1 - Landscape Protection and Enhancement
L2 - Cotswolds AONB
L9 - Species Protection
L17 & L18 - The Water Environment
EP1 - Environmental Pollution
GB1 - Green Belt
T7 - Cycle Parking
T8 - Parking Standards
T12 - Transportation Development Control Policy for New Development
LC5 - Proposals for Outdoor Sports and Recreation Outside Existing Urban Areas and Defined Settlement Boundaries

South Gloucestershire Core Strategy -Submission Draft (December 2010)

CS1 - High Quality Design

- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Check List SPD (Adopted) Aug 2007.

3. **RELEVANT PLANNING HISTORY**

- 3.1 None

4. **CONSULTATION RESPONSES**

- 4.1 Sodbury Town Council
No objection

- 4.2 Other Consultees [including internal consultees of the Council]

National Playing Fields
No response

Sport England

The site forms a playing field and as such Sport England has considered the proposal in the light of its playing fields policy. Sport England are satisfied that the proposal meets one of the exceptions of the above policy in that:

E.2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

The proposed development would result in an improved level of sport and recreation provision in the area, and Sport England would therefore wish to lend its support in principle to the application.

Landscape

No objection subject to a condition to secure the submission of a planting plan.

Sustainable Transport

No objection subject to conditions to restrict the number of football matches to 20 per season.

Other Representations

- 4.3 Local Residents

1no. e.mail of objection was received from the occupant of nearby 'Midfields'. The concerns raised are summarised as follows:

- Loss of amenity.
- Car parking likely to become more widely used for parking for non-football uses.
- Loss of property value.
- Questionable need.
- Dangerous vehicular access onto Badminton Road – poor visibility.

1no. e.mail of support has been received from the School Business Manager, Old Sodbury CE Primary School. The comments are summarised as follows:

- The school currently uses the site for games and the use of the changing rooms would be very helpful, particularly access to a toilet.
- The football club would also make available a small amount of storage space for PE equipment.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of The South Gloucestershire Core Strategy Submission Draft Dec 2010 both seek to secure high quality designs in new development. The site is an existing football pitch, which lies in the open countryside and Policy LC5 of the Local Plan permits the development, expansion or improvement of outdoor sports and recreation facilities outside the urban area and boundaries of settlements subject to the following criteria:

5.2 **A. Proposals for facilities which are likely to be major travel generators are located on sites which are highly accessible by public transport, on foot and by bicycle; and**

5.3 Old Sodbury are a small village football club playing in the local amateur leagues and as such the proposed facility would not be a major travel generator. The site is however accessible on foot from the village or by bicycle. There is a bus route along Badminton Rd and bus stops lie close to the site.

5.4 **B. Development would not in itself, or when considered with other recent or proposed sports and recreation developments in the immediate locality, have an unacceptable effect on the character and diversity of the landscape; and**

5.5 The site lies in open countryside within the Cotswolds AONB and to the north of Badminton Road, Old Sodbury. The site comprises an open level field, in part set out and maintained as a football pitch and the field is enclosed by existing native hedgerows to the north, east and western boundaries. The garden boundary of the adjacent dwelling, 'Midfields', abuts the southern boundary of the site. Views of the site are obscured from Badminton Road by this dwelling and associated garden vegetation. A newly stoned track provides access to the site, via a metal farm gate. There are a number of mature trees within the boundary hedgerows, none of which would be affected by the proposals.

5.6 The proposal needs to primarily be assessed in accordance with Policy L2; Cotswolds AONB. The policy states that; 'Development which would harm the natural beauty of the Cotswolds AONB will not be permitted'. The policy at para. 4.30 goes on to state that: 'It is recognised that appropriate small-scale development essential to meet the social and economic needs of the communities within the AONB may be required. Where development is proposed it will be subject to rigorous examination of its environmental implications and must conform to Policy D1 regarding design.'

- 5.7 The 'low-key' design of the building and natural surfacing to the access track and parking area is considered acceptable in this location and the existing hedgerow vegetation would mitigate views from the wider landscape beyond the site, including the Green Belt to the south.
- 5.8 Policy L2 4.32 seeks to enhance the character and quality of the landscape with appropriate enhancement measures. In accordance with this, there is an opportunity to introduce native planting to reinforce the existing hedgerows and notably the southern boundary, to increase the level of screening of views from the neighbouring property. Subject to securing by condition the submission of a planting plan, the scheme is considered to comply with Policy L2, L1, GB1 and LC5(B) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.9 **C. Development would not have unacceptable environmental or transportation effects; and**
- 5.10 The application is for the erection of new changing rooms for Old Sodbury Football Club. The current use of the land (i.e. playing field) would remain unchanged and the existing use would not be intensified. The applicant confirms that the new changing room would be utilised during the football season. According to the applicant's "design and access" statement, currently the players changing facilities are remote from the pitch.
- 5.11 A local resident has objected to the application on the basis of highway issues including visibility from the site access onto Badminton Road and road accidents. Members are advised that access is an existing vehicular access to the site and there is no reason to think that this access is not in use at the present time. Having visited the site, the highways officer confirms that there is a speed restriction of 40mph in operation along this section of Badminton Road. Officers are however satisfied that there is acceptable visibility from the site access on to Badminton Road, when the visibility distances are measured in accordance with the visibility guidance.
- 5.12 It is acknowledged that there have been a number of accidents along this section of Badminton Road, some of which are attributed to speeding traffic. None of the accidents however are directly related to this existing access. In traffic terms – it must be noted that there is an existing vehicular access at this location and that there is also an existing playing field, which could be used (regardless of a new changing room or not). Officers are therefore of the view that the proposal for the new changing room would not necessarily intensify the use of this site.
- 5.13 The applicant indicates that the proposed new car park would provide 7 parking spaces and 1no disabled parking space on the site. There is sufficient space on site for vehicles to turn around in order to use the site access in forward gear. In the "design and access" statement, the applicant confirms that there is also an arrangement in place between Old Sodbury FC and David James and Partners, where the nearby car park located at Hartley House, Badminton Road is utilised for vehicular parking on match days for up to 10no. cars, this arrangement would continue. The officer is satisfied with the level of parking as proposed.

The site is also accessible by public transport and there is a bus stop very close to the site access.

- 5.14 In view of all the above therefore, it is considered unreasonable to raise highway objections to this application in this case. Nevertheless, given the highway situation, it is considered reasonable and necessary to impose a condition to restrict the number of home games played by the football club to no more than 20 per season. Subject to this condition the scheme is considered to accord with Policies T8, T12 and LC5(C) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.15 **D. Development would not unacceptably prejudice residential amenities; and**
- 5.16 The only property likely to be affected would be 'Midfields' that lies adjacent to the access and existing playing field. The existing boundary treatments are such that there would be views of the proposed building and new car park from the northern elevation of 'Midfields'. The occupant of 'Midfields' has raised particular concern about the car park being used for non-football uses. Concerns have also been raised about possible loss of house value; the need for the new facility has also been questioned.
- 5.17 Whilst there is no right to a view, the outlook to the north of 'Midfields' is currently that of the open field and hedgerows. Whilst this outlook would be affected by the new proposal, the new building is not considered to be unsightly and the planting scheme to be secured by condition would to some extent mitigate for any loss of visual amenity.
- 5.18 The impact of development on property values is not in fact a material consideration in the determination of planning applications. The existing changing facilities are remote from the pitch and this is clearly an unsatisfactory situation. Sport England supports the scheme, which has been designed to comply with their technical guidelines. The scale of development has however been kept to a minimum within those guidelines. Officers consider that the new facility would enhance the viability of the football club for future years to come.
- 5.19 Notwithstanding the aforementioned condition to restrict the number of home games played by the football club to no more than 20 per season, a further condition can be imposed to ensure that the car park is used solely in conjunction with the purpose of the development. Subject to these conditions, officers are satisfied that there would be no significant adverse impact on residential amenity.
- 5.20 **E. Development would not give rise to unacceptable levels of on street parking to the detriment of the surrounding area and highway safety; and**
- 5.21 The existing parking provision at Hartley House (10 spaces) would be retained as well as the additional 8no. car parking spaces proposed in the new car park, next to the changing rooms. The use of the football pitch would not intensify but the parking provision would be enhanced. This criterion is therefore considered to be satisfied.

- 5.22 **F. Any external lighting or advertisements would not result in the unacceptable loss of amenity, nor constitute a road safety hazard.**
- 5.23 A further condition can be imposed to secure submission and approval of any external lighting. Advertisements or signs would be subject to the usual controls through advertisement consent.
- 5.24 Policy LC5 also requires that; 'New buildings will only be permitted where the conversion or re-use of existing buildings is not practical and where they are essential for and proportionate to the use of the land for outdoor sport and recreation'.
- 5.25 There are no existing buildings on the site that could be re-used and the proposed development is no bigger than it absolutely needs to be. Given the complete lack of changing facilities on the site and the remoteness of the Village Hall, officers consider that the proposal is an essential facility for the existing use of the land as a playing field.
- 5.26 Ecology
The land is already utilised as a playing field and no protected species would be affected by the proposal. Wildlife habitat would not be affected but would be enhanced by the additional planting secured via the planting scheme. The proposal therefore accords with Policy L9 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.27 Environmental Issues
Earlier objections by the Council's Drainage Engineer have been overcome by submission of a revised plan to show foul disposal to the main sewer. The scheme therefore now accords with Policies EP1, L17 & L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 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 development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.

1. Consideration has been given to the design of the scheme which is considered to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of The South Gloucestershire Core Strategy Submission Draft Dec 2010.

2. The impact of the proposal on the natural beauty of the Cotswolds AONB, landscape in general and visual amenity of the Green Belt has been considered and would accord with Policies L1, L2, LC5(B) and GB1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
 3. The scheme has been found to have no significant adverse impact on residential amenity in accordance with Policy LC5(D) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
 4. The proposal would not be a major travel generator and being close to a village and on a bus route is in a reasonably sustainable location in accordance with Policy LC5(A) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
 5. The scheme has been assessed in terms of its access facilities, traffic generation and parking provision and found to be in accordance with Policies T8, T12 and LC5(A), LC5(C) and LC5(E) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
 6. The proposal has been assessed in terms of its environmental impacts and would accord with Policies EP1, L17 & L18, and LC5(C) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
 7. The proposal would have no adverse implications for protected species in accordance with Policy L9 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission be GRANTED subject to the conditions listed on the Decision Notice.

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason

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

2. 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 and Policy CS1 of The South Gloucestershire Core Strategy Submission Draft Dec 2010.

3. Prior to the commencement of development details of any floodlighting and external illuminations, including measures to control light spillage, shall be submitted to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To minimise light pollution in the interests of the character of the area and to protect the natural beauty of the Cotswolds AONB in accordance with Policies LC5 (B), EP1, and L2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

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

Reason

To protect the amenities of the occupiers of nearby residential property in accordance with Policy LC5(D) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

Reason 2

To protect the appearance and character of the landscape and to preserve the natural beauty of the Cotswolds AONB in accordance with Policies L1, L2, GB1 and LC5(B) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Reason 1

To screen the development in order to protect the amenities of the occupiers of nearby residential property in accordance with Policy LC5(D) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

6. The off-street parking facilities shown on the Proposed Site Plan no. CA/0934/02 Rev B received 8 March 2011 hereby approved shall be provided before the building is first used, and thereafter retained and used only in conjunction with the buildings purpose as a sports pavilion.

Reason 1

To protect the amenities of the occupiers of nearby residential property in accordance with Policy LC5(D) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Reason 2

To ensure a satisfactory provision of parking facilities in the interests of highway safety and the amenity of the area and to accord with Policies T8, T12 and LC5(E) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

7. The number of home football matches played by the club or clubs using the changing rooms and car park hereby approved shall not exceed 20 per season.

Reason 1

To prevent an over intensification of use of the access in the interests of highway safety in accordance with Policies T12 and LC5(C) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

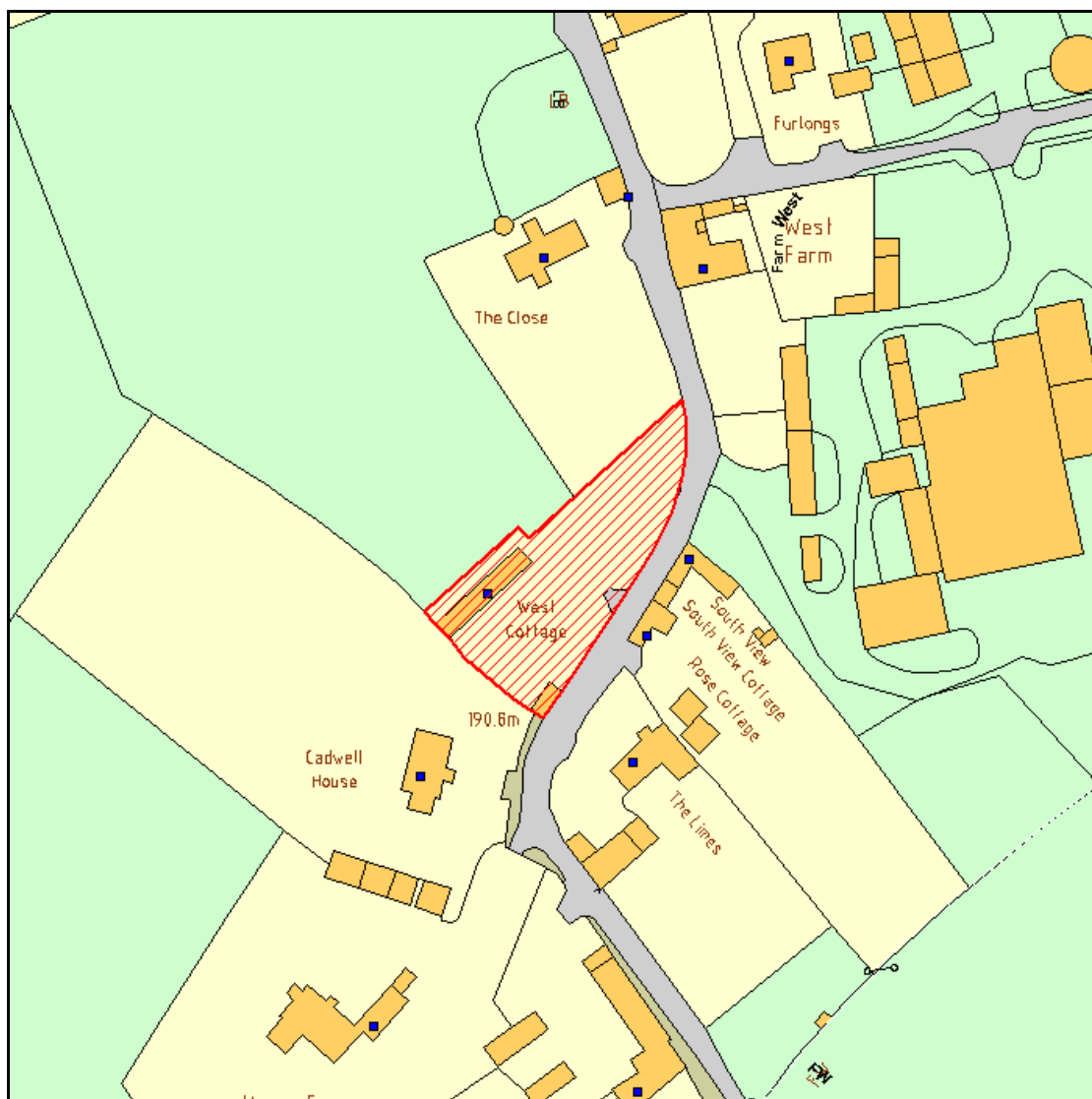
Reason 2

To prevent an over intensification of the use of the car park and access in order to protect the amenities of the occupiers of nearby residential property in accordance with Policy LC5(D) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

ITEM 3

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PK11/0583/F	Applicant:	Mr T Phillips
Site:	West Cottage West Littleton Road Marshfield Chippenham South Gloucestershire	Date Reg:	28th February 2011
Proposal:	Alterations to existing roofline and erection of single storey front extension to provide additional living accommodation.	Parish:	Tormarton Parish Council
Map Ref:	376123 175313	Ward:	Cotswold Edge
Application Category:	Householder	Target Date:	20th April 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated schedule due to the receipt of several letters of objection from local residents.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of a single storey front extension at West Cottage, Marshfield. The proposed single storey extension would measure 4.3 metres wide by 4 metres in depth and would have an overall height to ridge of 3.8 metres.
- 1.2 The property is a two storey detached dwelling and is located within the village of West Littleton, within the open countryside. The site is also within the West Littleton Conservation Area
- 1.3 During the course of the application amended plans were received reducing the scale of the front extension and omitting the front dormers.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS5 Planning for the Historic Environment
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
L12 Conservation Areas
T8 Parking Standards
- South Gloucestershire Core Strategy, submission Draft December 2010
CS1 High Quality Design
CS9 Environmental Resources and Built Heritage
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 P96/2008 Erection of two storey front extension
Approved August 1996
- 3.2 P97/2415 Erection of single storey rear extension
to form replacement store.
Approved November 1997
- 3.3 PK01/1845/F Change of use of land from agricultural

to residential curtilage and demolition and repositioning of boundary wall.
Approved September 2001

- 3.4 PK03/0839/F Erection of front conservatory
Refused May 2003
- 3.5 PK03/2368/F Erection of front conservatory
Approved September 2003

4. CONSULTATION RESPONSES

- 4.1 Tormarton Parish Council
No comment on the application
- 4.2 Marshfield Parish Council
No comment on the application
- 4.3 Conservation Officer
No objections to the amended plans
- 4.4 Public Rights of Way
No objections

Other Representations

- 4.5 Local Residents
Two letters of response have been received from local residents raising the following concerns:
- Dormers are highly visible and out of keeping with the vernacular style in the village
 - There are examples of dormers in the vicinity, all of which are stone build and all given permission before the village became a conservation area.
 - First floor rooms were never historically located in the roof as stated in the application
 - No south elevation has been included despite this being an elevation affected by the proposal
 - Extension dominates the eastern side elevation obscuring much of the existing property and existing two storey extension.
 - Extension would be very obvious from public view
 - Clumsy in design with a mix of unconnected opening of varying styles and design.
 - Mix of solid doors and large areas of glazing is neither modern or traditional in design
 - Question the need for the extension
 - Eaves and ridge height to match the existing wings makes the massing of this end of the building prominent.

- Given its location, it would appear that the proposal would not entirely satisfy the aim of providing a main entrance visible to visitors.
- The property is highly visible, a hedge is a fairly transient landscape feature and if removed would result in the site being extremely visible.
- No landscape plan has been included
- Changing windows to timber is positive.
- Do the works that have been carried out fall within the permitted development rights, the changes aren't small scale?
- Large number of new windows on rear elevation
- Slight inaccuracy in the drawing as there is a rear roof light, not shown on either plans.
- Rear wall of the single storey extension has been moved out to the north at some point
- The house was sold last year as a three bedroom dwelling, alterations have rendered it a two bedroom house.
- Obvious that the property will be a four bedroom dwelling.
- The cumulative effect of several developments has led to a substantially larger building and has increasingly altered the character.
- Can future permitted development rights be withdrawn?
- Increase in height of windows would result in overlooking
- It is felt an element of the original cottage should be preserved.
- The whole development is very visible, there is a public right of way to the immediate side of the property.

Following the re-consultation the following comments were received from two local residents.

- No objections but it would appear that there is a new roof opening which is not shown on the plans.
- Loss of the dormers is welcome
- Concerns regarding the design of the front extension still stand
- It has been noted that renovations to the building have resulted in the ridge height of existing extension is now being higher but this is not shown on the plans
- Ongoing cumulative changes continue to detract from the nature and character of the original building

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises that extensions should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space.

5.2 Residential Amenity

The application property is located a sufficient distance away from the neighbouring properties to ensure that the proposal does not result in any

overbearing impact. Furthermore the proposal is not considered to result in any overlooking or loss of privacy, this is especially the case given the omission of the front dormers. In addition, there are no concerns relating to loss of daylight/sunlight and sufficient garden space would remain to serve the property. Therefore the impact on residential amenity is subsequently deemed acceptable.

5.3 Design and Impact on the Conservation Area

The site lies within the Cotswold AONB as well as the West Littleton Conservation Area, and the cottage is, by virtue of its age and character, deemed to be a heritage asset as defined by PPS5. The building appears to be of early 19th century date and remained largely unaltered until the late 20th century when a series of two storey and single storey extensions were added. Notwithstanding these the building still retains much of its character as a simple traditionally detailed dwelling appropriate to the character of the conservation area and AONB.

The initial proposal involved the raising in height of three windows to the front elevation and their replacement by three dormers which were proposed to be traditionally detailed Cotswold dormers with rendered front panels, and the erection of a further single storey extension to the previously approved and constructed 20th century extension at the north end of the cottage. It was considered that the proposal to erect three dormers on the front elevation would, by virtue of their scale, detailing and spacing, detract from the character and significance of this historic asset and the conservation area. As such the applicant has revised the plans and omitted the installation of the dormer windows.

The proposed front extension would extend off an existing single storey side projection. Whilst the proposal would extend 4 metres in depth it would be set back behind the existing two storey front projection. Whilst it is accepted that the property has been extended in the past, the proposal is considered to be in proportion and subservient to the existing dwelling, furthermore given the large plot in which the dwelling is situated, in combination with the various property design and sizes in the vicinity, it is not considered that the proposal would be harmful to the character and appearance of the main dwelling and surrounding area.

The proposal would be natural stone and clay tiles to match the existing, as such it is considered that the proposal would integrate well with the existing dwelling. Whilst several alterations have occurred, it should be noted that the insertion of the windows and roof lights are permitted development and as such do not require planning permission. It has been brought to Officers attention that the ridge height of the existing side protrusion has been raised, the plans have been amended to show this alteration and it has been assessed as part of the current application. this alteration is modest in scale and is not considered to result in any demonstrable harm to the character and appearance of the dwelling.

Notwithstanding the suggestion in the application and supporting information that the building is screened from public views by the leylandii along the road frontage, the proposed extension will be clearly visible from the public highway. The initial

plans have been amended reducing the width of the proposed front extension to allow a steeper more traditional pitched roof closer to that of the main house, and reducing the glazed opening to the front gable to a single door. It is therefore considered that the proposal would retain the character and significance of the conservation area and heritage asset. As such subject to the attachment of a condition to ensure that details of the materials and finish are approved in writing prior to the commencement of development there are no objections to the design of the proposal.

5.4 Parking and Highway Safety

The application proposes a front extension. Whilst it is accepted that this would reduce the available land for off street parking, it is considered that there is still ample space for several cars to park on the driveway and within the curtilage of the dwelling. Therefore the parking provision would remain in compliance and within the Councils required parking standards.

5.5 Public Rights of Way

The proposal is unlikely to affect the nearest public right of way reference LTO/29/10, as such there are no objections to the proposal.

5.6 Other Issues

The concerns regarding the internal layout of the proposal have been noted, it is however considered that there is ample space for several cars to park within the curtilage of the property, as such no concerns could be raised regarding the potential conversion of the property from a 2 bedroom dwelling to a 3 or 4 bedroom dwelling.

Having looked at the council's aerial photos of the site it is apparent that the side extension protruded to the rear of the existing main dwelling in 2005 it is likely that the extension has been in place longer than this however the archive pictures pre 2005 do not show a clear image of the property, however it is clear that the structure has been in place for more than 4 years this is immune from enforcement action.

Whilst it has been requested that the permitted development rights be removed for the property, it is not considered that this would be reasonable, given the location of the dwelling set within a large plot of land in combination with the fact that the proposal is for an extension only.

Whilst no landscaping plan has been submitted, given that the scale of the proposal, it is not considered that a landscaping scheme is necessary in this instance.

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 extension is of an appropriate standard in design and reflects the character of the main dwelling house and surrounding properties. In addition, the proposal would preserve the character and appearance of the conservation Area. Furthermore the extension would not harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact and the parking provision would remain in compliance with Policy T8. As such the proposal accords with Policies D1, L12, T8 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.

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

7. RECOMMENDATION

7.1 That the application be approved for the following reasons.

Contact Officer: Kirstie Henshaw
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

2. Sample panels of masonry, demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason

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

3. Prior to the commencement of development full details comprising plans at a scale of 1:20 of the following items shall be submitted to and agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the agreed details.
 - (a) windows and doors
 - (b) eaves, verge and ridge details

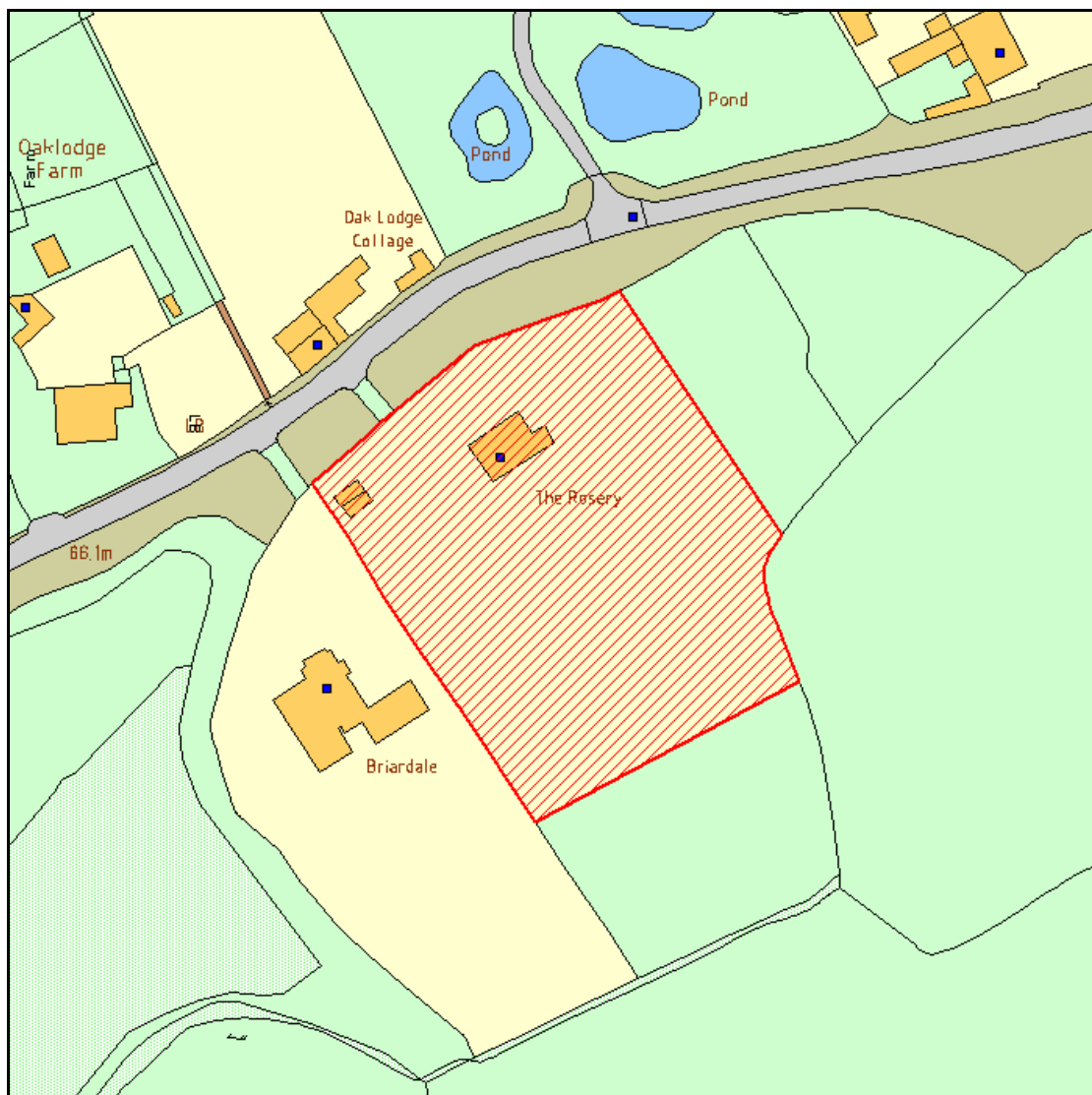
Reason

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

ITEM 4

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PK11/0595/F	Applicant:	Mr M Palmer
Site:	The Rosery Chesley Hill Wick South Gloucestershire	Date Reg:	15th March 2011
Proposal:	Conversion of existing garage/store to form residential annexe ancillary to main dwelling. (Retrospective).	Parish:	Wick And Abson Parish Council
Map Ref:	368841 173490	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	6th May 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated schedule due to the receipt of several letters of objection from neighbouring residents and an objection raised by the parish council.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the conversion of an existing garage within the grounds of The Rosery, Wick, to form a 2 bed residential annex. The conversion has already taken place, external alterations included the installation of roof lights on the front elevation and the replacement of the garage door with glazing. No increase in footprint has taken place.
- 1.2 The application property is a substantial detached bungalow and is located outside of the settlement boundary of Wick, within the open countryside. The site is also located within the Bristol/Bath Green Belt.
- 1.3 A condition attached to the original consent for the garage reference P98/4086, states that the garage should only be used for the garaging of private motor vehicles and for other purposes incidental to the enjoyment of the dwelling house.
- 1.4 During the course of the application amended plans were submitted to show the roof lights correctly positioned.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2 Green Belts
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
GB1 Green Belts
H5 Residential Conversions..and re-use of Buildings for Residential Purposes.
T8 Parking Standards
T12 Transportation Development Control Policy

South Gloucestershire Core Strategy, submission Draft December 2010
CS1 High Quality Design
CS9 Environmental Resources and Built Heritage
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.

3. **RELEVANT PLANNING HISTORY**

- 3.1 P98/4086 Erection of side extensions and alterations to roof to accommodate 2no. dormer windows. Erection of detached garage. Approved March 1998
- 3.2 P99/4720 Retention of detached garage
Approved December 1999

4. **CONSULTATION RESPONSES**

- 4.1 Wick and Abson Parish Council
Strongly object to the proposal as it is inappropriate development in the Green Belt. The original permission (P99/4720) conditions restricted future use to garaging and domestic storage; Potentially approval of this scheme could lead to another application for a garage/garages to both 'properties'; concerns that given permission this second dwelling may eventually be separated from the original site.
- 4.2 Sustainable Transport
No objections

Other Representations

- 4.3 Local Residents
Three letters of objection have been received from local residents stating the following concerns:
- The property is being used as a separate dwelling not an annexe.
 - The drawings are incorrect, the position is incorrect and no rooflights are shown
 - Two bedrooms overlook the front garden of Brairdale resulting in a significant loss of privacy
 - Roof lights enable direct views towards front rooms in Brairdale resulting in inter-visibility.
 - The existing garage harms the openness of the green belt.
 - Alterations to the building have already been undertaken without planning permission
 - The garage doors replaced by floor to ceiling glazing significantly increases the domestic appearance of the building.
 - The rosary have consistently not complied with planning conditions or built in accordance with planning approvals
 - The garage will not be used as a residential annex but will continue to be occupied as an independent dwelling, contrary to GB1

- Continued residential use will increase pressure to erect domestic paraphernalia, which would harm the openness and visual amenity of the Green belt.
- Paraphernalia could not be controlled through planning conditions.
- Continues use of garage as an independent dwelling would be contrary to policy H3
- Objected to the building of the garage, which was approved
- When originally constructed the garage was not situated correctly
- There is another example of a converted garage on Chesley Hill being granted retrospective planning permission.
- Does not comply with limited development authorised in the green belt.
- A two bedroom detached bungalow is not ancillary.
- Ancillary accommodation does not include provision of sleeping arrangements
- Original application was subject to a condition preventing alternative uses (P99/4720)

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policies H4 and H5 of the South Gloucestershire Local Plan (Adopted) 2006 allow for the conversion of buildings within the residential curtilage, provided that the proposal respects the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, does not prejudice the amenities of nearby occupiers, and does not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space. The site is also located within the Bristol Bath Green Belt, as such the proposal much comply with Policy GB1.

5.2 Design / Visual Amenity

The application proposes to regularise the conversion of the garage to form a 2 bedroom detached annex. The effect of this proposal in design terms is the replacement of the garage door with a large glazed door and the installation of front and rear elevation roof lights. The garage is located within the curtilage of The Rosery behind the existing front boundary fence and trees and shrubs. The front of the garage faces the driveway area of the property, as such the alterations are not highly visible from the public realm. The proposal does have a domestic appearance but given its location within a domestic curtilage and the residential use of the building, this is not considered to result in any demonstrable harm. Given that there is no change in footprint and that the garage is partially screened from the road, it is therefore considered that the proposal would not be harmful to the character and appearance of the principal dwelling and street scene.

5.3 Residential Amenity

The conversion has entirely occurred within the existing garage which is detached from the main property. The addition of the glazing and roof lights to the front of the property, in place of the existing garage door is not considered to have any impacts upon existing residential amenities in the vicinity, this is

especially the case given the orientation of the building and the fact that the main windows overlook the grounds of The Rosery. Concern has been raised by neighbouring residential properties that the rear roof light would result in overlooking. This rear rooflight serves a landing and is a sufficient height above floor level to ensure that little overlooking can occur. The building is located over 20 metres away from the front elevation of the neighbouring dwelling, Briardale, as such, whilst it is accepted that the roof light has resulted in perceived overlooking, given that it serves a non habitable room and is a significant distance away from the neighbouring dwelling, it is considered a refusal reason on overlooking, inter-visibility and loss of privacy grounds could not be substantiated or justified at appeal.

No increase in footprint has occurred, as such, it is not considered that the proposal would result in any overshadowing or overbearing effect on the neighbouring dwellings. Further, sufficient garden space remains to serve the main dwelling. A condition would be attached to any permission outlining that the garage must be used as an annex to The Rosery and not as a separate residential unit. Therefore the impact on residential amenity is subsequently deemed acceptable.

5.4 Parking and Highway Safety Implications

The application proposes the conversion of the garage, leaving the driveway as the only off road parking for the dwelling. It is considered that there is space for several cars to park on the driveway for both the main dwelling and the annexe. Therefore the parking provision would remain in compliance and within the Councils required parking standards. Further, with no objections from the Councils Transportation Officer the proposal is considered acceptable.

5.5 Impact on the Green Belt

The proposed development does not strictly fall within the limited categories of development considered appropriate in the Green Belt, however the approach taken is that the proposal should be considered as an extension would be considered, this is based on the fact that the building is residential and situated within the residential curtilage. As such Policy GB1 and PPG2 allow for alterations provided that they do not result in a disproportionate addition over and above the size of the original building.

No extensions to footprint are proposed and the conversion has occurred entirely within the existing garage which was initially granted planning permission in 1998, a later application was approved in 1999 regularising the location and dimensions of the garage. Given that the building is in place and the proposal is for the conversion only, it is not considered that the internal conversion has any impact on the openness of the Green Belt. Furthermore it is not considered that the external alterations which include the installation of roof lights and the front glazing would have any significant impact on the visual amenity of the Green Belt.

Concern has been raised that the proposal would increase pressure to erect domestic paraphernalia, which would harm the openness and visual amenity of the Green Belt. Whilst it is accepted that residential paraphernalia can not be controlled through planning conditions, the building is situated within the

residential curtilage of The Rosery and would be used ancillary to the main dwelling. As such it is not considered that the proposal would result in any significant increase in domestic paraphernalia over and above the needs of the existing dwelling.

5.6 Other Issues

Concern has been raised that the garage is being used as a separate residential unit and that should planning permission be granted for the annexe, the building will continue to be used as a separate property. On visiting the site it was apparent that the building is not currently being used as a separate dwelling, furthermore the applicant has confirmed that the annexe would be used by family and friends only and it does not have separate utility bills.

The application is for the building to be used as an annexe only, a condition would be attached to any permission ensuring that the annexe is only occupied for purposes ancillary to the main dwelling. An informative would also be attached to any permission ensuring that the applicant/agent are aware that the use of the building as a separate residential unit would require planning permission. Whilst the proposal does have two bedrooms given that it would only be used in association with the main house the proposal is considered to be ancillary. The proposal is not for a separate residential unit and as such policy H3 is not relevant.

The drawings have been amended to show the roof lights in the correct position. The position of the garage shown on the plans is the same as the approved plans reference P99/4720 and officers are satisfied that this is correct.

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 alterations to facilitate the conversion of the garage are of an appropriate standard in design and reflect the character of the main dwelling house and surrounding properties. Furthermore the proposal does not harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact, the proposal does not effect the openness or visual amenity of the Green Belt and the parking provision would remain in compliance with Policy T8. As such the proposal accords with Policies D1, GB1, T8, H5 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.
- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That the application be approved subject to the following conditions

Contact Officer: Kirstie Henshaw
Tel. No. 01454 865207

CONDITIONS

1. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Rosery.

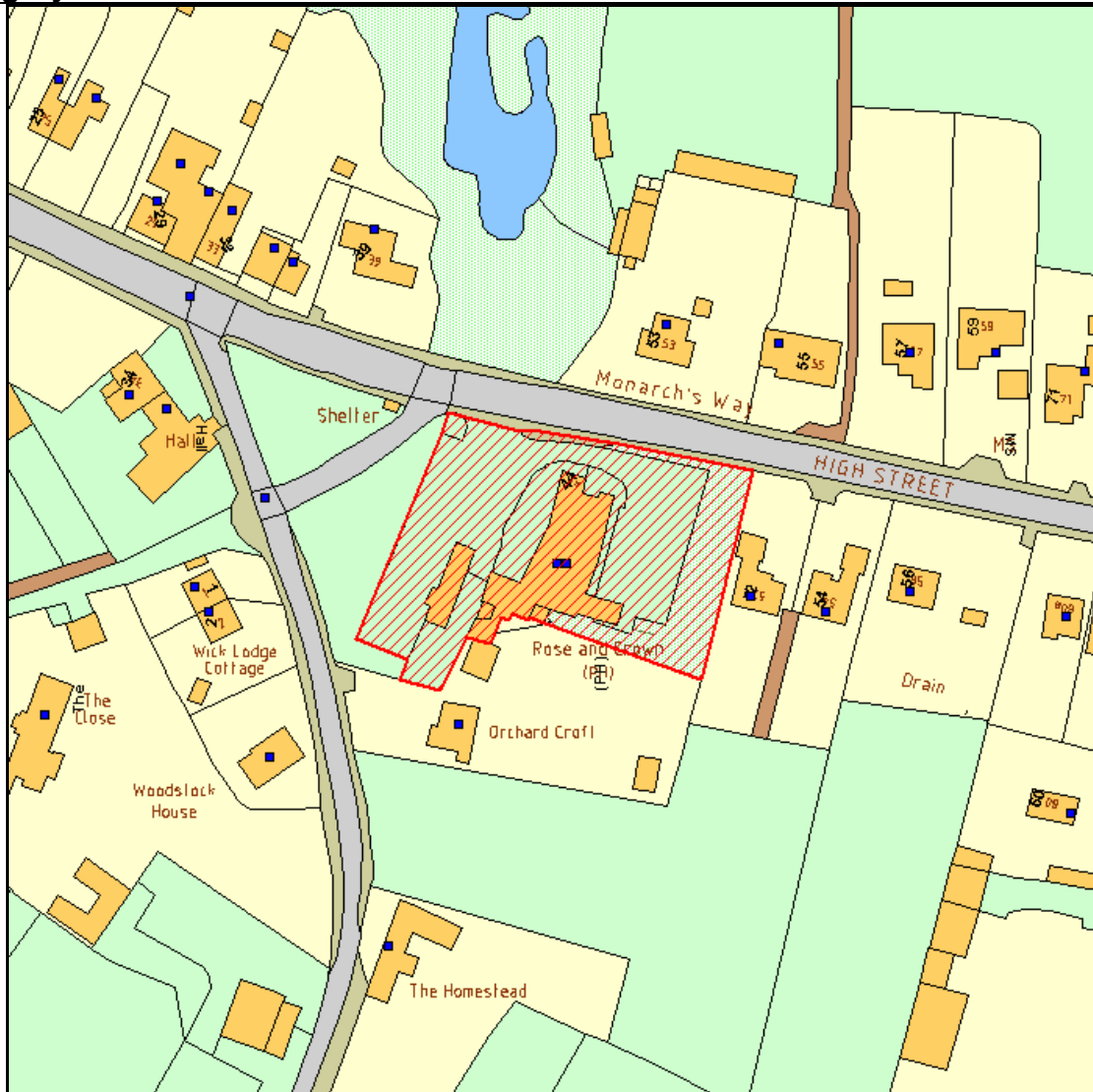
Reason

The site is located within the open countryside and the Bristol Bath Green Belt, as such, use of the building as a separate residential dwelling would be contrary to the requirements of policy H3 of the South Gloucestershire Local Plan.

ITEM 5

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PK11/0691/ADV	Applicant:	Ms G Breakwell
Site:	44 High Street Wick South Gloucestershire BS30 5QH	Date Reg:	9th March 2011
Proposal:	Display of 4 no. static non illuminated, 1 no. static internally illuminated and 1no. static externally illuminated sign, 1no. externally illuminated sign, and 1 no. internally illuminated lantern. (Resubmission of PK10/3181/ADV).	Parish:	Wick And Abson Parish Council
Map Ref:	370448 172685	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	2nd May 2011



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100023410, 2008. **N.T.S.** **PK11/0691/ADV**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of an objection from a local resident, the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The Rose and Crown is a Grade II listed building which dates from the early to mid seventeenth century, with alterations dating from the subsequent three centuries. It is thought to have been an Inn since 1742. The building is L-shaped on plan with a two-storey return range at the southern end. It is render over rubble with a clay tile roof. The building is a mixture of single-storey and two-storey, with low eaves height. A detached outbuilding is located to the south-west. Although much of the curtilage is formed by the large hard surfaced car park area, the setting of the building is softened by the planting to the frontage and backdrop of trees, and this, along with the architecture of the building help maintain a traditional village inn character.
- 1.2 The application seeks advertisement consent for the display of a number of advertisement signs. Listed building consent is required only for the signs on the listed building or any curtilage listed structure. Freestanding signs would therefore not require listed building consent, but may require advertisement consent. The application seeks to overcome the refusal reasons for previous applications for adverts on the building (see para. 3.4 below)
- 1.3 This application should be read in conjunction with application PK11/0695/LB for Listed Building consent.

2. POLICY CONTEXT

- 2.1 National Guidance
PPG19 - Outdoor Advertisement Control
Circulars 5/92 and 15/94
- 2.2 Development Plans

The South Gloucestershire Core Strategy Submission Draft Dec 2010
CS9 - Environmental Resources and Built Heritage

South Gloucestershire Local Plan (Adopted) January 2006
D1 - Design
L13 - Listed Buildings
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Check List SPD (Adopted) 23 Aug 2007.

3. RELEVANT PLANNING HISTORY

There have been numerous applications relating to this building, the most relevant of which are listed below:

- 3.1 P97/4587/A - Externally illuminated static post sign.
Refused 12 Feb 1998
- 3.2 P97/4408/L & P97/4323/A - Display of 5no. pub signs and 1no. free-standing sign. Display of 10no. external lights and lanterns and 4no. hanging baskets.
Approved 9 Sept 1997
- 3.3 P97/4586/L - Removal of pub sign within the curtilage of a listed building.
Refused 12 Feb 1998
- 3.4 PK10/3180/LB & PK10/3181/ADV - Display of 4no. static externally illuminated, 1no. static internally illuminated and 3no. static non illuminated signs and 1no. internally illuminated lantern.
Refused 8 Feb 2011 for the following reason:

The Rose & Crown is a Grade II Listed Building, the architectural and historic interest of which is important to preserve. The proposed works, by virtue of the cumulative affect of the size, number and prominent locations of the advertisements, would harm the architectural and historic interest of the listed building and its setting, contrary to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at PPS5 and accompanying planning practice guide, national guidance set out at PPG19 and Policy L13 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

4. CONSULTATION RESPONSES

- 4.1 Wick and Abson Parish Council
No objection
- 4.2 Other Consultees
 - Conservation Officer
No objection
 - Landscape Officer
No objection
 - Sustainable Transport
No objection

Other Representations

- 4.3 Local Residents

1no. e.mail was received from a local resident objecting to the proposal. The concerns raised are as follows:

'It appears that the applicants have reduced the number and impact of the previously garish new signage apart from item 01 which is not a direct replacement as they claim on their design sheet. The previous sign was a simple crown and not its urban style replacement which looks totally out of character with the rest of the environs. Item 07, a black 2 panel sign, is much bigger than the subtle sign that it replaced and like item 1 it is not in keeping with the character of the building. I therefore object to items 1 & 7, but have no objections to the remaining items'.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

In accordance with the advice given in PPG19, the display of outdoor advertisements/signs can only be controlled in the interests of amenity and public safety, however the need to advertise the presence of the business is accepted as valid. Officers are of the view that it is reasonable for a limited amount of advertising/signage to be displayed on or adjacent to the buildings and that it is inevitable that the advertising/signage will be visible from public areas.

5.2 Whilst officers have no objection to the principle of advertising/signage at the site, careful consideration should be given to the amount and size of the advertisements/signs, which should not be detrimental to the appearance of the building, to which they relate or to the character of the locality. The cumulative effect of the proposal should not be detrimental to visual amenity and the advertisements/signs should not prejudice public safety.

5.3 Visual Amenity

This application follows from a refusal for a scheme of advertisements and sign-boards on this grade II listed building. The original concerns related to the number and design of the signage and the cumulative harmful effect they had on the character and significance of the listed building. Following the refusal, revised drawings were submitted for pre-application comments and officers reached a point at which the scheme was deemed to be acceptable in principle.

5.4 The submitted drawings, however, did not reflect the most recent discussions and the changes, which had been made to resolve the Council's objections. The post sign for instance, still had the internally illuminated header over the sign and the 'chalk' board was still an excessive 2m long by 1m high. In response to these concerns further amended plans have been submitted in which the 'chalk board' has been reduced in size and the internal lighting of the post sign removed and replaced by a small external light.

5.5 Having regard to the amendments made and the revised numbers, design and locations of the advertisements in comparison to those previously refused, officers are now supportive of the scheme which would not have a significant adverse impact on visual amenity.

5.6 Public Safety

The highways officer has no objection and the signs, which would be located in positions where they would not be of danger to pedestrians or motorists.

6. CONCLUSION

6.1 In accordance with Section 220 of the Town and Country Planning Act 1990 and Regulation 4 of the Advertisement Regulations 1992, 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 advertisement consent has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That Advertisement Consent be GRANTED.

Contact Officer: Roger Hemming
Tel. No. 01454 863537

ITEM 6

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.: PK11/0695/LB
Site: Rose And Crown 44 High Street Wick
Bristol South Gloucestershire
Proposal: Display of 4 no. static non illuminated, 1
no. static internally illuminated and 1no.
static externally illuminated sign, 1no.
externally illuminated sign, and 1 no.
internally illuminated lantern.
(Resubmission of PK10/3180/LB).

Applicant: Ms G Breakwell
Date Reg: 9th March 2011

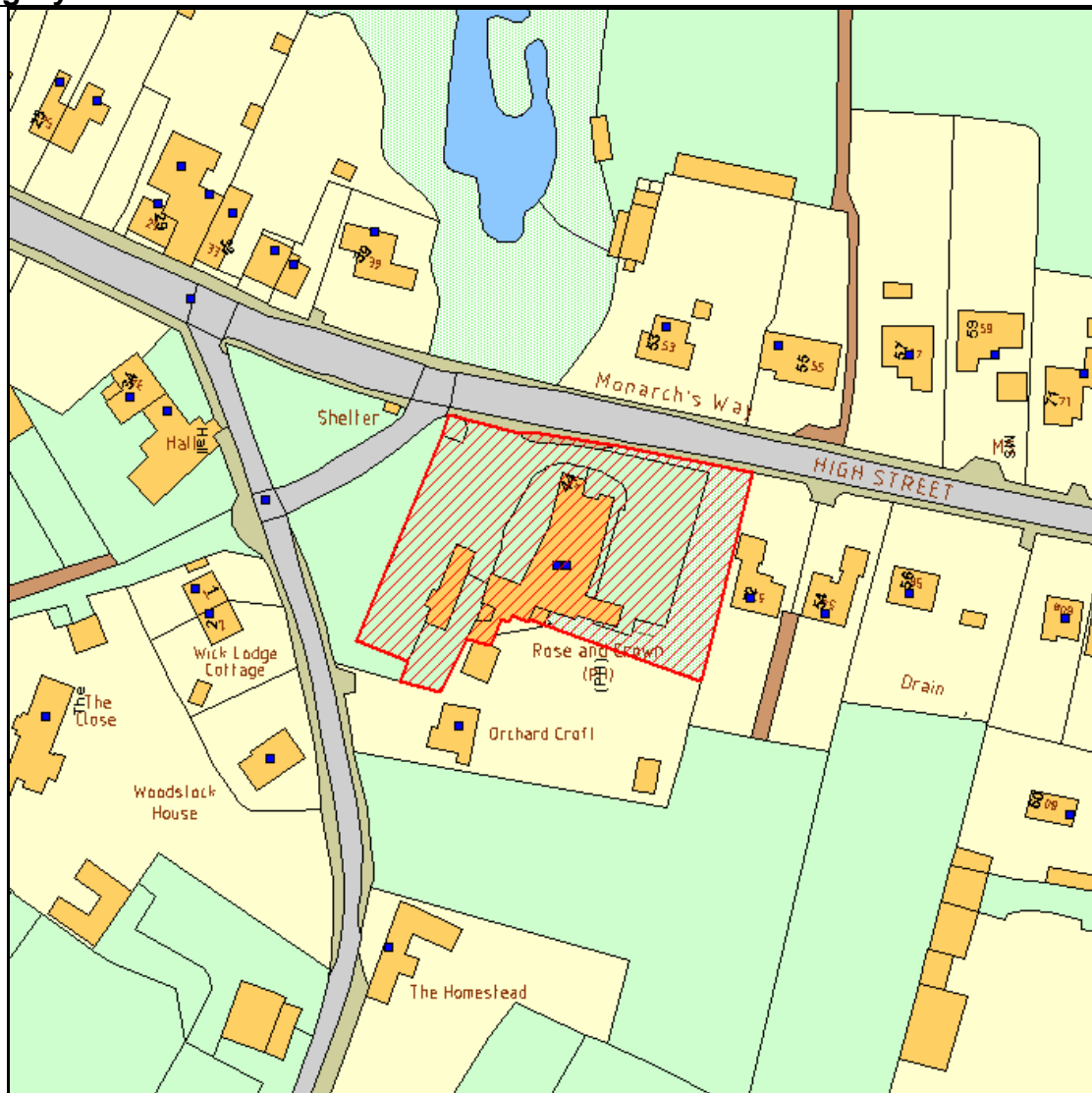
Parish: Wick And Abson
Parish Council

Map Ref: 370448 172685

Ward: Boyd Valley

Application Category: Minor

Target Date: 2nd May 2011



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PK11/0695/LB

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of an objection from a local resident, the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The Rose and Crown is a Grade II listed building which dates from the early to mid seventeenth century, with alterations dating from the subsequent three centuries. It is thought to have been an Inn since 1742. The building is L-shaped on plan with a two-storey return range at the southern end. It is render over rubble with a clay tile roof. The building is a mixture of single-storey and two-storey, with low eaves height. A detached outbuilding is located to the south-west. Although much of the curtilage is formed by the large hard surfaced car park area, the setting of the building is softened by the planting to the frontage and backdrop of trees, and this, along with the architecture of the building help maintain a traditional village inn character.
- 1.2 The application seeks consent for the display of a number of advertisement signs. Listed building consent is required only for the signs on the listed building or any curtilage listed structure. Freestanding signs would therefore not require listed building consent, but may require advertisement consent. The application seeks to overcome the refusal reasons for previous applications for adverts on the building (see para. 3.4 below)
- 1.3 This application should be read in conjunction with application PK11/0691/ADV for Advertisement consent.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 - Delivering Sustainable Development
PPS5 - Planning for the Historic Environment
Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.2 Development Plans

The South Gloucestershire Core Strategy Submission Draft Dec 2010
CS9 - Environmental Resources and Built Heritage

South Gloucestershire Local Plan (Adopted) January 2006
D1 - Design
L13 - Listed Buildings
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Check List SPD (Adopted) 23 Aug 2007.

3. **RELEVANT PLANNING HISTORY**

There have been numerous applications relating to this building, the most relevant of which are listed below:

- 3.1 P97/4587/A - Externally illuminated static post sign.
Refused 12 Feb 1998
- 3.2 P97/4408/L & P97/4323/A - Display of 5no. pub signs and 1no. free-standing sign. Display of 10no. external lights and lanterns and 4no. hanging baskets.
Approved 9 Sept 1997
- 3.3 P97/4586/L - Removal of pub sign within the curtilage of a listed building.
Refused 12 Feb 1998
- 3.4 PK10/3180/LB & PK10/3181/ADV - Display of 4no. static externally illuminated, 1no. static internally illuminated and 3no. static non illuminated signs and 1no. internally illuminated lantern.
Refused 8 Feb 2011 for the following reason:

The Rose & Crown is a Grade II Listed Building, the architectural and historic interest of which is important to preserve. The proposed works, by virtue of the cumulative affect of the size, number and prominent locations of the advertisements, would harm the architectural and historic interest of the listed building and its setting, contrary to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at PPS5 and accompanying planning practice guide, national guidance set out at PPG19 and Policy L13 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

4. **CONSULTATION RESPONSES**

- 4.1 Wick and Abson Parish Council
No response
- 4.2 Other Consultees
 - Conservation Officer
No objection
 - Various Conservation Groups
No responses
 - Landscape Officer
No objection
 - Sustainable Transport
No objection

Other Representations

4.3 Local Residents

1no. e.mail was received from a local resident objecting to the proposal. The concerns raised are as follows:

'It appears that the applicants have reduced the number and impact of the previously garish new signage apart from item 01 which is not a direct replacement as they claim on their design sheet. The previous sign was a simple crown and not its urban style replacement which looks totally out of character with the rest of the environs. Item 07, a black 2 panel sign, is much bigger than the subtle sign that it replaced and like item 1 it is not in keeping with the character of the building. I therefore object to items 1 & 7, but have no objections to the remaining items'.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

PPS5 and Policy L13 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 seek to preserve and enhance the historic fabric of Listed Buildings as well as their historic setting, character, form and integrity.

5.2 Visual Amenity

This application follows from a refusal for a scheme of advertisements and sign-boards on this grade II listed building. The original concerns related to the number and design of the signage and the cumulative harmful effect they had on the character and significance of the listed building. Following the refusal, revised drawings were submitted for pre-application comments and officers reached a point at which the scheme was deemed to be acceptable in principle.

5.3 The submitted drawings, however, did not reflect the most recent discussions and the changes, which had been made to resolve the Council's objections. The post sign for instance, still had the internally illuminated header over the sign and the 'chalk' board was still an excessive 2m long by 1m high. In response to these concerns further amended plans have been submitted in which the 'chalk board' has been reduced in size and the internal lighting of the post sign removed and replaced by a small external light.

5.4 Having regard to the amendments made and the revised numbers, design and locations of the advertisements in comparison to those previously refused, officers are now supportive of the scheme which would adequately retain the historic fabric and setting of the listed building.

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

7. RECOMMENDATION

7.1 That Listed Building Consent be GRANTED subject to the conditions listed on the Decision Notice.

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three years from the date of the consent.

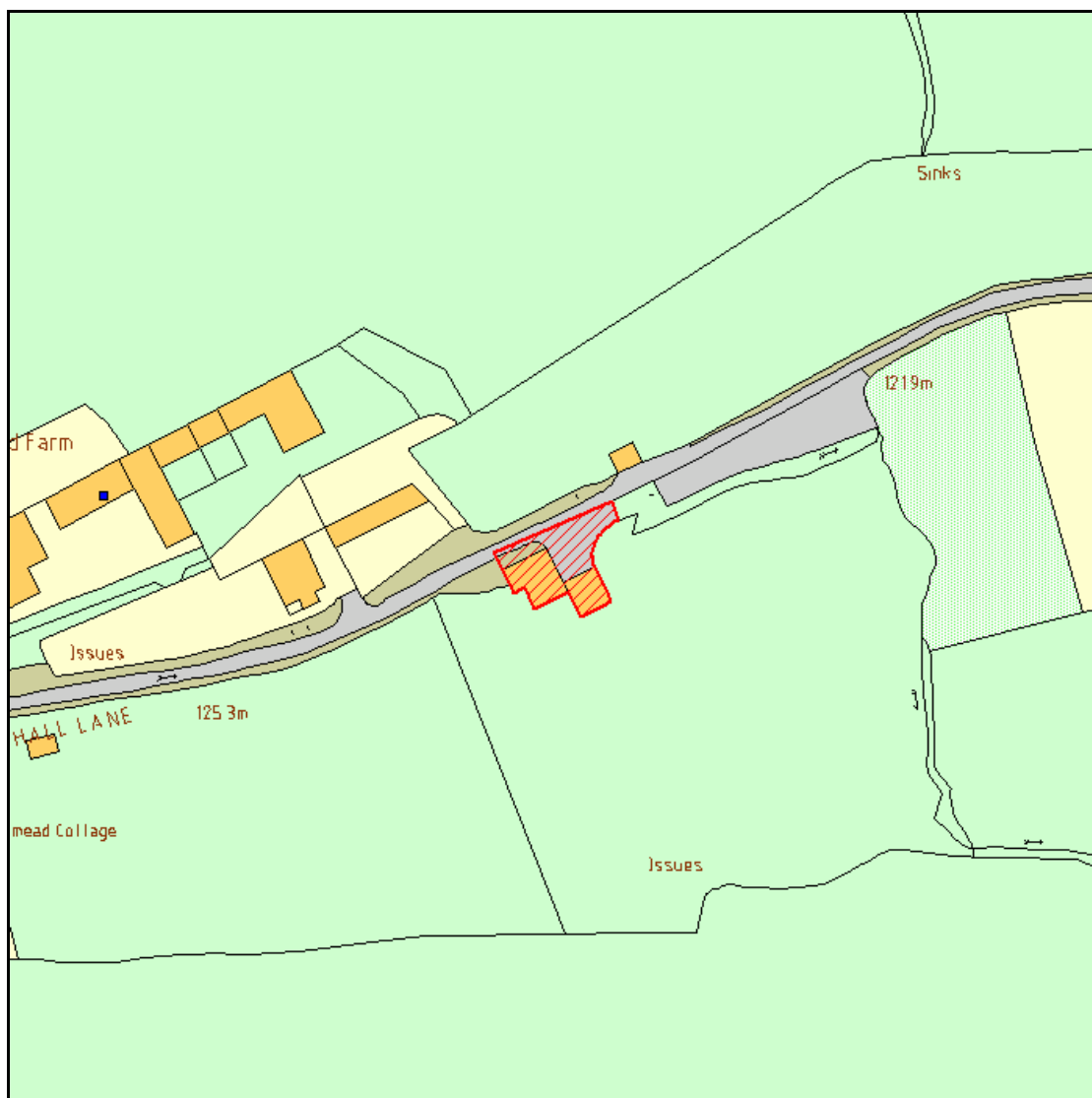
Reason

As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to avoid the accumulation of Listed Building Consents.

ITEM 7

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PK11/0737/F	Applicant:	Mr N Child
Site:	Berrymead Barn Hall Lane Cold Ashton Bath South Gloucestershire	Date Reg:	15th March 2011
Proposal:	Conversion of former agricultural building to form 2no. Holiday Lets (Class C3) as defined in the Town and Country Planning Act (Use Classes) Order 1987 (as amended)	Parish:	Cold Ashton Parish Council
Map Ref:	372849 171021	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	9th May 2011



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PK11/0737/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated schedule due to the receipt of several letters of objection from neighbouring residents and concerns raised by the parish council.

1. THE PROPOSAL

- 1.1 Full planning permission is sought to change the use of former agricultural buildings at Berrymead Hall Lane, Cold Ashton, to 2no. holiday lets (Class C3)
- 1.2 The application site is located outside of any settlement boundaries in the open countryside, the site is also within the Bristol Bath Green Belt and the Cotswold Area of Outstanding Natural Beauty.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPG2 Green Belts
PPS7 Sustainable Development in Rural Areas
PPG13 Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design in New Development
GB1 Development in the Green Belt
E7 Conversion and re-use of rural buildings
E11 Proposals for New Tourism Facilities
H10 Conversion and re-use of Rural Buildings for Residential Purposes
L1 Landscape Protection and Enhancement
L2 Cotswold Area of Outstanding Natural Beauty
L10 Historic Parks Gardens and Battlefields
L11 Archaeology
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
L17&18 The Water Environment
EP1 Environmental Protection

South Gloucestershire Core Strategy, submission Draft December 2010

CS1 High Quality Design
CS9 Environmental Resources and Built Heritage

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Supplementary Planning Document)
Adopted 2007
South Gloucestershire Council Development in the Green Belt SPD (Adopted)
June 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PK03/0680/F Erection of 1no. dwelling. Construction of vehicular access.
Refused April 2003
- 3.2 PK10/0248/F Change of use of former agricultural buildings to general industrial (Class B2)
Refused March 2010

4. CONSULTATION RESPONSES

- 4.1 Cold Ashton Parish Council
No objections apart from the external cladding, would be more in-keeping in rough stone.
- 4.2 Sustainable Transport
No objections
- 4.3 Drainage Officer
No objections subject to the attachment of a standard SUDs condition
- 4.4 Environmental Protection
No objections subject to the attachment of a contamination condition
- 4.5 Archaeology Officer
No objections
- 4.6 Landscape Officer
No objections
- 4.7 Ecology Officer
No objections

Other Representations

- 4.8 Local Residents
Six letters of objection from local residents have been received, two residents have sent two letters each, raising the following concerns:
- The building is isolated and stands completely apart from other buildings in lower Hamswell.
 - Although apparently robust the building has no merits architecturally
 - Out of keeping with other buildings in Lower Hamswell, which are stone construction.
 - Lead to intensification of traffic on a small road which currently only serves 6 properties
 - Subsidence and flooding, the barn is close to a deep watercourse, which floods repeatedly.
 - Building is not more than 20m from a watercourse, there is a stream 13m away

- Environment agency stated the following to PK03/0680/F
 - 'it must be noted that any culverting/bridging of a watercourse requires the prior written approval of the Agency under the terms of the Land Drainage Act 1991 or Water Resources Act 1991. The Agency resists culverting on conservation and other grounds, and consent for such works will not normally be granted except for access crossings'.
- No mains water to the building
- Hall lane and Freezing Hill junction is dangerous, an increase in traffic would be dangerous
- The site is clearly visible from public road and several stopping points on the Cotswold Way.
- Minimal alterations to the existing fabric is unlikely
- Building is on the site of the Battle of Lansdown, any excavation work would require an archaeological survey.
- Visual character of lower Hamswell depends on grazing by livestock for which agricultural buildings are a necessity
- Detrimental to the character and appearance of the area given the location within the Green Belt and AONB.
- Adverse impact on openness of the green belt, inappropriate development in the Green Belt
- Proposed works are tantamount to major reconstruction
- Inappropriate use of an agricultural building which is not capable of reuse without significant works.
- Proposal does not respect the landscape, AONB and heritage value
- PPS7 discourages unsustainable development green belt
- Site is located within the Ashwicke Ridges Character Assessment Area, proposal has the potential to impact on the character of this sensitive landscape through intensification of the site and increased traffic and parking.
- Alterations to the barn will further negatively impact upon its appearance in the landscape.
- The proposal does not enhance the character of the landscape but results in an inappropriate structure becoming much more permanent and further degrading the landscape
- Current buildings appear agricultural and temporary in nature and therefore appropriate in this location
- Contrary to policy L2 as proposal would not be screened
- Contrary to L1 and L2 as do not conserve and enhance natural beauty. The proposal would increase scale and intensity of the use of the site
- Negative impact upon the historic character and appearance of landscape, resulting in an unacceptable harm to the setting of the historic battlefield.
- The creation of residential curtilage and the associated domestic paraphernalia will have a detrimental impact on the character and appearance of the landscape.
- Proposal does not respect or enhance the site and surrounding area contrary to D1
- Proposed design, in particular the fenestration is incongruous.
- Remotely located in an unsustainable location resulting in an intensification of traffic

- Proposal is contrary to GB1, L1, L2, L10, E7, T12, H10 and D1.
- Appearance of the valley is of considerable historic importance, garden design inspired by Alexander Pope
- Proposal could set a precedent.
- Highlighted previous comments from the landscape officer;
 - *'The verges, boundary ditches, banks and hedgerows are of high quality and important landscape features of the locality. However the development is located very close to them but there is no indication of protection during construction.'*
 - *'A large area of land is to be occupied by garden. The construction of extensions, garden features or other such structures could represent considerable future visual intrusions into this sensitive location.'*

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policies E7 and E11 allow for proposals for the conversion of rural buildings and new tourism facilities provided that the proposal would not have any unacceptable environmental or transportation impacts or prejudice the amenities of neighboring residential occupiers and provided that the building is capable of conversion and situated within an existing group of buildings. In addition the conversion of any existing rural building will only be permitted where it can be demonstrated that a business use cannot be achieved.

Policy E10 of the South Gloucestershire Local Plan (Adopted) January 2006 states that proposals for the conversion and re-use of rural buildings for residential purposes, outside the existing urban areas and the boundaries of settlements, as in this case, will be permitted provided that the following criteria are met:-

A. All reasonable attempts have been made to secure a suitable business re-use or the conversion is part of a scheme for business re-use; and

An application for the re-use of the building to general industrial (B2 use) was refused planning permission in 2010 due to the impact that the proposal would have on highway safety. As such it is considered that a reasonable attempt has been made to re-use the site. Policy E7 states that the councils first priority will be to see buildings re-used for purposes that contribute to the rural economy such as agriculture, industrial, commercial or tourism purposes, similarly, Policy E11 states that with respect to the conversion of existing rural buildings, where it has been demonstrated that a business use can not be achieved, conversion for holiday accommodation would be the preferred option to a permanent residence.

B. The buildings are of permanent construction and structurally sound and capable of conversion without major or complete reconstruction; and

Supporting information submitted with the previous application suggests that the building was constructed in the early 1960's and was used as a workshop

until 2004. The building appears to be structurally sound, and a structural report has been submitted in support of the application demonstrating that this is the case. A member of the Councils Building Control team has assessed the proposal and confirmed that the works proposed would not require major or complete reconstruction. Concern has been raised by neighbouring residents that the works would be tantamount to major reconstruction, whilst it is accepted that the roof would need to be replaced and several internal works are proposed, officers are satisfied that the works proposed, which do not include any significant structural alterations to the external walls apart from the insertion of windows, are not considered to amount to major reconstruction.

C. The buildings are in keeping with their surroundings in terms of character, form, bulk, and overall design; and

The existing buildings are in place and have been since the early 1960's, no extensions to the footprint are proposed and the scale and form of the building will remain as existing. The existing building is not a particularly aesthetically pleasing concrete block work building with corrugated roofs. The proposal includes the demolition of an existing parking space and workshop area, the rest of the building would remain as existing. The walls would be finished in render with timber cladding to the rear elevation and double roman clay tiles would be used on the roof. Several new windows are proposed but the majority of windows would utilize the existing openings.

Whilst concern has been raised that the proposal is not in keeping with the stone buildings within Lower Hamswell, it is considered that the proposal is a vast improvement on the existing building which is a concrete block building that is permanent in appearance and has been in place for many years. The existing building is of a poor standard in design and makes no contribution to the character and appearance of the area. Whilst it is accepted that the proposed conversion is of an unusual design, given that it would be an improvement on the existing situation, it is not considered that it can be argued that the proposal would be harmful to the character and appearance of the site or to the setting of the historic battlefield. Whilst it is accepted that the design of the proposal is not in keeping with the area, the scale of the proposal is typical of a rural building and the proposal takes the form of the original building, furthermore significant weight is being given to the fact the proposal would result in a positive enhancement on the existing situation.

D. Development, including any alterations, intensification or extensions, would not have a harmful effect on the character of the countryside or the amenities of the surrounding area.

The South Gloucestershire Character Assessment Area 3, Ashwicke Ridges, notes how sensitive the landscape is to change which has the potential to erode the physical and visual character. The Councils Landscape officer has assessed the proposal and raises no objections subject to the submission of a landscaping scheme. No extensions are proposed and there would be no increase in ridge height. The car parking area would utilise the existing parking areas and the areas shown on the plan to be landscaped would result in a positive enhancement of the site. Whilst it is accepted that the landscaped areas to the front may encourage domestic paraphernalia, the proposal would not benefit from permitted development rights and given the proposed use of

the site as holiday lets, and the open nature of the site, it is unlikely that sufficient amounts of paraphernalia would accumulate to result in a detrimental impact on the character and appearance of the landscape.

The application building is currently vacant but was used as a workshop until 2004. The proposed conversion to holiday lets would be an intensification of the use of the site as existing, given that the buildings are vacant. However the extant use as an agricultural building could potentially generate more movement and development on site than the use as holiday lets which tend to be seasonal, furthermore a condition would be attached to any permission to ensure that the buildings are used for holiday accommodation only. It is therefore considered that the proposal would not have any significant impact on the character of the countryside or amenities of the surrounding area. Further it is considered that the proposal would result in a positive enhancement to the visual amenities of the site.

E. The building is well related to an existing settlement or other groups of buildings.

This criterion seeks to restrict the creation of isolated dwellings and buildings within the open countryside. The criterion relates to the siting of the proposal rather than the appearance of the proposal which is considered above under criterion D. The application site is located within Lower Hamswell surrounded by several residential properties. As such, whilst it is accepted that the application site is in a remote location, it is considered that the proposal is situated within an existing group of buildings and as such meets this criterion.

5.2 Green Belt Issues

The site is also located within the Bristol Bath Green Belt and should be assessed against Policy GB1 of the South Gloucestershire Local Plan. In addition to the above criteria, the change of use of buildings in the Green Belt are allowed provided that the proposal would not have a materially greater impact than the present use on the openness of the Green Belt. No extensions to the existing property are proposed, in fact the demolition of part of a workshop and a parking area results in a decrease in footprint. Furthermore, the parking and access would be as existing as such, it is not considered that the proposed development would have a material impact on the openness of the Green Belt. The proposal would be a significant improvement on the existing building, it is therefore considered that the proposal would result in a positive enhancement on the visual amenities of the Green Belt.

5.3 Transportation

According to information provided, it is clear that the existing buildings are of permanent construction and structurally sound and capable of conversion without major reconstruction.

It is acknowledged that the previous application PK10/0248/F (for change of use to general industry Use Class B2) was refused by the Council (partly on transportation and highway issues), however, the current proposal is significantly different to the previously refused scheme. The current proposal is for conversion of the existing buildings into two holiday lets. Traffic associated with holiday let use tends to be low key and it is often seasonal in nature. A

material consideration is the extant use of the building, which can generate traffic on its own merit. Given the nature and the scale of the proposal, the Councils Transportation Officer is reasonably satisfied that in this case, traffic associated with the proposed holiday let would be comparable to the traffic that is likely from the extant use of the building and therefore, it is not considered reasonable to raise highway objection on the basis of traffic movements.

The applicant proposes two parking spaces for each holiday let, a total of 4no. parking spaces. This level of parking is considered acceptable in this instance, as such there is no highway objections to the proposal.

5.4 Residential Amenity

The proposed holiday lets are located a sufficient distance away from any neighbouring residential properties, as such it is considered that there are no issues of inter-visibility or loss of privacy. Further there are no issues of overbearing or overshadowing. Therefore the impact on residential amenity is subsequently deemed acceptable.

5.5 Ecology

The application site is not covered by (or adjoining) any statutory or non-statutory nature conservation designations. The buildings are modern, constructed of concrete block with a corrugated iron roof, these materials provide unsuitable and sub-optimal roosting conditions for bats. As such it is considered that the application would not be harmful to ecology.

5.6 Drainage Issues

The Councils drainage engineer has assessed the proposal and raises no objections to the scheme subject to the attachment of a SUDs condition which ensures the submission of a full sustainable drainage system. It should be noted that the site is not located within a flood routing or flood zone as mapped by the Environment Agency. It should also be noted that the letter attached to application PK03/0680/F from the Environment Agency states that they have no objections to that proposal. The comments highlighted by a local resident, detailed above, were just advice for the applicant.

5.7 Environmental Protection

The historic use of the site means that there is potential for land contamination as such a condition would be attached to any permission ensuring that a study is carried out and details of how any potential risks will be mitigated against is submitted for approval.

5.8 Archaeology

The current application lies just outside the English Heritage registered Battlefield of Lansdown. The Battle of Lansdown was fought in 1643 between the forces of parliament and the king. The result is possibly best described as a draw, but the battle is remarkable for the amount of documentation available, the presence of surviving features from the time of the battle and a landscape hardly changed since the seventeenth century. Although the application area lies outside the registered area it is well understood that the Battle covered a much larger area than the core registered area. Unspecified finds recovered

from Lilliput Farm would appear to reinforce this view that areas out side the registered battlefield should be treated with the same care.

The application includes installation of drainage, septic tank and other sewage works; as such, it is possible that the development may have a significant adverse affect on archaeological structures and deposits associated with the battle. Whilst there is insufficient evidence to justify a full archaeological evaluation, given the location of the proposal it is considered appropriate to attach a condition to ensure an archaeological watching brief. It is considered that this should be sufficient to mitigate any adverse effect on the archaeology of the battlefield, as such there are no objections to the proposal.

5.9 Impact on the Landscape

The site occupies a visually contained position on the lower south facing slope of the valley. The mature roadside vegetation and hedgerows defining the nearby fields reduce views within the wider landscape. The primary objective of the AONB designation is to conserve the natural beauty of the landscape, as set out in PPS7 (Para 22). South Gloucestershire Local Plan Policy L2 regarding the Cotswold AONB requires that proposals should conserve and enhance the natural beauty of the AONB area. Policy L1 also reinforces this.

Policy L2 4.30 allows small scale development essential to meet social and economic needs, but proposals need to be rigorously assessed with regard to Policy D1 regarding design. In this respect it is considered that the proposed conversion of the barn would be acceptable and would not have an adverse effect on the natural beauty of the Cotswold AONB. Policy L2 (4.32) seeks to enhance the character and quality of the landscape and appropriate enhancement measures and management plans will therefore be encouraged or required as appropriate. In line with these objectives, planting should be carried out to reinforce the existing vegetation and to comply with AONB policy.

Consequently, it is considered that the proposals are acceptable in landscape terms and comply with Local Plan Policy L2, D1 and L1 with regard to landscape impact and potential harm caused to the Cotswold AONB. There is an opportunity to carry out some hedgerow management/planting as part of these proposals. As such a condition would be attached to any approval to ensure that full details of the planting shown on the site layout and a full landscaping scheme is submitted for approval in order to fully comply with Policies L1 and L2.

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 is of an appropriate standard in design and a positive improvement on the existing situation. Furthermore the proposal would not harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact and the parking provision and access would remain in

compliance with Policy T8 and T12. As such the proposal accords with Policies D1, T8, T12, E7, E11 and H10 of the South Gloucestershire Local Plan (Adopted) 2006.

The building is situated within in close proximity to other buildings and is of permanent construction and capable of conversion in accordance with policies E7, E10 and H10

The proposal would not effect the openness of the Green Belt and would have a positive enhancement on the visual amenity of the AONB and Green Belt in accordance with Policies H10, L1, L2 and GB1.

The proposal would not effect the archaeological importance of the historic battlefield in accordance with Policies L10 and L11

The scheme will not harm the Water Environment and will mitigate against any adverse impacts through the use of conditions, to accord with Policy L17/18 and EP1 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.

7. RECOMMENDATION

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

Contact Officer: Kirstie Henshaw
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

2. 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 policies (L17/L8/EP1) of the South Gloucestershire Local Plan (Adopted) January 2006.(Delete as appropriate)

3. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

Reason

To protect the character and appearance of the area to accord with Policies D1, L1, L2 and GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The developer shall appoint an archaeological contractor not less than three weeks prior to the commencement of any ground disturbance on site, and shall afford him or other archaeologist nominated by the Local Planning Authority access at all reasonable times in order to observe the excavations and record archaeological remains uncovered during the work. This work is to be carried out in accordance with the attached brief.

Reason

In the interest of archaeological investigation or recording, and to accord with Policy L11 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The unit hereby permitted shall be used for holiday accommodation only and shall not be used as a residential dwelling.

Reason

The site is located within the open countryside where new residential dwellings would not be permitted and to accord with policies GB1, E11, H10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The previous use of the buildings for agricultural purposes may have given rise to contamination. No development shall take place on site until an environmental consultant's desk study/opinion is undertaken regarding the potential for contamination and the results submitted to the Local Planning Authority. Details of how the conversion will mitigate any potential risks should also be clarified. Development shall be carried out in accordance with the approved details.

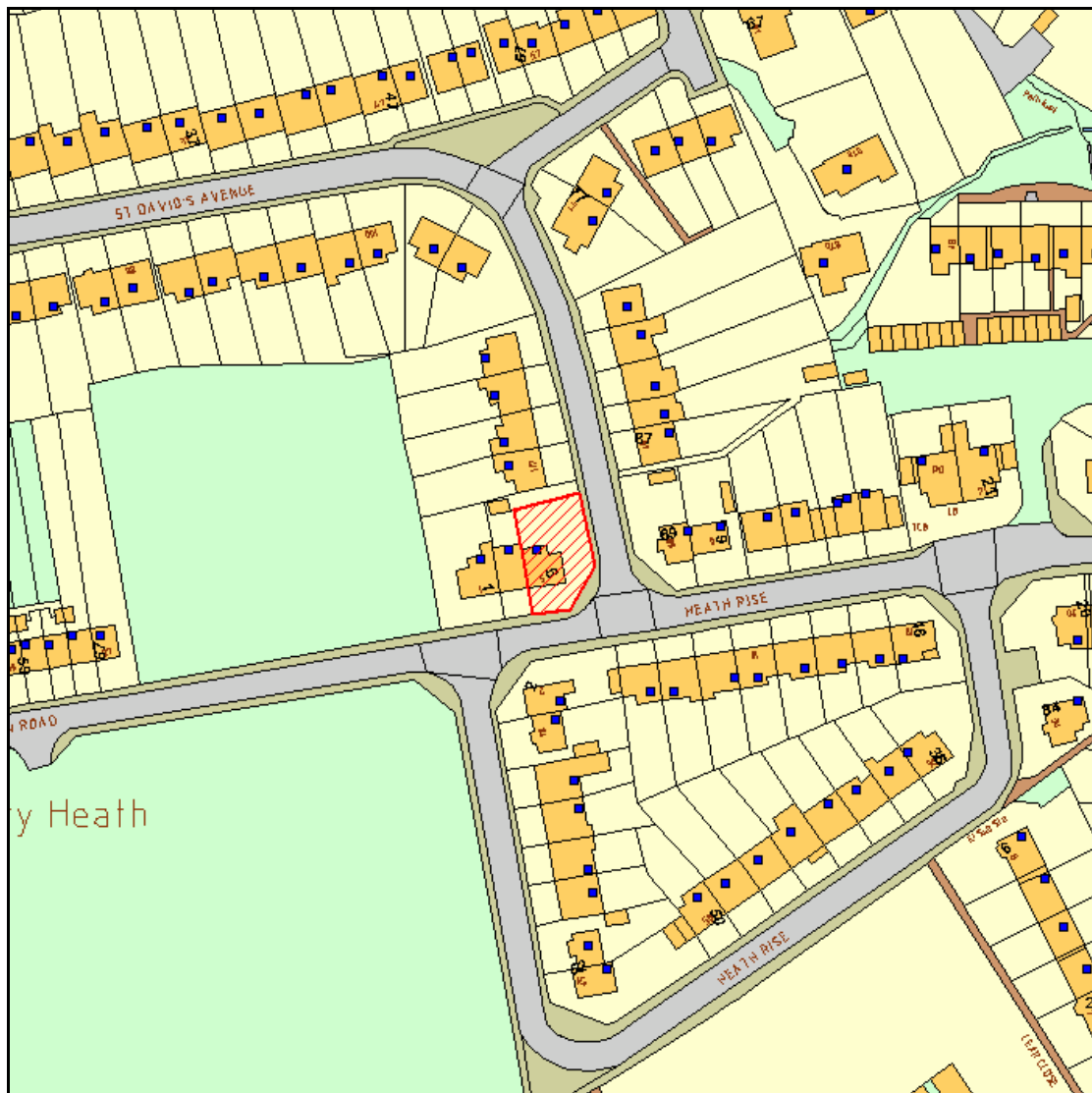
Reason

To ensure that adequate measures have been taken to mitigate against contamination to accord with Policy EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 8

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PK11/0759/F	Applicant:	Mr R Parker
Site:	5 Heath Rise Cadbury Heath South Gloucestershire BS30 8DB	Date Reg:	29th March 2011
Proposal:	Sub division of existing dwelling to form 2 no. dwellings, formation of new access and associated works.	Parish:	Oldland Parish Council
Map Ref:	366742 172301	Ward:	Parkwall
Application Category:	Minor	Target Date:	19th May 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated schedule due to the receipt of two letters of objection from local residents.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the sub division of the existing dwelling at 5 Heath Rise to form 2no dwellings. The only external alterations proposed include a the conversion of the existing garage to living accommodation which would result in the replacement of the existing garage door with a front door and ground floor window
- 1.2 The property is an extended two storey detached dwelling and is located within a residential area of Cadbury Heath.
- 1.3 During the course of the application amended plans were requested to show the inclusion of timber boarding detail on the first floor, to ensure the integration of the proposed dwelling with the adjoining terrace. Amended plans wee received as requested.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG3 Housing as revised June 9th 2010
PPG13 Transport
Ministerial Statement 9th June 2010
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H2 Proposals for Residential Development within the Existing Urban Area
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
H5 Residential Conversion
L17 & 18 Water Environment
EP1 Environmental Protection
T8 Parking Standards
T12 Development within the Existing Residential Curtilage

South Gloucestershire Core Strategy, Pre-submission Publication Draft March 2010
CS1 High Quality Design
CS17 Housing Diversity
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 PK02/0962/F Erection of two storey side extension and rear conservatory.
Approved May 2002
- 3.2 PK07/2693/F Conversion of existing extension and erection of two storey side extension to form 1no. attached dwelling.
Refused October 2007

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
No response received
- 4.2 Sustainable Transport
No objections
- 4.3 Drainage Officer
No objections

Other Representations

- 4.4 Local Residents
Two letters of objection have been received from local residents stating the following concerns:
- Proposal would result in a tiny property in a road of family sized houses
 - Request the addition of timber cladding
 - Location of driveway would result in an increase in likelihood of an accident
 - Location of telegraph pole means access would need to be further towards Heath Rise
 - The proposed drive would need to be 1m closer to the junction reducing the size of the garden which is not shown on the plan.
 - St Davids Avenue is very busy, the proposed driveway could add to the danger.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
PPS3 has been reissued on 9th June 2010 to reflect concerns regarding the redevelopment of neighbourhoods, loss of Green Space and the impact upon local character. The changes involve the exclusion of private residential gardens from the definition of previously land and the removal of the national indicative density target of 30 dwellings per hectare. The existing policies in the local plan, policies H4, H5 and D1 already require that proposals are assessed

for their impact upon the character of the area and that proposals make efficient use of land

Policies H4 and H5 of the South Gloucestershire Local Plan (Adopted) 2006 advise that proposals should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space.

5.2 Design / Visual Amenity

The application property is located on the corner of Heath Rise and St Davids Avenue and is currently accessed off Heath Rise. No extensions are proposed and it is considered that the alterations to convert the garage are of an appropriate standard in design and reflects the character of the dwelling and surrounding properties.

The proposed alterations to the front elevation, involving the removal of the existing garage door and the installation of a front entrance and ground floor window would incorporate materials to match those of the main dwelling, assisting the successful integration of the works. Whilst it is accepted that the dwelling would be narrow compared to the existing terrace of properties it is not considered that this would result in any demonstrable harm, this is especially the case given the addition of timber boarding to the front elevation, which further aids the successful integration of the proposal. Furthermore, the street is residential in nature, therefore it is considered that the conversion of the dwelling into two separate dwellings would be in keeping with the residential character of the area.

5.3 Residential Amenities

The conversion would occur entirely within the existing dwellinghouse, no extensions are proposed. Therefore, it is not considered that the proposal would result in any overshadowing or overbearing effect on the neighbouring dwellings. The addition of a window to the front of the property, in place of the existing garage door is not considered to have any impacts upon existing residential amenities in the vicinity. No additional first floor windows are proposed as such there are no concerns regarding overlooking or loss of privacy.

Sufficient private and usable garden space would be provided for both the proposed and existing dwelling, furthermore the provision of bin storage to serve both dwellings is provided. Therefore the impact on residential amenity is subsequently deemed acceptable.

5.4 Transportation Implications

The proposed level of parking is considered acceptable and in line with the Councils Parking Standards. Furthermore, the proposed access is considered

acceptable, as such there are no highway objections to the proposal. However it is recommended that a condition should be attached to any permission to ensure that the proposed parking spaces are provided prior to the occupation of the building and maintained thereafter. Whilst it has been noted that there is a telegraph pole close to the access and it would be preferable for this to be moved, it is not considered that it is absolutely necessary to relocate the pole in order to create the new access as proposed. As such it would be unreasonable to attach a condition insisting upon the relocation of the telegraph pole, however an informative would be attached to ensure the applicant knows that the pole must be re-located to the satisfaction of the service authority and the highway authority, should they wish to move the pole as advised.

5.5 Drainage Issues

In terms of drainage the Councils Drainage Engineer has raised no objection to the proposal. An informative would however be attached to any permission to ensure that the applicant/agent is aware that no surface water run off from any private access should discharge across a public footway or onto a public highway.

6. CONCLUSION

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

6.2 a) Due to the position of the existing dwelling and windows in relation to the adjacent dwellings, the proposal is not considered to give rise to a material loss of amenity to the adjacent occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

b) It has been assessed that the appearance of the proposal has been designed to respect the character and appearance of the main dwelling and surrounding area. The development therefore accords to Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (adopted) 2007.

c) The proposal would incorporate an acceptable provision for off street parking and would result in an acceptable level of highway safety from the site in accordance with Policies T8 and T12 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.

7. RECOMMENDATION

7.1 That the application be approved subject to the following conditions

Contact Officer: Kirstie Henshaw
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

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

Reason

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

3. All works on the public highway in order to create vehicular access from St. Davids' Avenue would be carried out to the full satisfaction of the Council's Street-Care Manger.

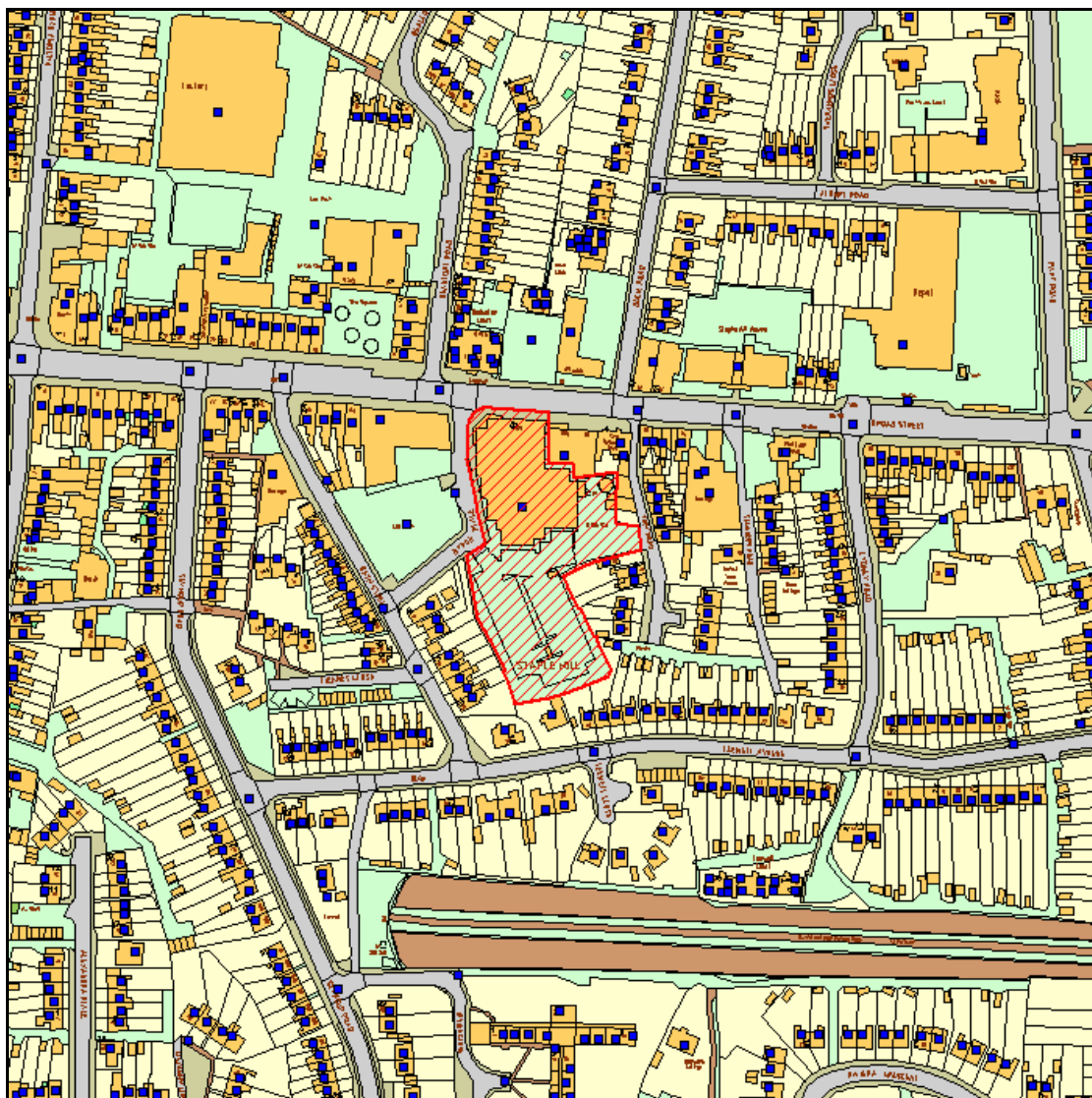
Reason

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

ITEM 9

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PK11/0771/RVC	Applicant:	Tesco Stores Ltd
Site:	Tesco Metro Broad Street Staple Hill South Gloucestershire	Date Reg:	15th March 2011
Proposal:	Variation of condition 12 attached to planning permission P96/4214 to allow deliveries to the side door entrance between 7am and 8am Monday to Saturday Only	Parish:	None
Map Ref:	365135 175879	Ward:	Staple Hill
Application Category:	Minor	Target Date:	6th May 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

Objections have been received contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission to vary condition 12 of planning permission ref. no. P96/4214, for the erection of an Ai retail foodstore, with associated offices, car parking and storage at 58 Broad Street, Staple Hill. The site lies at the eastern edge of, but within, Staple Hill town centre.
- 1.2 The condition reads: *Deliveries to the premises shall be limited to between the hours of 8am and 8pm Mondays to Saturdays and 8am to 1.00pm on Sundays.* The reason for the condition reads: *To safeguard the amenities of neighbouring occupiers.*
- 1.3 The proposed wording of the condition reads: *Deliveries to the service yard will be limited to between the hours of 8am and 8pm Mondays to Saturdays and 8am to 1pm on Sundays, except deliveries to the side door entrance which will be limited to between the hours of 7am and 8am.*
This was later amended to the more specific version as follows: *Deliveries to the service yard will be limited to between the hours of 8am and 8pm Mondays to Saturdays and 8am to 1pm on Sundays, except deliveries to the side door entrance which will be limited to between the hours of 7am and 8am Mondays to Saturdays.* This leaves the use of the service yard unaltered and specifies that additional deliveries must be received through the side entrance and not the service yard. It also ensures that deliveries to the site will be made no earlier than presently allowed on Sundays. Since this proposed change, which has been agreed with the applicants, would change the hours of delivery less than originally proposed, no further consultation has been carried out on the revised proposal.
- 1.4 The site is an A1 foodstore fronting Broad Street, with its own car park and service yard to the rear of the building. Across the access from Broad Street stands a Somerfield foodstore. This access leads to both the Tesco car park and a public car park, which is also accessed off Bath Street. The streets to the sides and rear of the site are residential, with Broad Street itself, as a secondary retail frontage, being largely commercial.
- 1.5 The side entrance, proposed to be used for the early morning deliveries, is identified on the plans and located at the southwestern corner of the building, at the point where Byron Place changes direction. Deliveries to this part of the building would not involve the service yard to the east of the site.
- 1.6 It should be noted that the Somerfield store next to the site in Broad Street is not subject to any conditions limiting delivery times. Also of relevance is the limitations imposed on noise generation from the site (50dbA by day and 40dbA by night) by condition 9 of the planning permission, which is not proposed to be amended.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPS24 Noise

- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
RT1 Town centre development

South Gloucestershire Core Strategy -Submission Draft (December 2010)
CS14 Town Centres and Retail

3. **RELEVANT PLANNING HISTORY**

- 3.1 P96/4214 Erection of retail foodstore (A1) with associated offices, car parking and storage Approved 1996
- 3.2 P97/4055 Variation of condition 12 of P96/4214 to allow for deliveries between 6am and 10pm Monday to Saturday Refused 1997

4. **CONSULTATION RESPONSES**

- 4.1 Parish/Town Council
Unparished area

- 4.2 Other Consultees [including internal consultees of the Council]
Enviromental Protection
Tesco Stores are seeking to change their hours of delivery to allow deliveries to take place 7 days a week from 7am – 8am through the side door of the store.

Planning enforcement originally received complaints about noise from deliveries occurring before 8am on Sundays which is what prompted this application, therefore I would ask that in order to protect the amenity of the neighbouring properties you condition deliveries to the side door limiting them to between the hours of 7am and 8am Mondays to Saturdays only, with no deliveries taking place before 8am on Sundays.

Sustainable Transportation

There are no highway objections to this proposal.

Other Representations

- 4.3 Local Residents/ Businesses
4 letters, one including a 20 name petition were received citing the following concerns:
- Drivers will arrive before 7am, run their engines and slam their cab doors, unload, use their reversing sirens
 - Bedroom windows will be open in the Summer
 - Reduction in house value
 - Co-op (Somerfield) have a tall wall to screen the noise of deliveries, whereas Tesco are proposing deliveries in an open car park
 - Trolley movements could put the public at physical risk

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development

This application seeks to vary a condition which limits, at present, the delivery times made to the site. The planning history shows a previous attempt to vary this condition has been refused, but that application was for a two hour morning and two hour evening extension, six days a week. The current proposal is to allow deliveries an hour earlier in the morning, seven days a week. It further refines deliveries during the extended hours to a side entrance to the site. A plan has been requested and received clarifying the position of this entrance, for the avoidance of doubt. It is located at the junction of the side and rear elevations of the building, approximately where Byron Place changes direction. As such, the nearest residential properties to this door are those on the eastern side of Bath Road, at a distance of 24 metres to the nearest residential curtilage and 33 metres to the nearest dwelling. This proposal stands to be assessed against policy RT1 of the adopted Local Plan, which sets criteria to be met by development proposals. Given the specific scope of this proposal, in this instance the two categories which apply are A) and D). These form the following two headings.

5.2 RT1 A: Would the proposal detract from the overall vitality and viability of the town centre?

This proposal is considered to have a neutral direct effect on the vitality and viability of the centre, because the store would be open no longer than at present as a result. However, the flexibility of earlier deliveries is considered to increase the opportunity of providing fresh goods on a daily basis and have them on the shelves before the store opens each day, other than on a Sunday. This is considered to be an operational benefit to the retailer, which would have a minor positive effect on the viability of the town centre as a whole, thereby according with this Local Plan policy criterion.

5.3 RT1 D: Would the proposal have unacceptable environmental or transportation effects and would it prejudice residential amenity?

With regard to the transportation effects of this proposal, no objection has been raised. It is considered that deliveries for one hour earlier in the morning, six days a week would have no significant transportation impact. With regard to environmental effects, these are considered to be limited to noise generation and in order to make their case, the applicants have submitted a noise survey. This has been analysed by Environmental Protection and the consultation reply appears at 4.2 above. Readings have been taken from the relevant period, while Tesco have been receiving deliveries at this site in breach of condition 12. It is considered that the increase over background noise at the times proposed is acceptable not to have a direct effect upon existing levels of residential amenity.

The assessment above is made in light of the local context, where deliveries are made to the Somerfield store which is nearer to the residential properties on Bath Road. The consultation replies make clear that there is a screen wall which contains some of the noise of these deliveries. However, the deliveries are not made in a completely enclosed area and there will therefore be noise generated from this activity. Deliveries made to this store are not time limited and it is considered that it could be regarded as prejudicial to constrain deliveries to one business to a greater degree than another. Set against this is the fact that Somerfield benefits from some noise screening walls and the site

does not. Overall it is considered that the proposal, given the distance to the nearest residential properties on this side of the site and the minor nature of the increase in delivery times would no balance not be sufficient to have such an effect on residential amenity to warrant a refusal in this instance. It is considered that the noise generated through deliveries, even at a relatively early hour of the morning, would accord with this Local Plan policy criterion. It is noted that the site would still be constrained by the original noise limit condition, which would still apply, regardless of the current proposal.

5.4 Other conditions on P96/4214

In a review of all conditions on the planning permission under which this store operates, it turns out that some conditions have been complied with and works implemented to an extent where there is no point in keeping them on a decision notice under which the site would be operated in the future. The include condition 1, limiting the time to commence implementation; condition 2 requiring the submission of landscaping details; condition 3 requiring the weed and litter free maintenance of the landscaped areas; condition 4 for details of the parking area; condition 8 requiring a ground stability survey; condition 10 for details on the retention of existing landscaping; condition 11 which ensures the protection of vegetation through the construction process. The conditions appearing below are the remaining 6 conditions, including former condition 12, now adapted and renumbered as condition 6, which control the ongoing activities on the site, now that the building and its surroundings are well established.

5.5 Other Issues

The consultation process has brought up some other issues, which are commented upon in turn:

House values – it is not for the planning system to protect the value of properties, but the residential amenity enjoyed by them.

It is acknowledged implicitly in this submission that the existing hours condition has been breached, as the noise readings were taken outside the delivery hours currently permitted. However, this cannot be taken as implicit that any new condition would also be breached.

It is further acknowledged that bedroom windows are likely to be kept open in the Summer in order to ventilate bedrooms and that this necessary measure will allow for transmission of noise from deliveries. However, this was taken into account in the Environmental Protection analysis at 4.2 above. It is not considered reasonable to further refine the condition to prevent early morning deliveries solely in the Summer months and there is no evidence to prove that, at such a distance, keeping windows open will make an appreciable difference to the effect on residential amenity. At best, this is considered to be a marginal issue.

The concern raised over the health and safety of trolley movements is an issue for the operators of the site, under the relevant legislation and is not a planning issue.

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 extended delivery times for the premises would be limited to a point of reception approximately at the furthest from residential properties, ensuring that existing levels of residential amenity would not be significantly affected. The proposal is considered to accord with policy RT1 of the adopted South Gloucestershire Local Plan.
- 6.3 The recommendation to approve permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission P96/4214 is reissued with condition 12 amended as detailed above and all conditions which have been complied with removed. The condition amended as applied for now becomes condition 6.

Contact Officer: Chris Gosling

Tel. No. 01454 863787

CONDITIONS

1. Any planting removed, dying, being damaged or becoming diseased shall be replaced in the next planting season by specimens of a similar size and species to those originally required to be planted, unless the Local Planning Authority gives written consent to any variation.

Reason

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

2. The parking areas designated on the approved plans shall not be used for purposes other than parking.

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.

3. The car park hereby permitted shall be made available between the hours of 0800 to 2200.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of reducing on street parking to the benefit 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.

4. No outside storage of material/goods/waste or plant shall take place at the premises.

Reason

To prevent the blocking of nearby roads in the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Noise from the premises, assessed in accordance with BS4142 1990, shall not exceed a rating levels of 50dbA by day and 40dbA by night, measured at or beyond the boundary of any residential property.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. Deliveries to the service yard will be limited to between the hours of 8am and 8pm Mondays to Saturdays and 8am to 1pm on Sundays, except deliveries to the side door entrance at the Southwest corner of the store which will be limited to between the hours of 7am and 8am Mondays to Saturdays.

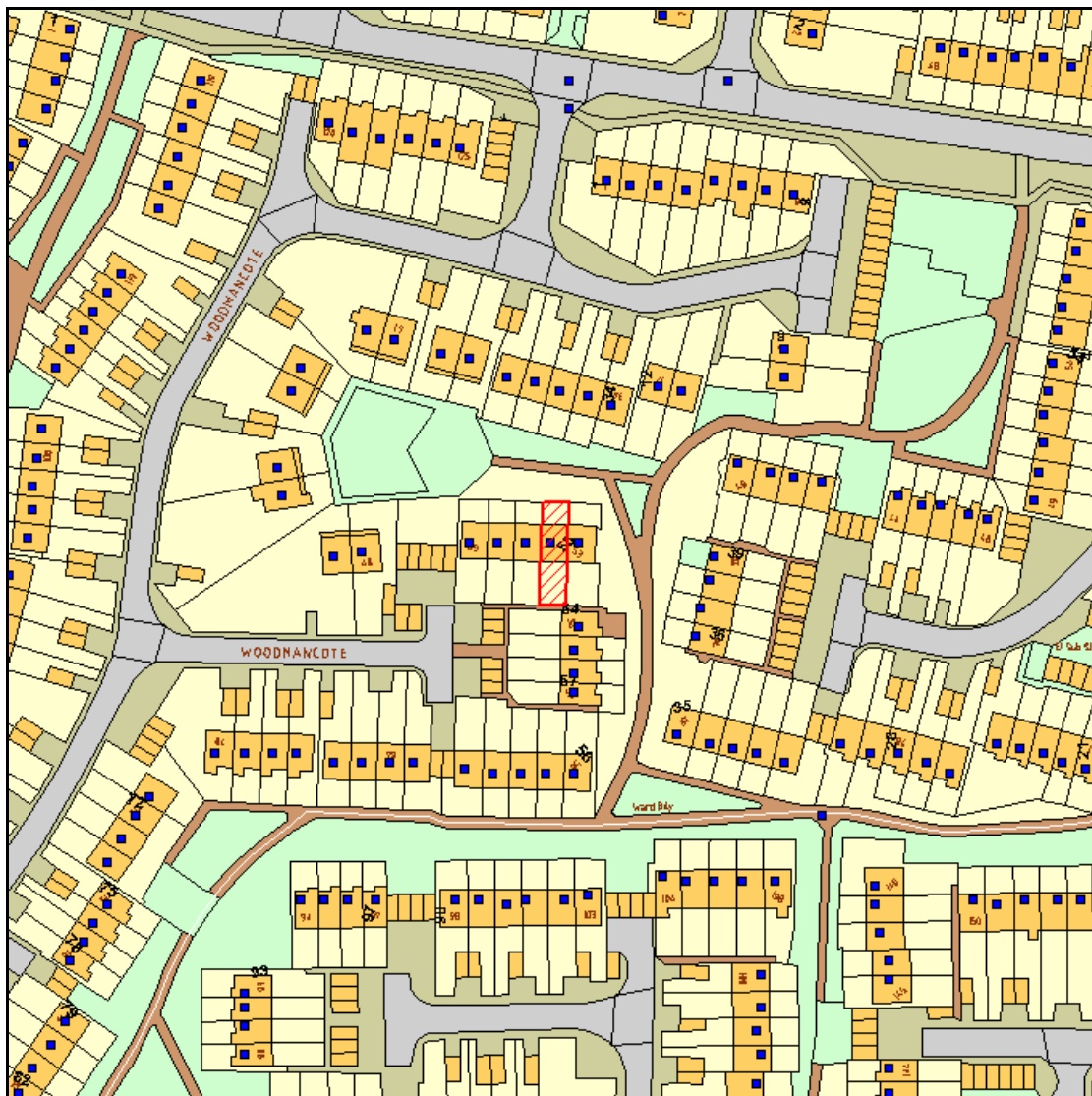
Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 10

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PK11/0864/F	Applicant:	Mr D Howes
Site:	52 Woodmancote Yate South Gloucestershire BS37 4LL	Date Reg:	25th March 2011
Proposal:	Erection of two storey rear extension to provide additional living accommodation.	Parish:	Yate Town Council
Map Ref:	370875 181564	Ward:	Yate Central
Application Category:	Householder	Target Date:	18th May 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule List because objections have been received from neighbouring occupiers contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a first floor rear extension to form additional living accommodation.
- 1.2 The application site comprises a two-storey terrace property situated on the northeastern side of the cul-de-sac Woodmancote within the established residential area of Yate.
- 1.3 The development had already started when the Officer visited the site, therefore, the application is partly retrospective. The partly built extension has a length of 2.5 metres, therefore, amended plans have been received to reflect this.

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 within Existing 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 PK06/0062/F, conversion of 1no.dwelling to form 2no.self contained flats, approval, 17/02/06.

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
No objection

Other Representations

- 4.3 Local Residents
Two letters of objection have been received from neighbouring occupiers raising the following concerns:

Loss of light;
Exacerbate existing chaotic and congested parking situation;
Exacerbate existing noise issues;
Planning permission was granted in 2006 for extension but work has only just started.

The concerns relating to parking, loss of light and noise impacts of the proposed extension will be considered in the main section of this report. The applicant has stated that there noise issues from where the dwelling has been converted into two flats. Whilst this is not strictly related to this application, it is noted that a condition required a scheme of sound insulation to be submitted to the Local Planning Authority. The Council's Enforcement Team will be notified to investigate whether this condition has been complied with and whether the conversion has been carried out accordingly. It is understood that the development has started, therefore, the application is partly retrospective.

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 proposal (policies D1 and H4 of the Local Plan), the effect on the amenity of neighbouring occupiers (policy H4 of the Local Plan) and transportation effects (policies T12 and H4 of the Local Plan).

5.2 Appearance/Form

The plans submitted demonstrate that the extension would be two storey in height with a pitched gabled roof and measure approximately 2.5 metres in length and 5.6 metres in width. The walls would comprise a painted render finish, the fenestration would be uPVC, whilst the roof tiles would be concrete to match the existing dwelling. The width of the extension, as well as the low roof ridge, defines a relatively shallow roof pitch and a somewhat pinched fenestration. Nevertheless, at 2.5 metres in length, the proposal would be relatively small in size and the low ridge height would give the proposal a somewhat subservient appearance. A higher ridge and steeper roof pitch would also be likely to have more of an impact on the neighbouring occupiers. Moreover, the proposal would not be significantly adversely prominent from the public realm given that it would be on the rear of the dwelling and would primarily only be viewed from the rear access lane, which serves Woodmancote. On balance, the proposal complies with policy D1 of the South Gloucestershire Local Plan (adopted) January 2006.

5.3 Residential Amenity

A neighbouring occupier has objected to the proposal on the basis that it would exacerbate the existing noise situation. It is noted that planning permission was granted to convert the dwelling into two self contained flats subject to suitable insulation being installed. The Council's Enforcement Team will be requested to investigate whether this is the case. Notwithstanding this, the proposed extension would not directly adjoin any party wall and given that it would function as ancillary to the existing accommodation, it is not considered that

there will be a significant increase in noise levels over the existing situation. Objections have also been received regarding the potential for loss of light. The host dwelling is adjoined to neighbouring properties on the eastern and western elevations and the proposal, which would extend to almost the full width of the dwelling is likely to cause some shadowing across neighbouring properties. However, given the relatively modest depth of 2.5 metres, on balance, it is considered that any loss of light would be unlikely to significantly adversely affect the living conditions of the neighbouring occupiers. No side windows are proposed in the extension, therefore, it is considered that no significant adverse privacy issues would be introduced. A condition is recommended to restrict the insertion of side windows in the future.

5.4 Transportation

Concerns have been raised with regards to the potential of increased traffic, which would exacerbate the existing parking situation. It is noted that the host dwelling has been converted into 2no. self contained flats, however, the proposal would function as ancillary, therefore, it is not envisaged that there would be a material increase in terms of vehicular traffic.

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:

Notwithstanding the shallow roof pitch and pinched fenestration, given the relatively small size of the proposal as well as the location to the rear of the property, it is considered that the proposal would not bring about any significant adverse visual amenity issues to the streetscene – policies D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.

The concerns of the neighbouring occupiers have been carefully considered, however, on balance, it is considered that the proposal would not have a significant adverse impact on the residential amenity of the neighbouring occupiers through loss or privacy, natural light or through noise generation – policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

Given that the proposed extension would function as ancillary, it is not envisaged that there would be a material impact in terms of local congestion or parking – 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

To ensure an acceptable standard of appearance and to accord with policies D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.

2. No windows other than those shown on the plans hereby approved shall be inserted at any time in the eastern and western elevations of the extension hereby approved.

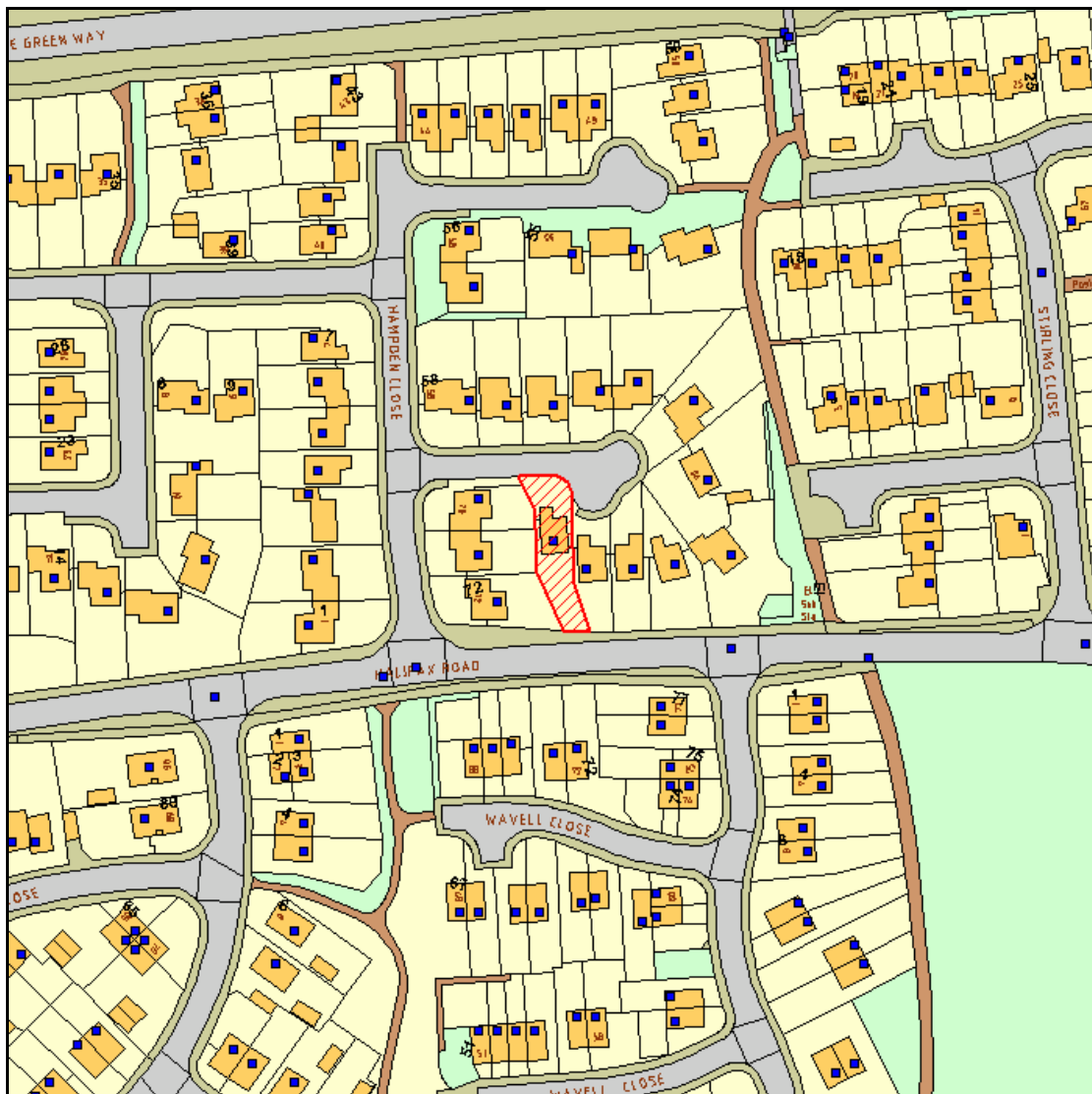
Reason

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

ITEM 11

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PK11/0903/F	Applicant:	Mr And Mrs S And T Boulton
Site:	69 Hampden Close Yate South Gloucestershire BS37 5UP	Date Reg:	28th March 2011
Proposal:	Erection of 1.8m boundary wall and side porch	Parish:	Yate Town Council
Map Ref:	370860 183563	Ward:	Yate North
Application Category:	Householder	Target Date:	18th May 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule List because concerns have been raised by neighbouring occupiers contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a 1.8 metre high boundary wall and side porch.
- 1.2 The application site comprises a two-storey detached property situated on the southern side of the cul-de-sac Hampden Close within the established residential area of Yate.
- 1.3 The plans show that an existing integral garage is to be converted to existing living accommodation, however, this is considered to be permitted development by virtue of Schedule 1, Part 2, Class A of the Town and Country Planning General Permitted Development Order 1995 (amended).

2. POLICY CONTEXT

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

South Gloucestershire Core Strategy, Submission Draft Proposed Changes December 2010
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.

3. RECENT PLANNING HISTORY

- 3.1 There is no planning history for the site from the past 10 years.

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
No objection

Other Representations

- 4.2 Local Residents
Two consultation responses have been received from neighbouring residents. The occupiers do not object to the proposal provided that:

- The plans are followed as submitted;
- There will be no damage to my property, garden or greenhouse while work takes place;
- The shared boundary line is not compromised or changed in any way;
- The current boundary fence remains between the properties.

With regards to the comments made, if permission is granted, the development is required to be carried out strictly in accordance with the approved plans. The final three comments made by the neighbouring occupiers are civil matters and although they are noted, they are beyond the scope of this planning application. If permission is granted, the applicant will be required to obtain the consent of the neighbouring occupiers to implement any part of the permission on land not in their ownership or control.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning policy H4 allows for the principle of the proposed development. Given the nature of the proposal, the main issues to consider are the appearance and form of the proposal (policies D1 and H4 of the Local Plan) and the impact on residential amenity (policy H4 of the Local Plan).

5.2 Appearance/Form

The porch would be located on the western elevation of the property in front of an existing side porch so that the property would benefit from two separate side porches. At approximately 0.9 metres in width, the porch would extend the full extent of the boundary so that the end wall would form part of the neighbouring boundary. The porch would be approximately 3 metres in length with a roof overhang of approximately 0.8 metres over the entrance. With a brick construction and lean-to roof with hipped ends, the proposal would appear similar to the existing porch. The applicant has also proposed the erection of a 1.8 metre high brick wall, which would replace existing fencing between the front elevation of the dwelling and the existing porch. The applicant has specified that the materials would match the existing dwelling, therefore, a condition on this basis is not required. It is considered that the proposed development would be in-keeping with the general character of the host dwelling and surrounding built form in terms of scale, form, siting and materials. The proposal would not be prominent in the streetscene given that it would be located to the side of the property and set back from the front elevation and would bring about no significant adverse issues to the character of the area.

5.3 Residential Amenity

The western side boundary of the site also forms the rear boundaries of the neighbouring gardens. The proposed 1.8 metre high boundary wall would replace an existing 1.8 metre high fence, whilst the end wall of the porch would also form part of the boundary treatment. Given the relatively small scale of the proposal and the fact that it would only be approximately 0.9 metres closer to the neighbouring properties than the existing western elevation, it is considered that it would not have a significant adverse impact on the residential amenity of

the neighbouring occupiers. No new windows are proposed in the western side elevation of the dwelling, therefore, it is considered that no significant adverse privacy issues would be introduced.

6. CONCLUSION

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

The proposal is keeping with the character of the existing dwelling in terms of scale, form, siting and materials and would not bring about any significant adverse issues to the character of the streetscene – policies D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.

The proposal would not have a significant adverse impact on the residential amenity of the neighbouring occupiers through loss of natural light or privacy – policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

7. RECOMMENDATION

- 7.1 Planning Permission is GRANTED subject to the following condition.

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.

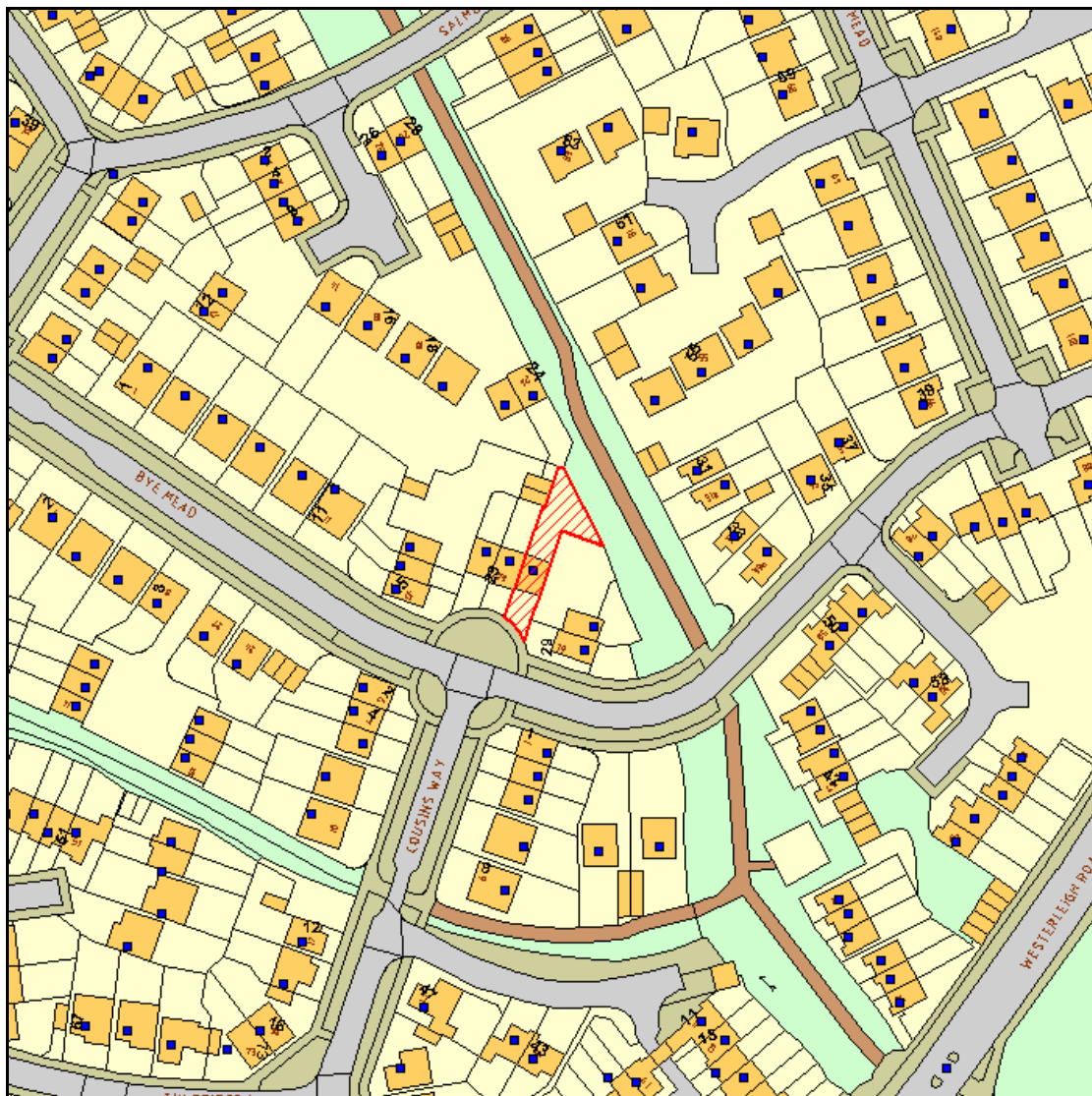
Reason

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

ITEM 12

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PK11/0938/F	Applicant:	Miss S Hicks
Site:	25 Bye Mead Emersons Green South Gloucestershire BS16 7DL	Date Reg:	29th March 2011
Proposal:	Erection of single storey rear extension to provide additional living accommodation.	Parish:	Mangotsfield Rural Parish Council
Map Ref:	366539 177826	Ward:	Emersons Green
Application Category:	Householder	Target Date:	19th May 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This planning application has been referred to the Circulated Schedule in light of objections received from local residents regarding the proposed development.

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the erection of a single storey rear extension to form additional living accommodation.
- 1.2 The application site relates to a modern two storey end terraced dwelling within the established residential area of Emersons Green.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design
H4 Extensions
L1 Landscaping

South Gloucestershire Core Strategy Submission Draft December 2010
CS1 High Quality Design

- 2.3 Supplementary Planning Guidance
SPD Design

3. RELEVANT PLANNING HISTORY

- 3.1 PK03/1652/TRE Works to trees
Refused July 2003
- 3.2 PK00/2648/TRE Removal of branch
Approved November 2000

4. CONSULTATION RESPONSES

- 4.1 Mangostfield Rural Parish Council
No objection

Other Representations

- 4.2 Local Residents

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

- Visual impact and impact on outlook
- Neighbouring properties are north facing and surrounded by mature oak trees with limited light at present
- Rear of property and garden of no.25 would be in permanent shade
- Will impact on light due to length and height of proposed extension
- Length of extension exceeds planning regulations
- Submitted drawings incorrect. Dwg.162/03 fails to identify the nearby oak tree. Dwg.162/01 illustrates an outline of a doorway on the rear of 23, which gives false impression of what is actually in place.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Plan allows for extensions to existing dwellings, subject there being no adverse impact on existing visual and residential amenities. Policy CS1 of the Core Strategy seeks to achieve high quality design.

5.2 Visual Amenity

The application site relates to an end terraced modern two storey dwelling adjoining a central 3 storey property. The proposed single storey extension by reason of its subservient design is considered in keeping with the scale and character of the existing dwelling and the immediate surrounding area.

5.3 Residential Amenity

This application seeks planning permission for the erection of a single storey rear extension measuring 4.20m in length x 2.10m to the eaves and 3.40m to the ridge. The extension will have a gable side elevation adjacent the adjoining neighbour.

5.4 Planning objections have been raised by the adjoining occupiers of no.23 and 21 on grounds the proposed extension by reason of its length and height will have an adverse impact on light and outlook especially as loss of light is an existing problem. Concerns have also been raised that the submitted plans do not accurately show next doors openings on the rear elevation and extent of existing trees, which currently have an impact on light level. The Officer has visited the site and assessed the existing situation as it is.

5.5 The Planning officer accepts the rear elevation of these properties is north facing, with limited light at present to the rear of those properties and gardens in question. The Planning Officer is of the view however that an extension of this scale i.e. single storey and in this location would have no greater impact on existing levels of light. It should be noted that if this extension was reduced in length by 1.20m, it could be erected without the need for planning permission and also at the height as currently shown i.e. 3.20m. Whilst it is accepted the extension would result in a blank wall, the majority of this will be screened by an existing 1.80m high fence.

5.6 It is therefore considered the proposed extension by reason of its scale, design and siting would not have such a harmful impact on the adjacent occupiers in terms of loss of light or outlook so as to warrant refusal of the application.

5.7 Landscaping Issues

There are a number of oak trees running along the rear northern and eastern boundary of the site. It is considered the proposed extension by reason of its siting in relation to those trees will not have any adverse impact. An informative will be imposed advising the applicant not to store any building works near the root protection zone of the trees.

5.8 Other Issues

Both neighbours have expressed concern that the proposed extension exceeds planning legislation i.e. exceeds 3.0m on a terraced dwelling. Members are advised that this in fact relates to the criteria set down in the General Development Order that establishes whether or not works require planning permission. In this case as the extension extends beyond the rear wall by 3.0m then planning permission is required and is assessed accordingly.

6. CONCLUSION

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

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

- a) The proposed extension has been designed to positively enhance the character and appearance of the dwelling and area taking account of materials, design, siting, height and scale of the development-Policies D1 and H4.
- b) The proposed extension have taken account of neighbouring residential amenities and through careful design, the proposal will not materially harm the amenities of neighbouring properties by reason of loss of privacy or overbearing impact-Policy H4
- c) The proposed extension has taken account of the nearby oak trees and through careful siting will not harm the long term health of the trees -Policy L1

7. RECOMMENDATION

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

Contact Officer: Tracey Price
Tel. No. 01454 863424

CONDITIONS

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

Reason

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

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

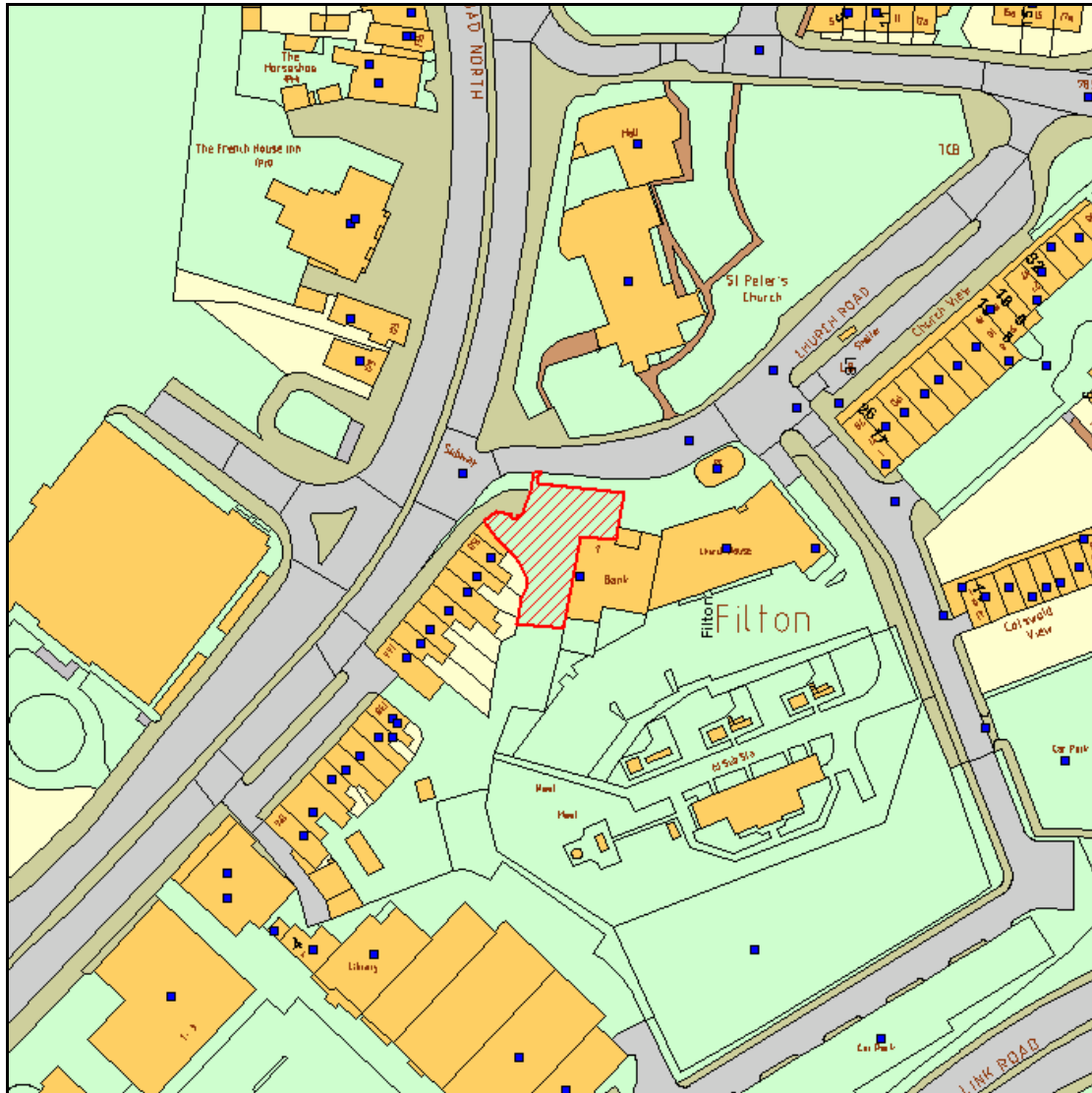
Reason

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

ITEM 13

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PT11/0775/ADV	Applicant:	Primesight Ltd
Site:	2 Church Road Filton South Gloucestershire BS34 7AD	Date Reg:	16th March 2011
Proposal:	Display of 1no. internally illuminated hoarding sign	Parish:	Filton Town Council
Map Ref:	360305 179196	Ward:	Filton
Application Category:	Minor	Target Date:	9th May 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks advertisement consent for the display of 1no. internally illuminated hoarding sign.
- 1.2 The proposed sign would be located adjacent the northeastern elevation of a parade of shops on the eastern side of Gloucester Road North and replace an existing hoarding sign, which is longer in length. The site is situated within the urban area of Filton.
- 1.3 The existing hoarding sign to be replaced was granted one year temporary consents in applications PT01/1012/ADV and PT02/3491/ADV.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG19 Outdoor Advertisement Control
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving a Good Standard of Design in New Development
T12 Transportation Development Control Policy for New Development

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 P86/2013/A, display of freestanding, non-illuminated advertisement hoarding 6.10 metres by 3.05 metres, refusal, 13/08/86.
- 3.2 N173/ADV, display of non-illuminated poster board 5ft x 10ft. Height to top of sign 25ft, refusal, 12/07/79.
- 3.3 PT01/1012/ADV, display of one 96-sheet advertisement display panel (retrospective), approval, 21/06/01. (Temporary consent)
- 3.4 PT02/3491/ADV, display of one 96 sheet advertisement display panel (retrospective), approval, 13/01/03. (Temporary consent)

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
Objection – as dangerous distraction to oncoming traffic
- 4.2 Conservation
No objection
- 4.3 Transportation DC
No objection
- 4.4 Public Rights of Way
No objection

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning Policy Guidance 19 states that advertisements can only be controlled on the basis of visual amenity and public safety. It states that when assessing amenity, the Local Planning Authority should have regard to the impact of the sign on the building or on the immediate neighbourhood where it is to be displayed as well as the cumulative impact on the surroundings. With regard to public safety, Local Planning Authorities are expected to assess the impact on any traffic or transport on land (including pedestrians), water or air.

The annex in PPG19 states that an application to display a poster is to be considered on its own merits with regard to the general characteristics of the locality in which it is to be displayed. When considered amenity, factors which may be to the advantage of the amenity of a locality, such as adding appropriate colour and interest to a drab area or screening an eyesore should also be considered. The site is situated within close proximity to the listed buildings Filton House and Pegasus House to the west and St Peter's Church to the north, therefore, the effect on the visual amenity of these buildings is an important consideration.

The site is situated adjacent to Gloucester Road North and there are other hoarding signs, which are visible from this road, however, the majority of these signs were erected without advertisement consent. Indeed the existing very large hoarding sign in situ only benefited from a temporary one-year consent in 2001 to screen a rear development site (advertisement regulations normally result in a five year limit if granted consent). Whilst the existing sign is unlawful, it is considered that some weight can be given to the fact that it has been in place for ten years and no enforcement action has been taken to remove the sign.

5.2 Visual Amenity

The proposed sign measures approximately 3 metres in height, 6 metres in width and be displayed at a height of 1.2 metres from the ground. The proposed sign comprises a steel frame construction with a chrome clad front

panel and is internally illuminated. The sign would be attached to steel uprights and mounted above a plinth. The surrounding area is characterised by the busy dual carriageway 'Gloucester Road North', large commercial buildings associated with Filton Airfield, as well as Bank and Church House adjacent to the application site. However, the sign would be viewed in conjunction with a relatively modest parade of shops, as well as the Grade II listed buildings St Peter's Church to the north and Filton House and Pegasus House to the west.

- 5.3 The proposed sign would back onto an empty site to the rear, which was previously granted planning permission for an office building (P98/2044). The permission has now expired and the site is somewhat unkempt and overgrown with vegetation. Although the proposal would be large in scale and sited in a very prominent location, it would be smaller than the existing sign and be constructed from higher quality materials, therefore, there would be some visual improvement to the existing situation. In addition, the proposal would provide an element of screening to an eyesore and also add an element of interest to what would otherwise be a stark area in the streetscene. The applicant has stated that permission is likely to be sought in the future to develop the site, and this is not totally implausible given that planning permission has already been granted. However, given the scale and prominence of the proposed sign within the streetscene it is considered that a five year limit should be reduced to a two year limit in order to allow the Local Planning Authority to re-review the situation over a shorter timescale in the interests of visual amenity.
- 5.4 It is considered that the scale of the proposal, as well as the character of the existing built form, is such that the proposal would not have a significantly more harmful effect on the visual amenity of the listed buildings than the existing situation.
- 5.5 Public Safety
An objection has been received from the Parish Council with regards for the potential for the sign to distract oncoming traffic. However, the Council's Transportation Officer has not objected to the proposal. Therefore, it is considered that the proposal would not be adversely distracting to vehicles to the detriment of highway safety. The sign would be set back clear of the adjacent pathway and would not adversely affect pedestrian movements.

7. RECOMMENDATION

- 7.1 Advertisement Consent is GRANTED subject to the following condition.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

1. The display of the advertisement hereby authorised shall cease on or before the expiration of a period of two years from the date of this decision and the land restored to its former condition.

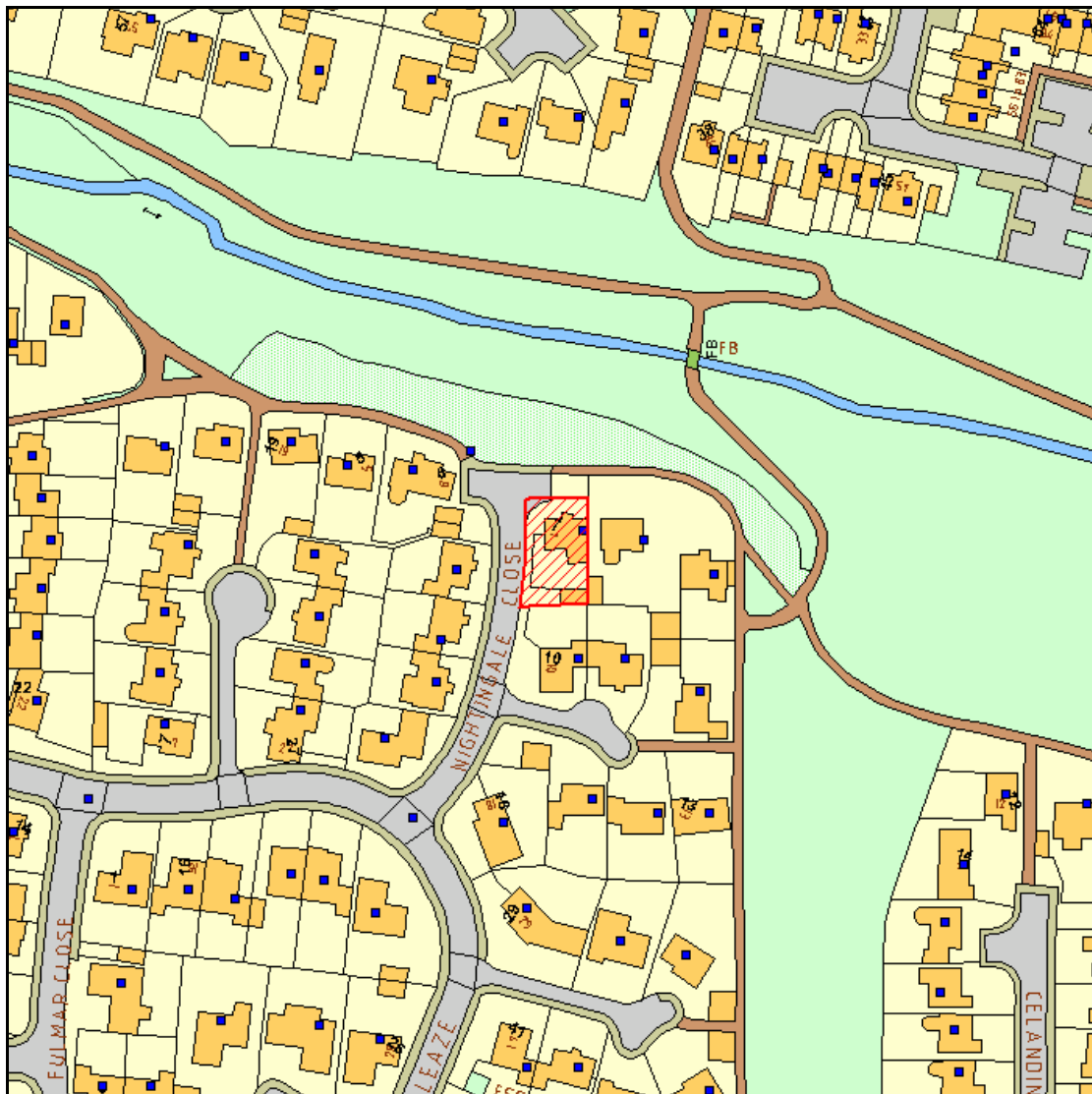
Reason

In the interests of the visual amenity of the area and to accord with PPG19.

ITEM 14

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PT11/0778/F	Applicant:	Mr And Mrs Morgan
Site:	7 Nightingale Close Thornbury South Gloucestershire BS35 1TG	Date Reg:	16th March 2011
Proposal:	Erection of single storey front extension to provide additional space to existing garage	Parish:	Thornbury Town Council
Map Ref:	364626 190954	Ward:	Thornbury North
Application Category:	Householder	Target Date:	10th May 2011



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PT11/0778/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a single storey extension to the existing detached garage. The proposal would be 5.3m in length, 3.5m in width, and 3.3m in height.
- 1.2 The application site relates to a detached dwelling and its associated curtilage. The site lies within a well-established residential area within the Thornbury settlement boundary.

2. POLICY CONTEXT

2.1 National Guidance

PPS1: Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design In New Development

H4: Development within Existing Residential Curtilages

2.3 Emerging Development Plans

South Gloucestershire Core Strategy -Submission Draft (December 2010)

CS1: High Quality Design

CS32: Thornbury

2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) January 2006

3. RELEVANT PLANNING HISTORY

- 3.1 P93/0608/D Erection of single storey rear extension and porch
Permitted Development 18.03.1993

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council

No objection

4.2 Sustainable Transport

No objection.

4.3 Local Residents

Two letters have been received from local residents. One letter stated no objection whilst the other raised the following objections:

- a) Loss of outlook.
- b) Close off back of property [overbearing effect].
- c) Loss of light.
- d) Contrary to policy H4(b) of the South Gloucestershire Local Plan.
- e) The benefit of providing covered parking does not justify the negative effect on our property.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

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

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

5.3 Residential Amenity

The proposed development seeks to extend the length of the existing detached garage. The garage is situated to the rear of the host dwelling and it adjoins the rear boundary of No. 10 Nightingale Close. The occupiers of this neighbouring property have objected to the proposal on the grounds that the development would close off the back of their property and would result in a loss of light and outlook.

5.4 It is important to acknowledge that in planning law there is no automatic right to a view/outlook over land outside of an individual's ownership. Notwithstanding this, it is noted that a proposal can have a detrimental impact on the outlook of a neighbouring property and this can be a material consideration in the assessment of a planning applications. For instance, an "overbearing effect" or "loss of light" could be caused by an overly long and/or high extension.

5.5 In this case, the proposed extension would be situated approximately 9 metres from the rear elevation of the No. 10 Nightingale Close and would extend across the entire width of the neighbours garden. Accordingly, it is acknowledged that the pitched roof of the extension would reduce the outlook/view from the neighbouring property, particularly towards the north-west. Notwithstanding this, the proposed extension would be single storey in scale and it would be separated from the neighbouring property by approximately 9 metres. In view of these circumstances, it is considered that the proposed extension would be of a relatively small scale and therefore would not give rise to a material overbearing effect or loss of light. On this basis, it

was been concluded that the proposal would not materially harm residential amenity.

5.6 Design

The proposed development would extend the length of the garage towards the highway. The extension would be slightly wider than the existing garage, but it would follow the existing ridgeline. Furthermore the extension would be finished in materials to match the existing dwelling. Accordingly, it is considered that this proposed extension would respect the design, proportions and materials of the existing garage. Therefore the proposal would not materially harm the character and appearance of the site or the street scene.

5.7 Transportation

The proposed garage would consolidate the existing parking spaces. On this basis, it is considered that the proposal would not materially alter the existing parking arrangements. On this basis, it is concluded that the proposal would not give to unacceptable transportation effects.

6. CONCLUSION

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

- a) The proposal would respect the overall design and character of the existing dwelling and the surrounding area. The development therefore accords to policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (Adopted) 2007.
- b) The proposal would not give rise to unacceptable transportation effects. The proposed development would accord to policies H4 and T12 of the South Gloucestershire Local Plan (adopted) January 2006.
- c) The proposal would not give rise to an adverse overbearing effect or a material loss of privacy to nearby occupiers. The development therefore accords to policies H4 and D1 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 conditions: -

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.

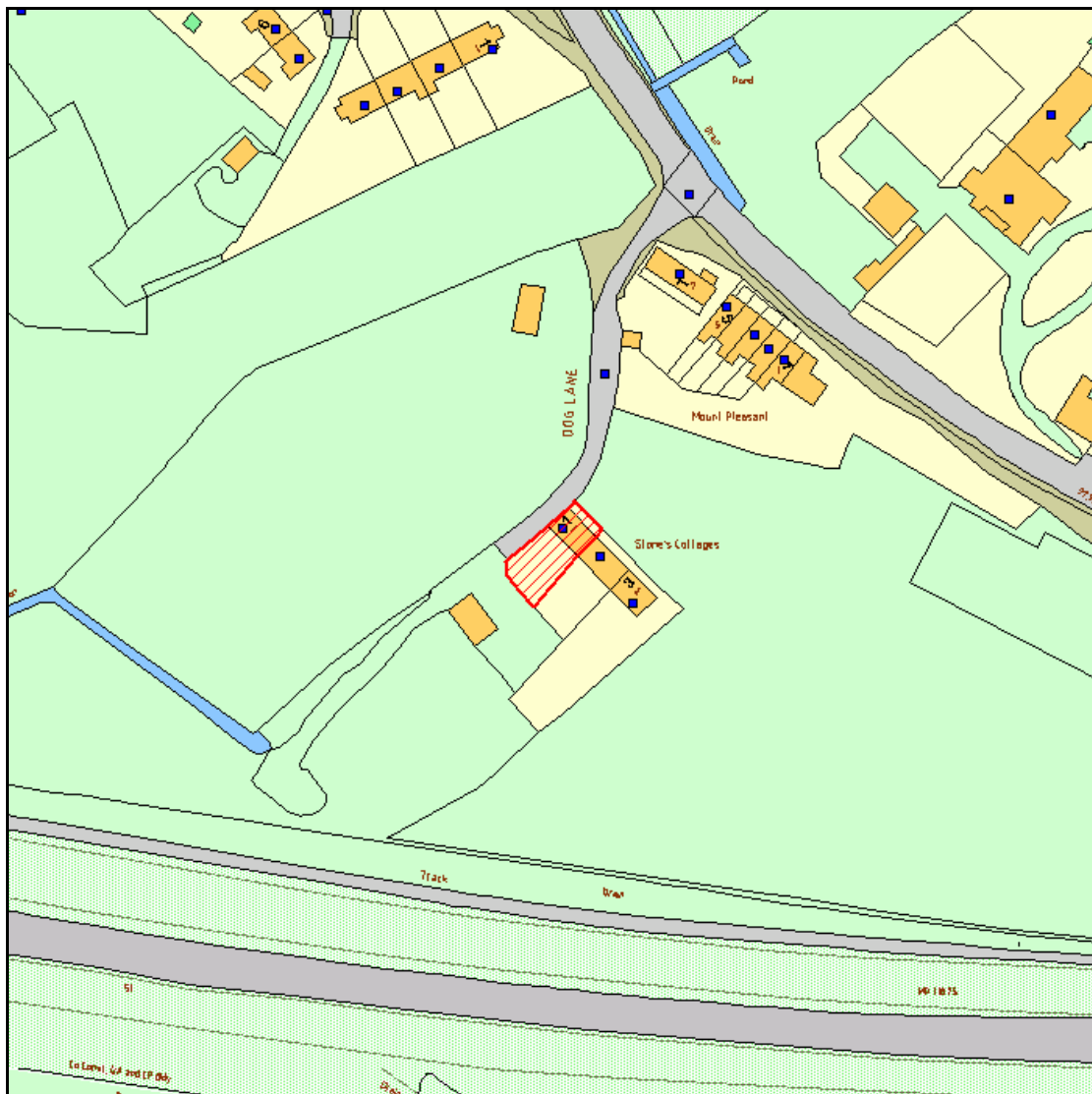
Reason

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

ITEM 15

CIRCULATED SCHEDULE NO. 17/11 – 27 APRIL 2011

App No.:	PT11/0881/F	Applicant:	Mr D Harrington
Site:	1 Stones Cottages Dog Lane Hallen South Gloucestershire	Date Reg:	24th March 2011
Proposal:	Erection of single storey front extension to provide additional living accommodation	Parish:	Almondsbury Parish Council
Map Ref:	355352 179552	Ward:	Almondsbury
Application Category:	Householder	Target Date:	16th May 2011



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule List because an objection has been received from Almondsbury Parish Council contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a single storey front extension.
- 1.2 The application site comprises a two-storey end of terrace property situated on the eastern side of Dog Lane. The site is situated in the open Green Belt outside the defined settlement boundary. The host dwelling is constructed of stone with clay roof tiles for the roof. It has a traditional cottage style appearance by reason of the narrow proportions, materials, unbroken eaves and linear emphasis. The site steps up into the garden area, which slopes up to the property so that the dwelling and garden is approximately 1.5 metres higher than Dog Lane. An existing deep fishpond would be in-filled to allow for the proposal.
- 1.3 The application site comprises an unusual layout since there is no rear garden area and the only private amenity space is located to the front of the dwelling.
- 1.4 Amended plans have been received which have reduced the length of the extension significantly to approximately 7 metres in length and 3.5 metres in width.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2 Green Belts
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving a Good Standard of Design in New Development
GB1 Development in the Green Belt
H4 Residential Development within Existing Residential Curtilages
EP1 Environmental Pollution

South Gloucestershire Core Strategy -Submission Draft (December 2010)
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)
The Development in the Green Belt SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT02/1892/F, alterations to roof to facilitate renovation of two terraced cottages. Erection of two-storm porches and erection of new block of three garages and construction of driveway, 30/07/02, approval.

4. CONSULTATION RESPONSES

4.1 Almondsbury Parish Council

Almondsbury Parish Council wish to object strongly to this planning application, which is not in keeping with the character of the other cottages and is not in the building line.

Other Representations

4.3 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning policy GB1 only allows for limited extensions to properties provided that they do not result in disproportionate additions over and above the size of the original dwelling. The size of the extension has been significantly reduced and it is now considered that it represents a proportionate addition to the dwellinghouse. However, careful consideration is required with regards to the appearance of the proposal and whether it is in keeping with the character of the existing dwelling. Matters relating to the form and appearance of the extension will be considered below.

- 5.2 Given the nature of the proposal, the main issues to consider are the appearance and form of the extension (policies D1, H4 and GB1 of the Local Plan) and the impact on the amenities of the neighbouring occupiers (policy H4 of the Local Plan).

5.3 Appearance/Form

The application site is a converted terrace of cottages, which are shown on the Council's 19th Century historic maps. Although converted, the dwellings retain a traditional character and attractive frontage, which it is considered that any proposal should respect. The proposed extension will measure approximately 7 metres in length, 3.5 metres in width and be encompassed by a lean to roof with an apex of approximately 3.5 metres at ridge height. The proposal would be built off an existing 3.5 metre high (approx) natural stone boundary wall located on the northwestern boundary, which will be built up higher along the length of the extension. The applicant has specified a stone finish to match the existing dwelling and roof tiles also to match the existing dwelling, which is considered acceptable. The principle of the lean-to extending off the boundary wall is considered to be an acceptable approach and whilst the concerns of the Parish Council are noted, it is considered on balance, that the reduction in the length and width of the extension is sufficient to ensure that it would not appear

adversely prominent on the front elevation. The reduction in the width of the extension also allows for a steeper roof pitch and combined with the reduction in length, on balance it is considered that the proposal would be more sympathetic to the character of the existing dwelling in terms of scale, form and siting. The site is set well back from Hallen Road and with no public rights of way within close proximity; it is considered that the proposal would not be significantly adversely prominent from views from the surrounding area.

5.4 Residential Amenity

The host dwelling benefits from its corner location by only having one neighbouring occupier adjoined to the southeastern elevation. Given the single storey form of the proposal, the orientation of the site and distance to the neighbouring of approximately 6.2 metres, it is considered that there would not be a significant loss of light or outlook to the detriment of the neighbouring occupiers residential amenity. The side of the extension that would directly face the neighbouring boundary comprises folding doors with 3no. panes of full length glazing. Given that the extension would be approximately 6.2 metres from the boundary and the timber fencing in-situ along the boundary, it is considered that no significant adverse overlooking or inter-visibility issues would be introduced to the detriment of the neighbouring occupiers residential amenity. A sufficient amount of private amenity space would be left to serve the host dwelling following the development. Given that a deep fishpond will require to be filled, a condition is recommended to restrict the hours of working on the site in the interests of the amenity of the neighbouring occupiers.

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 scale of the extension has been reduced significantly, so that it would not project so far past the existing front building line. On balance, it is considered that the scale, form and siting of the proposed extension is more sympathetic to the character of the host dwelling and surrounding built form and would not have a significant adverse impact on the visual amenities of the locality – policies D1, H4 and GB1 of the South Gloucestershire Local Plan (adopted) January 2006.

It is considered that the proposal would not adversely affect the residential amenity of the surrounding residential occupiers through loss of natural light or privacy – policy 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. The hours of working on site during the period of construction shall be restricted to 8:30 am to 6pm on weekdays and 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 preserve the amenities of the occupiers of the neighbouring properties and to accord with policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

3. Nothing but inert material shall be used to infill the deep pond.

Reason

To accord with policy EP1 of the South Gloucestershire Local Plan (adopted) January 2006 to protect against pollution.

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

Reason

To ensure an acceptable standard of external appearance and to accord with policies D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.

5. The facing stonework shall match the existing original stonework in respect of colour, texture, coursing and jointing.

Reason

To ensure an acceptable standard of external appearance and to accord with policies D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.