

**LIST OF PLANNING APPLICATIONS AND OTHER PROPOSALS
SUBMITTED UNDER THE PLANNING ACTS TO BE DETERMINED BY
THE DIRECTOR OF ENVIRONMENT AND COMMUNITY SERVICES**

CIRCULATED SCHEDULE NO. 27/13

Date to Members: 05/07/13

Member's Deadline: 11/07/13 (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 and 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 Management Technical Support Team. If in exceptional circumstances, you are unable to e-mail you request, please contact 01454 863519, well in advance of the deadline, to discuss alternative arrangements to ensure your response can be received.
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised.
- It may also allow officers to seek to negotiate with the applicant to overcome the Member's concerns and therefore removing the need for a Committee determination.

CIRCULATED SCHEDULE – 5 JULY 2013

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK13/0916/F	Approve with Conditions	60 Bath Road Longwell Green South Gloucestershire BS30 9DG	Longwell Green	Hanhham Abbots Parish Council
2	PK13/1068/RV	Refusal	Greatwood Coxgrove Hill Pucklechurch South Gloucestershire BS16 9PR	Boyd Valley	Pucklechurch Parish Council
3	PK13/1198/F	Approve with Conditions	Kytes Farm Mill Lane Upton Cheyney Nr Bitton South Gloucestershire BS30 6NH	Bitton	Bitton Parish Council
4	PK13/1199/LB	Approve with Conditions	Kytes Farm Mill Lane Upton Cheyney Nr Bitton South Gloucestershire BS30 6NH	Bitton	Bitton Parish Council
5	PK13/1209/F	Approve with Conditions	15 St Helens Drive Wick South Gloucestershire BS30 5PS	Boyd Valley	Wick And Abson Parish Council
6	PK13/1224/F	Approve	Baugh Cottage Fouracre Crescent Downend South Gloucestershire BS16 6PX	Downend	Downend And Bromley Heath Parish Council
7	PK13/1225/LB	Approve	Baugh Cottage Fouracre Crescent Downend South Gloucestershire BS16 6PX	Downend	Downend And Bromley Heath Parish Council
8	PK13/1498/F	Approve with Conditions	Wilton Farm Abson Road Wick Bristol South Gloucestershire BS30 5TT	Boyd Valley	Wick And Abson Parish Council
9	PK13/1649/F	Approve with Conditions	2 High Street Chipping Sodbury South Gloucestershire BS37 6AH	Chipping	Sodbury Town Council
10	PK13/1689/F	Approve with Conditions	84 St Davids Avenue Cadbury Heath South Gloucestershire BS30 8DE	Parkwall	Oldland Parish Council
11	PT13/0649/F	Approve with Conditions	Premier House The Common East Bradley Stoke South Gloucestershire BS34 6BH	Bradley Stoke Central And Stoke Lodge	Bradley Stoke Town Council
12	PT13/1375/F	Approve with Conditions	Rolls Royce Plc Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE	Stoke Gifford	Stoke Gifford Parish Council
13	PT13/1612/CLP	Approve	202 Down Road Winterbourne Down South Gloucestershire BS36 1AU	Westerleigh	Westerleigh Parish Council
14	PT13/1685/CA	Approve with Conditions	The Rectory Frenchay Common Frenchay South Gloucestershire BS16 1LJ	Frenchay And Stoke Park	Winterbourne Parish Council
15	PT13/1686/F	Approve with Conditions	The Rectory Frenchay Common Frenchay South Gloucestershire BS16 1LJ	Frenchay And Stoke Park	Winterbourne Parish Council
16	PT13/1773/F	Approve with Conditions	310 Badminton Road Coalpit Heath South Gloucestershire BS36 2NR	Westerleigh	Westerleigh Parish Council
17	PT13/1809/F	Approve with Conditions	15A Gloucester Road Almondsbury South Gloucestershire BS32 4HD	Almondsbury	Almondsbury Parish Council
18	PT13/1880/F	Approve with Conditions	15A Gloucester Road Almondsbury South Gloucestershire BS32 4HD	Almondsbury	Almondsbury Parish Council
19	PT13/1925/TCA	No Objection	Moorend Frenchay Hill Frenchay South Gloucestershire BS16 1LR	Frenchay And Stoke Park	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 27/13 – 5 JULY 2013

App No.:	PK13/0916/F	Applicant:	River Ltd
Site:	60 Bath Road Longwell Green Bristol South Gloucestershire BS30 9DG	Date Reg:	22nd March 2013
Proposal:	Erection of 6 no. dwellings with access, landscaping and associated works.	Parish:	Hanham Abbots Parish Council
Map Ref:	365575 171299	Ward:	Longwell Green
Application Category:	Minor	Target Date:	15th May 2013



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100023410, 2008.

N.T.S.

PK13/0916/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been forwarded to the Council's Circulated Schedule in line with the Council's scheme of delegation as a Section 106 Legal Agreement would be attached to the decision. In addition comments from a local resident and the Parish Council have also been received.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of 6 No. dwellings to the rear of 60 Bath Road, Longwell Green. The proposed development site comprises an area of approximately 0.32 hectares. The site is currently occupied by a locally listed building and associated garden. The site comprises of an open paddock to the north and the rear garden of No. 60. A residential development consisting of 9 dwellings has recently been constructed to the northeast of the site.
- 1.3 The application proposes the erection 6 dwellings, with a total of 15 car parking spaces, a mixture of detached garages and open parking spaces. The proposed 3no. bed dwellings would be one and a half stories with dormer windows in the front and rear elevations.
- 1.4 The application site is situated within the urban area as defined in the adopted Local Plan and abuts the Bristol/Bath Green Belt situated to the west. No.60 Bath Road is recognised as a Locally Listed Building. A Public Right of Way (PHA/30) runs adjacent to the boundary of the application site.
- 1.5 This application follows a broadly similar outline application (PK11/3938/O) where the principle of development was established and subsequently approved subject to conditions. This is a full application as the curtilage associated with the adjacent locally listed building has been amended slightly to increase its size. During the course of the application various changes to improve the scheme were requested by landscape, conservation, urban design and highway officers. These have been received by the Council.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

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

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

H2 Proposals for Residential Development within the Existing Urban Area

H6 Affordable Housing

L1 Landscape Protection and Enhancement

L5 Open areas within the existing urban area.

L9 Species Protection

- L15 Buildings and Structures Which make a Significant Contribution to the Character and Distinctiveness of the Locality.
- L17 & L18 The Water Environment
- EP1 Environmental Protection
- EP4 Noise Sensitive Development
- T7 Cycle Parking
- T8 Parking Standards
- T12 Transportation Development Control
- LC2 Provision for Education Facilities

South Gloucestershire Core Strategy, including post submission changes December 2011

- CS1 High Quality Design
- CS2 Green Infrastructure
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Environmental Resources and Built Heritage
- CS15 Distribution of Housing
- CS16 Housing Density
- CS17 Housing Diversity
- CS18 Affordable Housing
- CS23 Community Buildings and Cultural Activity
- CS24 Open Space Standards

2.3 Supplementary Planning Guidance

- South Gloucestershire Design Checklist (Adopted) 2007
- Trees on Development Sites SPG
- South Gloucestershire Council Local List SPD (Adopted) 2008
- South Gloucestershire Council Affordable Housing SPD (Adopted) 2008
- South Gloucestershire Council Landscape Character Assessment - Character Area LCA 14, Kingswood

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.1 | PK07/2864/O | Erection of 7no. dwellings (Outline) with layout, means of access and scale to be determined. All matters reserved.
Withdrawn November 2007 |
| 3.2 | PK11/2961/O | Erection of 6no. dwellings (Outline) with access and layout to be determined. All other matters reserved.
Withdrawn December 2011 |
| 3.3 | PK11/3938/O | Erection of 6no. dwellings (Outline) with access and layout to be determined. All other matters reserved. (Resubmission of PK11/2961/O).
Approved August 2012 |

Also of relevance is the past planning history for the adjoining site, land to the rear of 52-58 Bath Road

- | | | |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| 3.4 | PK10/2315/O | Erection of 9no. dwellings (Outline) with layout and access to be determine. All other matters reserved.
Approved January 2011 |
| 3.5 | PK11/0384/RM | Erection of 9no. dwellings (Approval of reserved matters to be read in conjunction with PK10/2315/O)
Approved April 2011 |
| 3.6 | PK11/3302/F | Erection of 1no. detached dwelling and associated works
Approved November 2012. |

4. **CONSULTATION RESPONSES**

4.1 Hanham Abbots Parish Council

Objection:

- a further example of backland development along the Bath Road, eroding local heritage and wildlife habitat.
- will put increased strain on local facilities and amenities
- in close proximity to 60 Bath Road and will create difficulty for refuse and emergency vehicles to access the proposed dwellings
- concerned over highway safety as the proposed access road is opposite an existing entrance
- inadequate parking which will result in vehicles parking on the already congested Bath Road
- has the application has been designed with any consultation to 'Secure by Design' to reduce the risk of potential crime

4.2 Other Consultees [including internal consultees of the Council]

Ecology

No objections subject to conditions and an informative

Environmental Protection

No objection subject to informatives

Public Right of Way

No objection subject to an informative

Drainage

No objection subject to conditions

Conservation Officer

No objection subject to conditions

Urban Design Officer

No objection

Sustainable Transport Officer
No objection subject to conditions

Archaeology Officer
No objection

Landscape Officer
No objection subject to conditions

Children and Young People
No objection subject to contribution for additional school provision totalling £21,796

Affordable Housing
No contribution required.

4.3 Local Residents

One letter of objection has been received from a local resident:

- back land development
- taken with other recent applications the cumulative effect is to destroy the local nature of the area

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity. Policy D1 of the Local Plan requires all new development to be well designed and along with other criteria, respect and enhance the character, distinctiveness and amenity of both the site and locality.

5.2 Policy H2 of the South Gloucestershire Local Plan is supportive in principle of proposals for erection of residential development within the urban area, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity, highway safety and an appropriate density of development is achieved. L1 and L5 seek to control the character and appearance of an area by retaining landscape features, views and open areas. In terms of transportation and highway safety policies T8 related to off street parking provision and T12 in terms of accessibility and general highway safety are also important considerations. In relation to this development proposal policies L9 related to ecological considerations and species protection and policies L15 related to locally listed buildings is also an important policy consideration.

5.3 The South Gloucestershire Core Strategy Development Plan Document was considered by the Inspector appointed to hold the Core Strategy Examination in Public and a refreshed Core Strategy that incorporates Post-Submission Changes was considered by the Council in mid December. Following this

decision, the South Gloucestershire Core Strategy (incorporating Post-Submission Changes) December 2011 was taken forward to Examination in Public. The Inspector concluded that the Submission Core Strategy is capable of being made sound provided a number of modifications are made. Following a further period of consultation on the Inspector led changes and passed back to the Inspector. The Inspector issued an interim report in September 2012 of draft modifications and a further day of Examination was scheduled for March 2013. At this stage the Core Strategy therefore remains unadopted. This document is therefore a material consideration in the determination of planning applications, and the Core Strategy policies, which are not subject to Inspector modification, will now carry considerable weight at this stage.

5.4 Locally Listed Building

This application relates to the rear of 60 Bath Road, a locally listed building. The proposal seeks to erect 6 dwellings in the narrow plot to the rear of the building, accessed via a new track on the northern side. The principle of development was established with the previous outline permission and detailed elevations and layouts are now submitted as part of this full application.

In terms of policy advice, the Local List SPD states:

New buildings in the grounds of buildings on the Local List, or in close proximity, should ensure that the setting of Locally Listed Buildings is not compromised. New developments should preserve positive settings, and enhance settings which are poor. This should be achieved through appropriate positioning, layout, design and landscaping. Elements which are likely to contribute to positive setting of buildings are:

- *The historic arrangement and layout of buildings*
- *Attractive views in to, from and through sites*
- *The relative levels of enclosure or openness of a site*
- *The use of landscape features to frame or enhance buildings or as a method of screening poor quality structures.*
- *The type and quality of surface treatments and historic surfacing.*
- *Historic boundary treatments*

5.5 The formal garden space to the rear of the locally listed building is not being reduced in length through the development so there is a generous plot still associated with it. An access is being introduced to the north of the building and it is proposed to continue the existing natural stone wall into this opening and to continue it around and along the access and extend it to the rear of the garden. A tarmac/gravel surface is proposed along the access.

5.6 In terms of design of the new dwellings, these are now proposed as 1.5 storey dwellings compared to single storey as suggested in the outline permission. Initial concerns regarding what were considered incongruous design elements and use of certain materials were highlighted to the applicant and subsequently revised plans were received. The changes made to remove the projecting chimney breasts and the large brick plinth and to clip the eaves and verges were considered acceptable, subject to conditions attached to the decision

notice regarding roofing and external materials. The Design and Access Statement submitted with the application looks at how the setting of the locally listed building should be protected by the development. It is considered that following these design revisions the garden setting of the locally listed building is maintained and providing the wall and entrance into the site is well detailed and executed, the general setting of the building should be respected.

A condition will be attached to the decision notice requiring a sample of the rebuilt wall and coping. In its construction this re-built wall must not include vertical expansion joints and in addition, the new wall must have a traditional appearance, using the reclaimed stone.

5.7 Urban Design

The application benefits from a previous outline permission (PK11/3938/O). This new full application for 6 chalet bungalows, in terms of layout, scale, access, landscape is in general conformity with the previous outline application. There were some initial concerns with regard to the architectural appearance and the proposed brick plinths and quoins and projecting chimney breasts. These elements were removed to respond to local character in accordance with para 58 of the NPPF and policies D1(A) of the SGLP and CS1(1). It was further recommended that the dwellings were to be simply rendered, projecting chimney breasts replaced with chimney stacks on the ridgeline at the gable ends (in brick or stone), large brick plinth removed and eaves and verges clipped. These suggestions were agreed and it is considered that the architectural appearance now responds more closely to the local distinctiveness principles in accordance with the NPPF and policies D1 of the SGLP and CS1 of the Core Strategy.

5.8 Landscape & Visual Amenity

The site benefits from outline permission for 6 dwellings with a similar layout to the current application. The Design and Access statement states that the existing boundary hedge and mature trees on the southwestern boundary will be retained and reinforced. This hedge will be important for screening views of the development from the public footpath, open countryside and green belt to the southwest. Officers noted that in the approved outline application plots 5 and 6 were further back from the south western boundary. In the current application the footprint of Plot 6 was originally only approximately 7 metres from the boundary. Given the position of proposed openings in the rear elevations of these plots, it was considered that there would be considerable pressure to remove the hedge or at least maintain it at a reduced height. Consequently, revised plans were requested to move Plot 6 back from the boundary of the hedge to reduce this pressure. These were received by the Council and deemed acceptable. A condition will be attached to the decision notice specifying that a survey of the hedge, method for its protection during construction and a five year maintenance plan, including how it will be reinforced, needs to be submitted and approved.

5.9 In addition, concerns were expressed regarding the post and rail fence proposed on the southwest boundary. This would need to be offset from the centre of the hedge to give it enough space to grow. Given the above, it is considered that details of the final boundary treatment for this position need to

- be submitted and agreed in writing by the Council and this would be secured by a condition.
- 5.10 The Design and Access statement notes that the only tree of significance remaining within the application site is a Western Red Cedar which is unaffected by the proposed development. There are also trees on the adjacent plots which could potentially be affected by the construction of the driveway. Officers state there are some conifer and Christmas trees on the boundary with the existing property but these are considered are not worthy of a TPO. However, there is a Walnut tree on the adjacent plot, its canopy overhangs the site where the proposed access track will be positioned. The proposed access route may therefore affect its roots and consequently a condition will be attached to the decision notice to determine the root protection zone. If necessary a method statement of how the driveway would be constructed to avoid damaging the roots would need to be submitted.
- 5.11 Public Rights of Way
The Council's Public Rights of Way Officer has assessed the proposal and it is considered that the proposed works are unlikely to affect the nearest public footpath reference PHA30 which runs adjacent to the boundary at the back of the site. As such there are no objections to the proposal with regard to the Public Right of Way.
- 5.12 Residential Amenity
As under the previous outline application, there are two aspects of impact on residential amenity to be considered with this proposal. The impact of the proposed dwellings on those surrounding the site and the conditions that would be created for future residents, through the layout and positioning of the proposed dwellings.
- 5.13 The plans show that there would be sufficient land available to achieve adequate private and usable amenity space to serve each of the proposed dwellings. Furthermore it is considered that the proposed dwellings are located a sufficient distance from the existing residential properties and the rear of properties on the recently completed development to the north on Bath Road, to ensure that no overbearing impact would be experienced by either the existing or future residents. In addition the proposal is not considered to result in any loss of light or overshadowing.
- 5.14 The proposed dwelling identified as Plot 6 would be closest to the recently completed development to the north. This would have one ground floor window serving a bathroom in its north elevation. As such, the residential amenity of these neighbours positioned approximately 15 metres away is not considered to be adversely affected by overlooking from the proposal.
- 5.15 The proposed access would run along the boundary of No. 58 Bath Road. The access road would extend the length of No. 58's garden separated from it by a large detached outbuilding adjacent to the boundary between the main building and the access road that would limit any impact on the main dwelling. It is considered that given the scale of the garden in combination with the low

density the proposal would not result in any significant detrimental impacts on the residential amenity of this neighbouring property.

5.16 Transportation Issues

The application benefits from a previous outline permission (PK11/3938/O). This new full application for 6 chalet bungalows, in terms of layout, scale, access is in general conformity with the previous outline application.

The proposal includes construction of a new vehicular access on to the A432 Bath Road in order to provide an access road for the new development. Provision of the new access and creation of the necessary visibility splays requires the removal of a section of the existing stone wall along the property No.60 Bath Road. There is an existing BT box in the vicinity of the new access. This would be relocated (outside the visibility splays) as part of new access. It is expected that the new access road would be constructed to the Council's adoptable standards and a condition would be imposed to ensure this.

In respect of parking, Officers confirm that three out of six dwelling on site would have 3 parking spaces and remaining three would have two parking spaces. The level parking as proposed therefore meets the Council's minimum parking standards.

In view of all the above therefore, there is no highway objection to this application subject to conditions attached to the decision notice.

5.17 Environmental Issues

The Council's Environmental Protection Officer has been consulted on the application and whilst there would inevitably be some disturbance for neighbouring occupiers during the construction phase, this would be on a temporary basis only and an informative attached to the decision notice would limit the hours of construction. There are therefore no objections on environmental grounds.

5.18 It is recommended that a SUDS condition is attached to any permission to ensure that the surface water drainage provision is acceptable to protect the development and surrounding dwellings against the threat of flooding. Furthermore a condition would be attached to any permission to ensure that the driveways of the dwellings are constructed of porous material or that provision shall be made to direct run off to a permeable or porous surface within the curtilage of the dwellings.

5.19 The site is surrounded to the north, east and south by residential development and associated gardens. To the west lies open countryside and the Bristol / Bath Green Belt. As such it is not considered that the development will be subject to any level of disturbance in terms of noise, air pollution, smell dust or contamination, over and above the levels expected at a residential property within the urban area.

5.20 Ecology

The site comprises of part of the rear garden of No. 60 and a (previously grazed) area of grassland and associated boundary hedges. It has been

confirmed that the grassland is semi-improved grassland. The application includes a protected species survey by Ecology Consultants, dated September 2012 by Wessex Ecological Consultancy submitted in support of the application.

5.21 With regard to slowworms and hedgehogs, the report indicates that no reptiles were recorded and only a single hedgehog dropping was found during the site survey. In addition the survey recommended a series of measures to prevent harming animals during site clearance and provide a hibernation site to off-set any over-wintering niches lost to the development.

5.22 Paragraph 14 of Planning Policy Statement 9: Biodiversity and Geological Conservation states that:-

'Development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, local planning authorities should maximise such opportunities in and around developments, using planning obligations where appropriate.'

Given this, applications need to demonstrate how they will contribute towards the targets and aims of the South Gloucestershire Biodiversity Action Plan (BAP), as advised in the Council's planning guidance 'Biodiversity and the Planning Process'.

This will therefore, form the basis of an ecological (habitat creation and) management plan secured through an appropriately worded Condition.

5.23 Children and Young People

The Department for Children & Young People calculates contributions on the basis of the number of primary pupils shown in Table 1 below. Current Department for Education cost calculators give a figure of £10,898 per additional primary pupil place, based at the Quarter 4 2011 value of the Royal Institute of Chartered Surveyors Building Cost All-In Tender Price Index.

Table 1:

	Number of bedrooms						
	Flats		Houses				
	1 or 2	3+	1	2	3	4	5+
Primary pupils per 100 dwellings	4	30	4	9	30	46	65

At primary level there is a projected deficit of places in the local area. The proposed development of 6 dwellings will generate 2 additional primary pupils according to the pupil number calculator. A contribution of £21,796 is required for additional primary provision.

There is a projected surplus of places at secondary schools in the local area. No contribution is required for additional secondary provision.

The **total contribution** required for additional school provision is **£21,796**

This advice is valid for a period of three months from the date that it is issued by the Department for Children and Young People. Should the mix of dwelling change, or should the development not proceed in the near future, the contribution would need to be reassessed. Additionally, the final amount of contribution should be calculated using DfE cost calculators current at the time of signing a Section 106 agreement, increased in accordance with any increases in the Royal Institute

5.24 Affordable Housing

The proposal is for a total of 6 residential units on a site measuring approximately 0.32 hectares, situated within the urban area. Therefore the proposal falls under the affordable housing threshold as set down under Policy H6 of the South Gloucestershire Local Plan (Adopted) January 2006 which is 15 units or 0.5 hectare. On that basis there is no requirement for affordable housing.

- 5.25 It should be noted that the Council's Core Strategy Development Plan Document was submitted to Secretary of State on 31st March 2011 and within this the affordable housing policy includes a reduced threshold of 10 dwellings in urban areas or on land measuring 0.33 hectares and a requirement for 35% affordable housing. For development control purposes, officers will continue to apply Policy H6, pending the Core Strategy evaluation and receipt of inspector's report, for schemes below 15 dwellings in urban areas.

5.26 Planning Obligations

The NPPF (2012) and the Community Infrastructure Levy Regulations (2010) set out the limitations of the use of Planning Obligations (CIL).

The regulations (122) provide 3 statutory tests to be applied to planning obligations and sets out that a planning obligation must be:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development

It is considered that planning obligations required to meet the needs of the residents of the new development and to off-set the additional burden upon existing services in respect of:

- a) shortage of spaces in schools
- b) affordable housing provision

are consistent with the CIL Regulations (Regulation 122)

- 5.27 It has been agreed by parties that subject to the proviso of it being indexed linked and therefore a slight rise in the amount requested, the s106 agreement attached to the outline permission PK11/3938/O can be used under this current application.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 a) The scheme demonstrates a high quality of design, layout and density appropriate for, and informed by, its location. The application therefore satisfies the requirements of Policies D1, L15 and H2 of the South Gloucestershire Local Plan (Adopted)
- b) Impact on levels of residential for both the existing neighbouring dwellings and for the future new residents has been assessed and is deemed to be acceptable. The application therefore complies with the requirements of Policies D1 and H2 of the South Gloucestershire Local Plan (Adopted).
- c) The proposed access to the site is considered safe and parking provision complies policy T8. The application therefore complies with the requirements of Policies D1, T8, T12 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006
- d) Adequate provision is being made to ensure that the extra impact on the education service is being mitigated against in accordance with the requirements of Policy LC2 of the South Gloucestershire Local Plan (Adopted) January 2006.
- e) In accordance with the requirements of Policies L1 and L9, and subject to the attachment of conditions, the development will not have any adverse impact upon protected species or the landscape.
- f) The proposal is considered to be of an appropriate standard in design and the layout is considered to integrate well the rural with urban context. The proposal would therefore have no adverse impact on the visual amenity of the adjacent Green Belt, in accordance with policies GB1 and L1 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 authority be delegated to the Director of Planning, Transportation and the Strategic Environment to grant permission, subject to the conditions set out below and the applicant first voluntarily entering into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

- a) The payment of is **£21,796** as a contribution towards the cost of providing two additional primary pupil places. Reason – To accord with Policy LC8 of the South Gloucestershire Local Plan (Adopted) 2006.
- 7.2 That the Head of Legal and Democratic Services be authorised to prepare and seal the agreement.
- 7.3 Should the agreement not be completed within 6 months of the date of the Committee resolution that delegated authority be given to the Director of Planning, Transport and Strategic Environment to refuse the application.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

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 development commencing an ecological and landscape management plan be drawn up and agreed with the Council in writing. All works are to be carried out in accordance with said plan (L9);

Reason

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

3. Development shall be subject to the measures described in the mitigation section (page 2) within the ecological survey dated September 2012 by Wessex Ecological Consultancy forming part of the application

Reason

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

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

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the future and neighbouring

occupiers and to accord with Policy D1, H2, and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to the commencement of development 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.

6. Sample panels of stonework for the boundary wall, demonstrating the colour, texture, pointing and coping shall be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. 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.

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

8. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees (including the Western Red Cedar and adjacent Walnut Tree) and existing hedgerows, and details of any to be retained, together with measures for their protection during the course of the development and details of how they will be protected and maintained for the next five years; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval in writing. Development shall be carried out in accordance with the agreed details.

Reason

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

9. Prior to the commencement of development full details of the root protection zone around the adjacent Walnut Tree shall be submitted to the Local Planning Authority for approval in writing. These details shall include a method statement of how the driveway shall be constructed to avoid damaging the roots, if necessary.

Reason

In the interests of the long term health of the tree, and to accord with The Town and Country Planning (Tree Preservation) (England) Regulations 2012

10. Prior to commencement of any development on site, details of any retaining wall on site shall be submitted for written approval by the Council and subsequently constructed in accordance with the approved design and to the full satisfaction of the Council.

Reason

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

11. The dwellings hereby approved shall not be occupied until the new access road is constructed to the South Gloucestershire Council's standards of construction and in accordance with the [construction detail] plans to be submitted and approved in writing by the Council and thereafter similarly maintained.

Reason

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

12. Prior to occupation of any dwelling on site, the parking facilities shall be provided in accordance with the submitted and approved plans Visibility Splay drawing 608/142/103 Rev C and subsequently maintained satisfactorily thereafter.

Reason

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

13. All garages on the site shall be constructed with minimum internal dimensions of 3m wide by 6m long and they shall be used solely for parking purposes associated with the adjoining dwelling.

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.

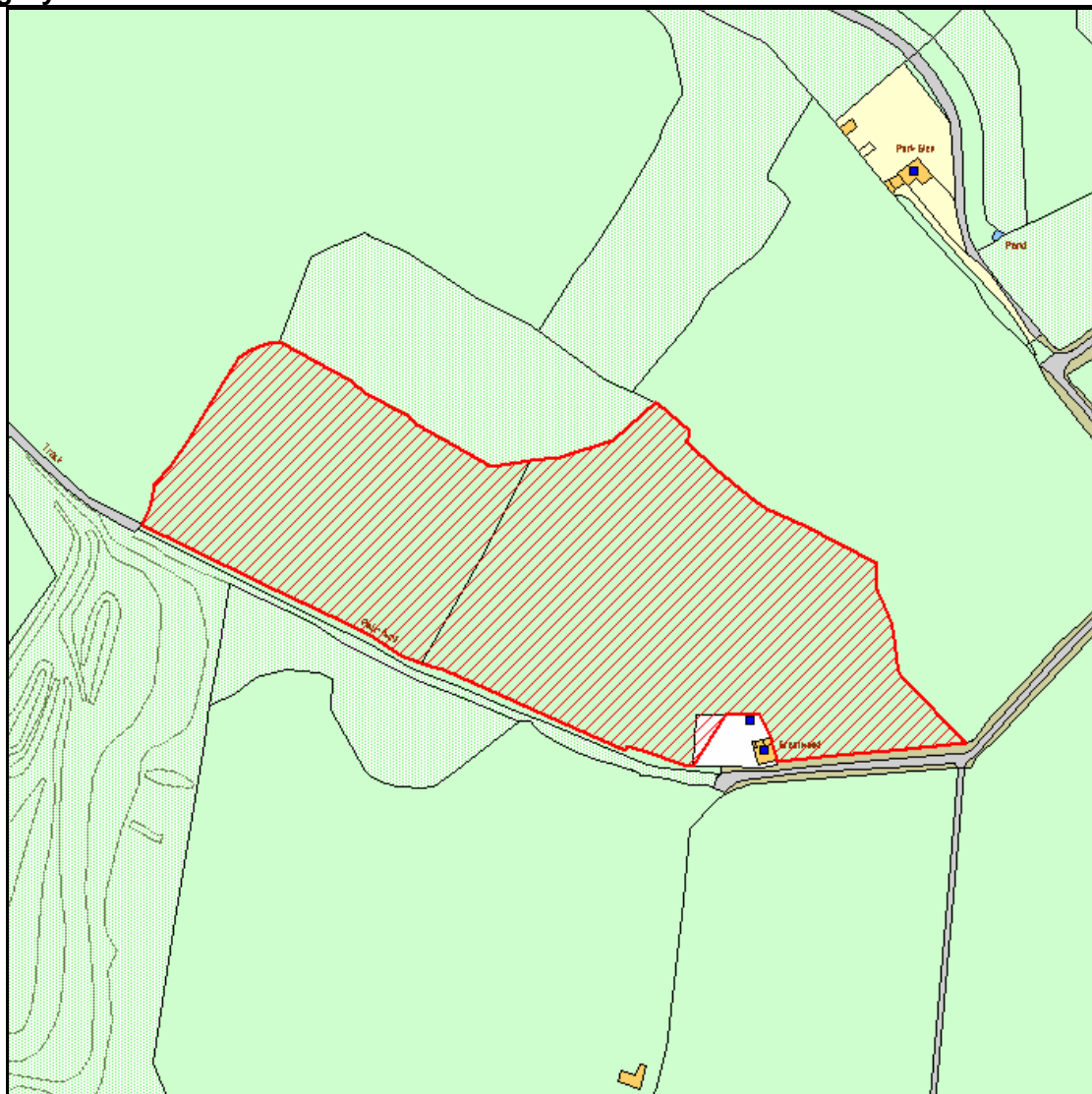
14. No development shall commence until a 'construction management' plan has been first submitted to and approved in writing by the Local Planning Authority. The plan shall include details of a method of construction vehicle wheel washing during implementation of the development, delivery times and construction hours, details of the method of accessing the site for construction purposes, method of removal of spoil and soil is to be removed. The development shall be implemented in accordance with the approved plan.

Reason

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

CIRCULATED SCHEDULE NO. 27/13 – 5 JULY 2013

App No.:	PK13/1068/RVC	Applicant:	Willowbank Care Ltd
Site:	Greatwood Coxgrove Hill Pucklechurch Bristol South Gloucestershire	Date Reg:	17th April 2013
Proposal:	Variation of conditions 2, 3 and 6 attached to PK09/0668/F to allow the use of the premises by Willowbank Care Ltd for use of the facilities by adults with learning difficulties, to allow the keeping of 5no. ponies/horses and 4no. donkeys on site and to allow the stationing of a portable building as staff facility and summerhouse . (Retrospective).	Parish:	Pucklechurch Parish Council
Map Ref:	368434 176537	Ward:	Boyd Valley
Application Category:	Major	Target Date:	15th July 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt of 15 letters of support contrary to the officers' recommendation.

1. THE PROPOSAL

- 1.1 This application seeks retrospective consent to vary three conditions attached to application PK09/0668/RVC. The original 2009 application granted planning permission for the erection of a stable block and the change of use of land from agriculture to land for the keeping of horses. A total of 12 conditions were attached to this original consent. The three conditions subject of this current application read as follows:

Condition 2

At no time shall the stables and the associated land be used for livery, riding school or other business purposes whatsoever.

Reasons

Reason 1 - In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

Reason 2 - To protect the character and appearance of the area and the visual amenity of the Green Belt, and to accord with Policies GB1 L1 and E10 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Condition 3

The number of horses kept on the site edged in red on the approved plans shall not exceed 5.

Reasons

Reason 1 - In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

Reason 2 - To protect the character and appearance of the area and the visual amenity of the Green Belt, and to accord with Policies GB1, L1 and E10 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Condition 6

At no time shall trailers, van bodies and portable buildings or other vehicles be kept on the land edged in red on the approved plans other than for the loading and unloading of horses.

Reason

To protect the character and appearance of the area and the visual amenity of the Green Belt, and to accord with Policies GB1, L1 and E10 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

- 1.2 This application is entirely retrospective, as the works have already been carried out. The application site comprises a 3.24ha field located to the north of Coxgrove Hill, Pucklechurch. Vehicular access to the site is via Coxgrove Hill - a narrow country lane that terminates to the west of the site. The site lies in the open countryside and within the Green Belt.

- 1.3 Information submitted with the application confirms that the land and buildings are currently being used by Willowbank Care Ltd whose business is the care and support of adults with learning difficulties. The business has 12 care homes in the area. Clients in the homes attend the site to look after the animals and learn associated husbandry skills. The experience provides the opportunity to develop learning skills, improve their social skills and enhance their emotional and physical well being. It is also confirmed that the site is only generally used for personal development between April to September but staff are on site to care for the animals all year round.
- 1.4 During the course of the application, written contact was made twice with the agent to request additional plans. At the time of the preparation of this report no such additional plans have been received.
- 1.5 Since the submission of the application the number of animals kept on the site has also changed from that initially stated in the supporting information. A current itinerary is as follows and the description has been amended accordingly;
- 4 donkeys
 - 4 mini Shetland ponies
 - 1 feral mini Shetland
 - 2 sheep (due to be rehomed asap)
 - 40 hens
 - 2 cockerels
 - 2 peacocks
 - 15 ducks
 - 2 geese
 - 4 rabbits
 - 2 guinea pigs
 - 4 cats

2. POLICY CONTEXT

- 2.1 National Planning Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Design
- L1 Landscape Protection and Enhancement
- GB1 Development in the Green Belt
- T12 Transportation
- L17 & L18 The Water Environment
- EP1 Environmental Pollution
- EP2 Flood Risk
- E10 Horse Related Development
- LC5 Proposals for Outdoor Sports and Recreation outside Existing Urban Area and Defined Settlement Boundary

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK09/0668/F Change of use of land from agriculture to land for the keeping of horses. Erection of stables, tack room and hay barn with access and associated works
Approved April 2009

4. CONSULTATION RESPONSES

- 4.1 Pucklechurch Parish Council
Objects to the application believing that the conditions attached to the original application were for good reasons. Object for reasons of road safety and that the porta-cabin is detrimental to the visual amenity of the green belt

- 4.2 Other Consultees

PROW

No Objection

Highway Drainage

No Objection

Transportation Development Control

Objection

Ecology Officer

No objection

The Coal Authority

No Objection

Other Representations

- 4.3 Local Residents
A total of 18 letters of objection have been received to the application. A summary of the points of concern raised is as follows:
- Site has to be passed to reach the bridleway
 - Increasing traffic on a single narrow lane is dangerous
 - Large number of vehicles on the site and using the lane
 - Conflict between road users – wheelchairs, horse riders, vehicles, pedestrians, cyclists etc

- Animals escape the site and get onto the highway
- Lane not surfaced sufficiently to cope with the volume of traffic
- Original conditions were attached for good reason
- If this were allowed it would open the floodgates for other business uses
- Is an eye sore in the greenbelt
- If people other than residents of Willowbank are allowed to visit the site there may be extra traffic
- Insufficient land to support the number of animals kept
- Have been accidents on the lane
- Site is also used at weekends not just during the week as stated on the application form

4.4 A total of 15 letter of support have been received in favour of the application. A summary of the points raised is as follows:

- There are numerous gates and verges that people use to pass when driving up the lane
- Concerns over prejudice
- Never experienced any problems in the lane
- Site has been improved as previously it was an eyesore
- Support Willowbank and the care they provide
- Provides a valuable asset and the staff are very friendly
- The porta-cabin and summerhouse are essential
- Gives some people a reason to live
- Have let the Guides in before to meet the animals and also a friends Son
- Always kind enough to let one write in to see the animals
- Providing employment
- Council need to replace the sign saying the road is a dead end
- Letter from the vet saying the animals have access to more than enough land
- Too many equines for the number of stables

4.5 During the consultation process, verbal allegations were made to the case officer that some/a letters have been made using false names and/or addresses. All letters received are being taken at face value and the identity of each of the authors has not been checked.

5. **ANALYSIS OF PROPOSAL**

5.1 In assessing this application, your officer must assess each of the conditions and the reason for the conditions and assess whether the development would be contrary to Policy. All relevant policies that will be taken into consideration are stated in section 2. The key issues relate to the openness of the Green Belt and Highway Safety.

5.2 Highway Safety

Both conditions 2 and 3 attached to the original 2009 approval had reasons relating to highway safety and Policy T12 of the South Gloucestershire Local Plan (Adopted). Policy T12 seeks to ensure that access through and too a

development is safe for all road users. At the time of the consideration of the 2009 application, the land and stables were attached to Greatwood – the adjacent dwellinghouse. It was considered that the presence of a stable on the site would eliminate the need for occupants of the house to rent stables further a field and that the proposal would therefore reduce vehicle journeys and make a positive contribution to the Councils adopted principles of sustainability. This is clearly no longer the case as the site has been split from the house

5.3 Condition 2 and Highway Safety

When assessing the impact on highway safety it is first necessary to note the differences between the current approval and the way the site is actually used. Information submitted with the application confirms that occupiers of the homes do not attend during winter months but is generally used between April and September. Clients use it Monday to Friday but not at weekends. Generally two sessions are held each day between 10am and 12 noon and between 1pm and 3.30pm. In addition there are 4 people employed on the site (the site is used by the owners personally outside of these times). It is also stated that the number of clients and carers attending each individual session varies but they generally visit the site in people carriers and there are generally two vehicles per session.

5.4 Taking the information provided to be true, your officer therefore assumes approximately 16 vehicle movements per day on a weekday between April to September – that is 4 no staff in movements, 4 no staff out movements, 8 client and carer movements. Due to the isolated location of the site it is considered likely that all visitors arrive by car rather than on foot. In addition to the above, extra vehicle movements will occur sporadically for example vet, portaloos maintenance, feed deliveries etc. At weekends and outside April to September movements are likely to be less than this.

5.5 In light of the assessment above, it is considered that the traffic movements associated with the new use would rise significantly compared to the extant consent for the land to be used for the keeping of horses for personal enjoyment only.

5.6 The main transportation issue is the suitability of the access road to accommodate the extra traffic. A good portion of the access road leading to the site is single track with no footway. Opportunity for vehicles to pass one another along the majority of this road is very limited and the road suffers in part from poor surfacing. Like many country lanes, the access road leading to the site is winding and it includes bends where there is little or no forward visibility for drivers. At such locations, vehicles that may time to time come face to face would require reversing and it is not considered possible to provide passing-bys with suitable inter-visibility at this location. The road is well used by horse riders and walkers to access bridleways and public rights of way and this is corroborated in a number of letters received in relation to the application.

5.7 In view of the above, it is considered that the proposed variation of condition 2 would result in further increase of vehicular traffic on a substandard access road thereby resulting in increased highway safety conflict for all users to the

detriment of road safety. The application is therefore contrary to the requirements of policy T12 of South Gloucestershire Local Plan (Adopted).

5.8 Condition 3 and Highway Safety

In addition to the assessment above, a highway reason was also attached to condition 3 that limited the number of horses to be kept on site to 5. By limiting the number of horses to 5, the number of vehicle movements too and from the site by owners and others visiting the horses would be limited. More horses on the site could have more separate owners etc and therefore the number of likely vehicle movements etc would increase. As assessed above, any increase in the likely flow of traffic on Coxgrove Hill, for the reasons explained above, cannot be supported. It is considered that the proposed variation of condition 3 could result in further increase of vehicular traffic on a substandard access road thereby resulting in increased highway safety conflict for all users to the detriment of road safety. The application is therefore contrary to the requirements of policy T12 of South Gloucestershire Local Plan (Adopted).

5.9 During the course of the application, the Councils highway officer had discussions with the agent to discuss possible ways to overcome the highway concerns. The agent implies that the highway officer was willing to withdraw his objection subject to the permission being personal and temporary to allow the highway position to be monitored. This is not correct as the highway officer has never withdrawn his objection although it is true that possible mitigating conditions were discussed.

5.10 The imposition of a personal consent has been considered. In accordance with Para 93 of Circular 11/95, *'There are occasions, where it is proposed exceptionally to grant permission for the use of a building or land for some purpose which would not normally be allowed at the site, simply because there are strong compassionate or other personal grounds for doing so.'* Whilst the granting of a personal consent would prevent the use of the site by any other business, it would not overcome the outstanding highway concern. No strong compassionate or personal reason has been put forward to justify the applicants to need to use this specific site with sub standard access. It is not therefore considered that the granting of a personal consent is applicable in this instance.

5.11 It is also confirmed in some of the letters of support that the applicants allow individuals or groups onto the site that are not residents of Willowbank Care homes – most notably a passing group of Guides. It is not therefore considered the personal use of the site is understood to such an extent to justify the attachment of a personal condition as the use may indeed grow over time.

5.12 In addition, the use of a temporary consent has also been considered by your officer to allow the highway position to be monitored. This however is a retrospective application and the highway position is already understood.

5.13 Green Belt

All conditions 2, 3 and 6 attached to the original 2009 approval had reasons relating to the character and appearance of the area and the visual amenity of the Green Belt in accordance with the requirements of Policies GB1, L1 and E10 of the South Gloucestershire Local Plan (Adopted). Policy GB1 seeks to ensure that the openness of the Green belt is preserved. Policy L1 seeks to ensure that positive attributes of the landscape are preserved, and Policy E10 advises that development should not have unacceptable environmental impacts.

5.14 Condition 2 and Visual Amenity

The site has consent for stables and the keeping of 5 horses on the land. Condition 2 prevents any business use of the site. One of the reasons behind this condition is to protect the character and appearance of the area and the visual amenity of the green belt. The supporting text to policy E10 advises that considerable care is needed in terms of the siting, design, massing, materials and design of buildings and the introduction of new field boundaries to ensure the character and diversity of the landscape; the openness of the countryside and the green belt are not adversely affected. Indeed, policy GB1 seeks to ensure the openness of the green belt is retained.

5.15 The approved plans for the 2009 application show only details of the corner of the site that accommodates the stable block. There is no plan showing the division of the site into lots of smaller paddocks all separated by timber fencing. There is concern that the amount of fencing required is a direct result of the way the business operates and the number of different animals held on the site. In order for the business to operate, a summerhouse, a porta-cabin and various other smaller animal shelters have been erected on site. Whilst details and elevations of these structures have been requested from the agent, none have been received. If the site were not used for a business use, some of these structures would not be required – most notably the portacabin and the summer-house. In addition to this, a much larger area of hardstanding than that shown on the 2009 plans has been installed as required to facilitate a car park to accommodate the increased number of vehicles. Indeed, the actual parking of vehicles on the site during the April to September period is likely to have an impact on the openness of the Green Belt.

5.16 In accordance with Policy GB1, there is a general presumption against development which will be harmful to Green Belt objectives. In assessing the effect of development on the openness of the green belt, the Council will also take account of cumulative impact. Cumulatively, it is considered that the operation of this business from the site and all the additional structures this has required, has a detrimental impact on the openness of the Green Belt and character of the area. No very special circumstances have been put forward by the applicant to demonstrate why this facility must be located in the green belt. Whilst your officer accepts the value of the facility and the impact it must have on the lives of its users, it is not felt that it must be located in the Green Belt to be successful.

5.17 Condition 3 and Visual Amenity

In order to prevent overgrazing and degradation of the land, which may have both a physical and aesthetic appearance on the character of the area, a condition attached to the 2009 consent restricted the number of horses that

may be kept on the land. This proposal is to increase the number of horses and donkeys. Initially, concerns were raised that insufficient land is available to meet the needs of all animals and additional information was requested. Verbally, the applicant confirmed that additional land was rented but no plans have been forthcoming to show this. Notwithstanding the above, it is noted that the horses kept on the site are in fact mini Shetland ponies rather than larger horses or ponies. In addition, a letter has been received from the vet serving the business confirming that the horses are actually getting a little overweight as they have access to too much pasture. In light of this, it may indeed be possible to re-word condition 3 to alter the number of ponies kept on the land providing it is clear that this relates only to mini Shetland ponies and not any other type of horse or pony. However, as the highway refusal reason for condition 3 is still applicable, this cannot be achieved.

5.18 Condition 6 and Visual Amenity

Condition 6 prevents the keeping of trailers, van bodies, portable buildings or other vehicles from being kept on the land. It is the applicants contention that the summerhouse and porta-cabin are temporary portable buildings and therefore covered by this condition. Whilst the summerhouse is of timber construction and tucked up adjacent to the larger stable block and so not as visually intrusive, there is concern over the porta-cabin as currently stands on site. This is considered to be out of keeping with the character of the area having a detrimental impact on the character of the site. The porta-cabin being located away from the larger stable block spreads the extent of the built from having detrimental impact on the openness of the green belt. Also, the design of the building itself is not suitable for an attractive rural area and is therefore contrary to the requirements of Policies L1, GB1 and E10. In addition to the above, the variety of other smaller animal pens and field shelters (of which details have never been received) cumulatively have a negative impact on the openness of the green belt.

5.19 Other Issues

It is your officers contention that the current use of the site is also in breach of condition 4 attached to PK09/0668/F. This however has not been submitted as part of this application and is not therefore for consideration.

6. **CONCLUSION**

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

6.2 The recommendation to refuse 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 the application be refused for the following reasons;

Contact Officer:

Tel No:

Contact Officer: Marie Bath

Tel. No. 01454 864769

REASONS FOR REFUSAL

1. the proposed variation of condition 2 to allow a business use of the site would result in further increase of vehicular traffic on a substandard access road thereby resulting in increased highway safety conflict for all users to the detriment of road safety. The application is therefore contrary to the requirements of policy T12 of South Gloucestershire Local Plan (Adopted).
2. Cumulatively, the operation of a business from the site and all the additional structures this has required (including hardstanding, summer house, porta-cabin, additional fencing and animal shelters), has a detrimental impact on the openness of the Green Belt and character of the area. No very special circumstances have been put forward by the applicant to demonstrate why this facility must be located in the green belt. The proposed application to vary condition 2 is therefore contrary to the requirements of Policies GB1, L1 and E10 of the South Gloucestershire Local Plan (Adopted).
3. More horses on the site could have more separate owners and therefore the number of likely vehicle movements would increase. The proposed variation of condition 3 would result in further increase of vehicular traffic on a substandard access road thereby resulting in increased highway safety conflict for all users to the detriment of road safety. The application is therefore contrary to the requirements of policy T12 of South Gloucestershire Local Plan (Adopted).
4. The existing porta-cabin being located away from the larger stable block spreads the extent of the built form having detrimental impact on the openness of the green belt. Also, the design of the building itself is not suitable for an attractive rural area. In addition to the above, the variety of other smaller animal pens and field shelters (of which details have never been received) cumulatively have a negative impact on the openness of the green belt. The proposed variation of condition 6 is therefore contrary to the requirements of Policies L1, GB1 and E10 of the South Gloucestershire Local Plan (Adopted).

CIRCULATED SCHEDULE NO. 27/13 – 5 JULY 2013

App No.:	PK13/1198/F	Applicant:	Mr And Mrs Shane And Michela Siberry
Site:	Kytes Farm Mill Lane Upton Cheyney Nr Bitton South Gloucestershire	Date Reg:	22nd April 2013
Proposal:	Erection of two storey side and rear extension to facilitate conversion of 2no. dwellings into 1no. dwelling.	Parish:	Bitton Parish Council
Map Ref:	369137 170077	Ward:	Bitton
Application Category:	Minor	Target Date:	11th June 2013



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 100023410, 2008. N.T.S. PK13/1198/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 This application concerns a pair of early C18th semi-detached dwellings that comprise a three-storey central range flanked by two-storey wings. The central portion and western wing accommodates Kytes Farm Cottage and Kytes Cottage occupies the eastern wing. Although forming two separate residential units, historic evidence has been provided which shows in the mid-to-late 1800s the property was in use as one single residence before being subdivided in the late 19th century and then becoming a single property again in the 1920s. The properties are Grade II Listed and lie within the Upton Cheyney Conservation Area, Green Belt and Cotswolds AONB.
- 1.2 The application seeks full planning consent for the erection of 2-storey side and rear extensions to facilitate the conversion of the two dwellings back to a single-dwelling. The application should be read in conjunction with application PK13/1199/LB for listed building consent, which also appears on this Circulated Schedule.

2. **POLICY CONTEXT**

2.1 National Guidance

The National Planning Policy Framework (NPPF).

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.

CS1 - Design

CS9 - Environmental Resources and Built Heritage

South Gloucestershire Local Plan (Adopted) January 2006

D1 - Design

L1 - Landscape Protection and Enhancement

L2 - Cotswolds AONB

L5 - Open Areas within the Existing Urban Areas

L11 - Archaeology

L12 - Conservation Areas

L13 - Listed Buildings

GB1 - Green Belts

H4 - Development within Residential Curtilages

T12 - Transportation Development Control Policy for New Development.

EP1 - Environmental Protection

L17 & L18 - The Water Environment.

- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Check List SPD (Adopted) 23 Aug 2007.

Upton Cheyney Conservation Area SPD.
Development in the Green Belt SPD June 2007.
South Gloucestershire Council Residential Parking Standards 27 March 2013

3. **RELEVANT PLANNING HISTORY**

- 3.1 P98/4462 Partial demolition, rebuilding and refurbishment of dwelling.
Approved 29th Sept. 1998
- 3.2 P98/4447/L Partial demolition, rebuilding and refurbishment of dwelling.
Approved 29th Sept. 1998

4. **CONSULTATION RESPONSES**

- 4.1 Bitton Parish Council
The Parish Council raises no objection in principle. Councillors sought the advice of the South Gloucestershire Council Listed Buildings Officer on these proposals.

4.2 Other Consultees (including internal consultees of the Council)

Highway Drainage
No comment

Conservation Officer
No objection. It is considered that the proposed scheme would help preserve what significance the building retains and has the potential to provide or reinstate a character and quality that such a building should be afforded.

Other Representations

- 4.3 Local Residents
1no. letter of objection was received from the occupiers of neighbouring 'Hollisters'. The concerns raised are summarised as follows:
- Loss of views to the West-South West from 'Hollisters'.
 - Loss of house value.
 - The two-storey extension would be a disproportionate addition.

5. **ANALYSIS OF PROPOSAL**

- Principle of Development
- 5.1 The NPPF has recently superseded various PPS's and PPG's, not least PPG2 – Green Belts and PPS3 – Housing. The NPPF carries a general presumption in favour of sustainable development. Para.2 of the NPPF makes it clear that applications for planning permission must be determined in accordance with the development plan and this includes the Local Plan. Para 12 states that the

NPPF does not change the statutory status of the development plan as the starting point for decision-making. Proposed development that conflicts with an up-to-date development plan should be refused unless material considerations indicate otherwise. At para. 211 the NPPF states that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. In this case the relevant Local Plan is The South Gloucestershire Local Plan, which was adopted Jan 6th 2006.

- 5.2 The South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications – Sept. 2012 has now been through its Examination in Public (EiP) stage; the Inspector has given his preliminary findings and stated that the Core Strategy is sound subject to some modifications. The policies therein, although a material consideration, are not yet adopted and can therefore still only be afforded limited weight.
- 5.3 Policy H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006, permits development within residential curtilages, subject to a number of criteria that are discussed below. Policies D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and CS1 of the South Gloucestershire Core Strategy seek to secure good quality designs in new development.

Green Belt Issues

- 5.4 The most important attribute of Green Belts is their openness. Inappropriate development is by definition harmful to the Green Belt. In the first instance officers must consider:
- a) whether the development is inappropriate within the Green Belt for the purposes of the NPPF and Local Plan Policy GB1; and
 - b) whether the development causes any other harm; and
 - c) if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.
- 5.5 Policy GB1(A4) only permits limited extension or alteration of existing dwellings in the Green Belt provided that it does not result in a disproportionate addition over and above the size of the original building. There is a similar criterion in the NPPF, which refers to 'buildings' as opposed to just dwellings. The Council's adopted Supplementary Planning Document clarifies that for the purposes of the Green Belt policy, for older homes the original dwelling is taken as that at July 1st 1948. Any additions that have occurred since the original dwelling date will be considered cumulatively and will count against the overall increase in volume of the dwelling when new additions are being assessed.
- 5.6 In applying the 'disproportionate' test, the Council's adopted Supplementary Planning Document states (pg6) that:

'Whether an addition is considered 'disproportionate' or not depends on the individual circumstances of the site, and what type of addition is proposed. The Council will assess this on a case-by-case basis.'

'In assessing whether a proposal is disproportionate or not, account will be taken of the following:

- 1. The increase in volume of the original dwelling (i.e. excluding any extensions or alterations that have already taken place);*
- 2. The appearance of the proposal – it should not be out of proportion with the scale and character of the original dwelling;*
- 3. Existing extensions and outbuildings within the curtilage.*

As a general guide, an addition resulting in a volume increase less than 30% of the original dwelling would be likely to be acceptable.

House extension additions that exceed 30% will be carefully assessed with particular regard to the second test in the box above – i.e. whether the proposal would appear out of scale and proportion. The larger a house becomes in excess of 30% of its original size, the less likely it is that new extensions will be considered acceptable.'

- 5.7 The original building is taken as that on July 1st 1948. In this case it is known that in 1921 the overall building was one dwelling but by 1984 it had reverted back to two dwellings. Given that the building could easily again be occupied as one dwelling, for the purpose of this exercise officers consider that the overall building should be taken into consideration when calculating the volume increase.
- 5.8 The applicant has submitted a comprehensive calculation of the relative increase in volume and even the worst case scenario would mean an increase in volume of only 18% which falls well within the 30% guidelines. On balance therefore, the overall scheme is not considered to be disproportionate when considered in relation to the original dwelling including outbuildings and as such is not inappropriate development in the Green Belt that would be harmful to the openness of the Green Belt; neither would it be contrary to the purposes of including land within the Green Belt.
- 5.9 Whether the development causes any other harm will be considered in the following sections of the report.
- 5.10 Conservation and Design Issues
These matters have been addressed in detail under the Listed Building application PK13/1199/LB which also appears on this Circulated Schedule. The Conservation Officer concluded that the proposed scheme would help preserve what significance the building retains and has the potential to provide or reinstate a character and quality that such a building should be afforded. With regard to the impact on the Upton Cheyney Conservation Area, although in a relatively prominent position with public footpaths in close proximity, the visual impact of the proposed extension would be limited. Furthermore due to its design and scale, it would integrate with the host building and so its visual presence would not be significant. It is therefore considered that the proposed scheme would result in the existing character and appearance of the Upton Cheyney Conservation Area being preserved.

- 5.11 The scale and design of the proposal is on balance considered appropriate for this property and would adequately respect the massing, scale proportions, materials, overall design and character of the existing property. The proposal therefore accords with Policies H4(A) and D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and CS1 of the South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications – Sept 2012 as well as Policies L12 and L13 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 .
- 5.12 Impact Upon Residential Amenity
The only property with the potential to be affected by the proposal is neighbouring 'Hollisters' which lies to the north of the application site. Concerns have been raised about the loss of views to the South and South-West and adverse impact on property value. The latter concern is in fact not currently a material consideration in the determination of planning applications. Furthermore there is no right to a view across land in private ownership.
- 5.13 In designing the current scheme, the applicant's have taken into consideration the impact of the extension on the amenities of the occupants of 'Hollisters'; the width of the extension being reduced and the previously proposed dormers being deleted from the scheme.
- 5.14 There is a track between the respective dwellings with 'Hollisters' lying in a slightly elevated position with respect to Kytes Farm. The nearest corner of 'Hollisters' would be 15.7m away and the closest windows looking into the extension would be 18.0m away. The ridge level of the extension would be kept down so as to not have an overbearing impact on 'Hollisters'. Furthermore the only remaining first floor windows facing 'Hollisters' would be from a corridor as opposed to a habitable room as is currently the case.
- 5.15 In terms of loss of outlook, the key views from 'Hollisters' are to the South-West. Due to the topography of the land to the South and existing vegetation, the views in this direction are limited. It is also noted that traditionally outbuildings previously stood where it is proposed to erect the extension, which would not in fact be directly opposite 'Hollisters' living room gable. Any loss of outlook would be minimal and would not justify refusal of the planning application, the loss of amenity being significantly outweighed by the positive works of restoration to the Listed Building.
- 5.16 The proposal would make efficient use of a previously developed site, which accords with government guidelines contained in the NPPF. There would be no significant adverse impact on residential amenity in planning terms. Any disturbance during the building phase would be temporary only; this could be mitigated for by imposing a condition to control the hours of working. The proposal therefore accords with Policy H4(B) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.17 Highway Issues

The proposal is unlikely to generate any significant additional traffic. More than adequate parking and turning facilities already exist within the site. There are therefore no highway objections to the proposal, which accords with Policies H4(C) and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and The South Gloucestershire Parking Standards.

5.18 Environmental Issues

The extension would be the subject of Building Regulation Control. Existing drains and sewers would be utilised. The site is not prone to flooding. The proposal would accord with Policies EP1, L17 & L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.19 Landscape Issues

The proposal would not affect any significant trees or any landscape features of note within the site. The proposal would not result in the loss of significant areas of open space and an adequate amount of amenity space would be retained to serve the property. Although lying within the Green Belt and Cotswolds AONB, the extension would not be prominent, as it would be incorporated within the existing building and viewed against the back-drop of an existing dwelling. The proposal therefore accords with Policies L1, L2 and L5 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.

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 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. The hours of working on site during the period of construction and demolition shall be restricted to 07.30hrs to 18.00hrs Mon to 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 residential amenity of the neighbouring occupiers and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Other than those shown on the plans hereby approved, no windows shall be inserted at any time in the northern elevation or roof slope of the extension hereby approved.

Reason

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

CIRCULATED SCHEDULE NO. 27/13 – 5 JULY 2013

App No.:	PK13/1199/LB	Applicant:	Mr And Mrs Shane and Michela Siberry
Site:	Kytes Farm Mill Lane Upton Cheyney Nr Bitton South Gloucestershire	Date Reg:	22nd April 2013
Proposal:	Internal and external alterations and erection of 2 storey side and rear extension to facilitate conversion of 2 no. dwellings into 1 no. dwelling.	Parish:	Bitton Parish Council
Map Ref:	369092 169962	Ward:	Bitton
Application Category:	Minor	Target Date:	11th June 2013



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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 This application concerns a pair of early C18th semi-detached dwellings that comprise a three-storey central range flanked by two-storey wings. The central portion and western wing accommodates Kytes Farm Cottage and Kytes Cottage occupies the eastern wing. Although forming two separate residential units, historic evidence has been provided which shows in the mid-to-late 1800s the property was in use as one single residence before being subdivided in the late 19th century and then becoming a single property again in the 1920s. The properties are Grade II Listed and lie within the Upton Cheyney Conservation Area, Green Belt and Cotswolds AONB.
- 1.2 The application seeks Listed Building consent to carry out internal and external alterations and the erection of 2-storey side and rear extensions to facilitate the conversion of the two dwellings back to a single-dwelling. The application should be read in conjunction with application PK13/1198/F for full planning consent, which also appears on this Circulated Schedule.

2. POLICY CONTEXT

2.1 National Guidance

The National Planning Policy Framework (NPPF) section 12.
Planning (Listed Buildings and Conservation Areas) Act 1990.
PPS5 Historic Environment Planning Practice Guide March 2010

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.
CS9 - Environmental Resources and Built Heritage

South Gloucestershire Local Plan (Adopted) January 2006
L13 - Listed Buildings

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Check List SPD (Adopted) 23 Aug 2007.
Upton Cheyney Conservation Area SPD

3. RELEVANT PLANNING HISTORY

- 3.1 P98/4462 Partial demolition, rebuilding and refurbishment of dwelling.
Approved 29th Sept. 1998
- 3.2 P98/4447/L Partial demolition, rebuilding and refurbishment of dwelling.

Approved 29th Sept. 1998

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

The Parish Council raises no objection in principle. Councillors sought the advice of the South Gloucestershire Council Listed Buildings Officer on these proposals.

4.2 Other Consultees (including internal consultees of the Council)

Various Conservation Groups

No responses

Conservation Officer

No objection. It is considered that the proposed scheme would help preserve what significance the building retains and has the potential to provide or reinstate a character and quality that such a building should be afforded.

Other Representations

4.3 Local Residents

1no. e.mail of objection was received from a local resident. The concerns raised are summarised as follows:

- The proposal significantly alters the size and character of the house, thereby affecting the outline of the house as it fits into the village as a whole.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The NPPF 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 Conservation Issues

The main building plan is of a simple rectangular form. Elevations are constructed of rubble White Lias and Cotswold limestone under a pantile roof with stone copings to verges and saddlestones. The windows in Kytes Cottage appear to have been recently replaced and the windows in Kytes Farm Cottage also appear to be rather crude modern replacements.

Consideration of this application will be split into the proposed alterations/internal works and then the proposed extension. It can also be noted that the proposed internal alterations and extension have been subject to a significant level of pre-application discussion and are supported by a very extensive Statement of Significance and structural survey.

(i) Proposed Alterations

5.3 Kites Cottage:

Kites Cottage (the eastern wing), was significantly rebuilt in the late 1990s which saw most of the historic joinery replaced and the original fireplace removed. Although some historic fabric appears to have been reused on the attached lean-to, there is little historic interest to Kites Cottage bar the oven that still survives that is built into the back of the gable stack to the centre range. This currently forms a cupboard that is separated from the adjoining property by a single skin of plastered masonry and it is through here that at ground floor, both properties are to be connected.

The proposed scheme would see the removal of the 20thC staircase, which is considered acceptable. Overall it is considered that the proposals would not result in any loss of the residual levels of significance that survived the restoration works.

5.4 Kites Farm Cottage:

In light of the above, the main historic interest is therefore with Kites Farm Cottage. The central range and western wing can be considered to have been significantly altered with the raised gables to the western and central range being of most historic interest, which due to the matching corbels and copings, could be considered to have been undertaken in one phase in the mid-19th century. A number of historic openings have also been either infilled or remodelled, as seen on the west wing with the blocked up small opening adjacent to surviving label mould stops for a previously wider window. The central range has also a rebuilt brick gable stack

All external joinery is considered to be relatively modern with the oldest being late 19th century. Due to a lack of maintenance and poor design/ construction, some of the external joinery is also in poor condition. Moreover, in some instances (south elevation), inappropriate re-pointing has resulted in water retention, which has facilitated high levels of decay in the timber surrounds and lintels along with spreading to some of the first floor boards.

Internally the building has a single room plan but of notable historic interest is the lath and plaster through passage with cut down skirtings and architrave into the ground floor room. All floors are modern solid floors and generally all skirtings are modern and are in poor condition. The original staircase has been lost and replaced with a 20th century staircase in the hallway, as has the fireplace in the SE corner of the room. The modern staircase has also resulted in a loss of the original extent of the chimney stack that would have served the west wing. Overall it is considered that at ground floor level, there are no significant features of historic interest although the plan form should be retained.

At first floor level, the configuration is considered to date from the early 20th century and the only historic remnants can be considered a 4-panelled door and a historic door and architrave that serve a bedroom cupboard. There is also a very simple fire surround in the corner of this bedroom. The historic attic staircase also survives, at least in part, with a 2-panelled mid-C18th hung on simple strap hinges with plain ends and original Suffolk latch.

The second-floor attic contains no historic features with again 20th century windows. The roof structure above however shows signs of decay and damp and through a structural survey, there is a general lack of ceiling joist binders.

Overall the conclusion of the Statement of Significance that this building is of only moderate historic interest is supported.

However the building has also clearly suffered from neglect and can be considered to be in poor condition. Moreover some of the alterations that have been undertaken have structurally damaged the building. For example, the raising of the walls with thick masonry has increased the foundation pressures close to the level of the soil capacity, which has resulted in settlement of the walls and roof and damage to the ceilings. This has also created an outward movement of the walls as it weakened the stone bonding cross-wall between abutting walls which needs to be addressed through structural intervention if the building is to have a sustainable future.

To facilitate the proposed conversion of the buildings back into a single residence, the internal configuration mainly at first floor level is to be altered. The existing 20th century stairs is to be replaced and repositioned with the first floor landing/corridor moved from the south to the north to provide south facing windows.

With previous alterations resulting in a significant loss of historic features and character, although the proposed scheme would see the condition of the existing dwelling greatly improved, it is considered vital that the remaining historic features are retained. To address this, the submitted Statement of Significant identified the key features, which are to be retained and as noted on the submitted plans, the two historic doors will be left in-situ and the historic staircase to the attic will also be covered-over at attic level but also left in-situ. In addition all surviving lime plaster ceilings and lath and plaster partitions are to be carefully repaired on a like-for-like basis and all new plasterwork is to be finished using a wood float.

Therefore to conclude, it is considered that the proposed internal works as part of the conversion of the buildings into 1no. residence would not (subject to a number of conditions) detract from what is left of the historic significance of the building. Moreover, subject to high quality and suitably detailed designs of the staircases, windows, doors and door cases, there is a clear potential for a significant improvement to be made to the existing internal character of the building.

To address the structural issues within the masonry walls and timber floors and roof, a schedule of repair is proposed as outlined in the structural report prepared by Morcom Design Workshop.

Although in most instances the case of the proposed level of intervention is accepted, there remains some uncertainty over the detailed design of the

structural intervention along with the scope of the repair – i.e. the extent of the repair required to roof and floor structures. It is therefore suggested that an appropriate condition is attached to address this issues post determination.

It is though considered that subject to further consideration, the proposed scope of repair would not result in any loss of significance and would ultimately ensure that the buildings are structurally stabilised for the future.

(ii) Proposed Extension

- 5.5 The proposed extension is considered appropriate in terms of design, form and detailing. Its scale is also correctly subordinate and in my view will be seen as part of the evolution of the building. A number of conditions to confirm matters of detailing are however recommended.
- 5.6 It is considered that the proposed scheme would help preserve what significance the building retains and has the potential to provide or reinstate a character and quality that such a building should be afforded. Therefore in terms of the impact on the appearance and significance of the building officers recommend that the proposed scheme be supported.
- 5.7 Subject to the conditions outlined above, the proposal preserves the historic character of the Listed Building in accordance with Policy L13 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

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 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.

2. Prior to the commencement of the works hereby approved, the detailed design including materials, and finishes, of the following architectural details shall be submitted to and approved in writing by the local planning authority:
 - a. eaves, verges and ridges (for extension)
 - b. all new windows (including cill, head, reveal and glass details)
 - c. all internal and external doors and door surrounds
 - d. all other internal joinery including staircases, balusters, balustrades, fire surrounds, skirting and any panelling
 - d. lintels
 - e. porch/ door canopies
 - f. copings
 - g. rainwater goods

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 including cross sections. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out at the NPPF and accompanying planning practice guide.

3. Prior to the commencement of the relevant works hereby approved, full details of the structural works (including repairs) to the wall, floor and roof structures shall be submitted to the Council for approval in writing. No works shall be commenced until the Council has given written approval for the submitted details and the works shall be undertaken exactly in accordance with the details so submitted.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out at the NPPF and accompanying planning practice guide.

4. Any plaster repair or new plastering on historic masonry shall be undertaken using traditional lime plaster and finished with limewash or a similar vapour permeable finishes.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out at the NPPF and accompanying planning practice guide.

5. Prior to the commencement of development a representative sample panel of natural facing stone, of at least one metre square, showing the stone, coursing, mortar and pointing, shall be erected on site and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved panel, which shall be retained on site until completion of development, for consistency.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out at the NPPF and accompanying planning practice guide.

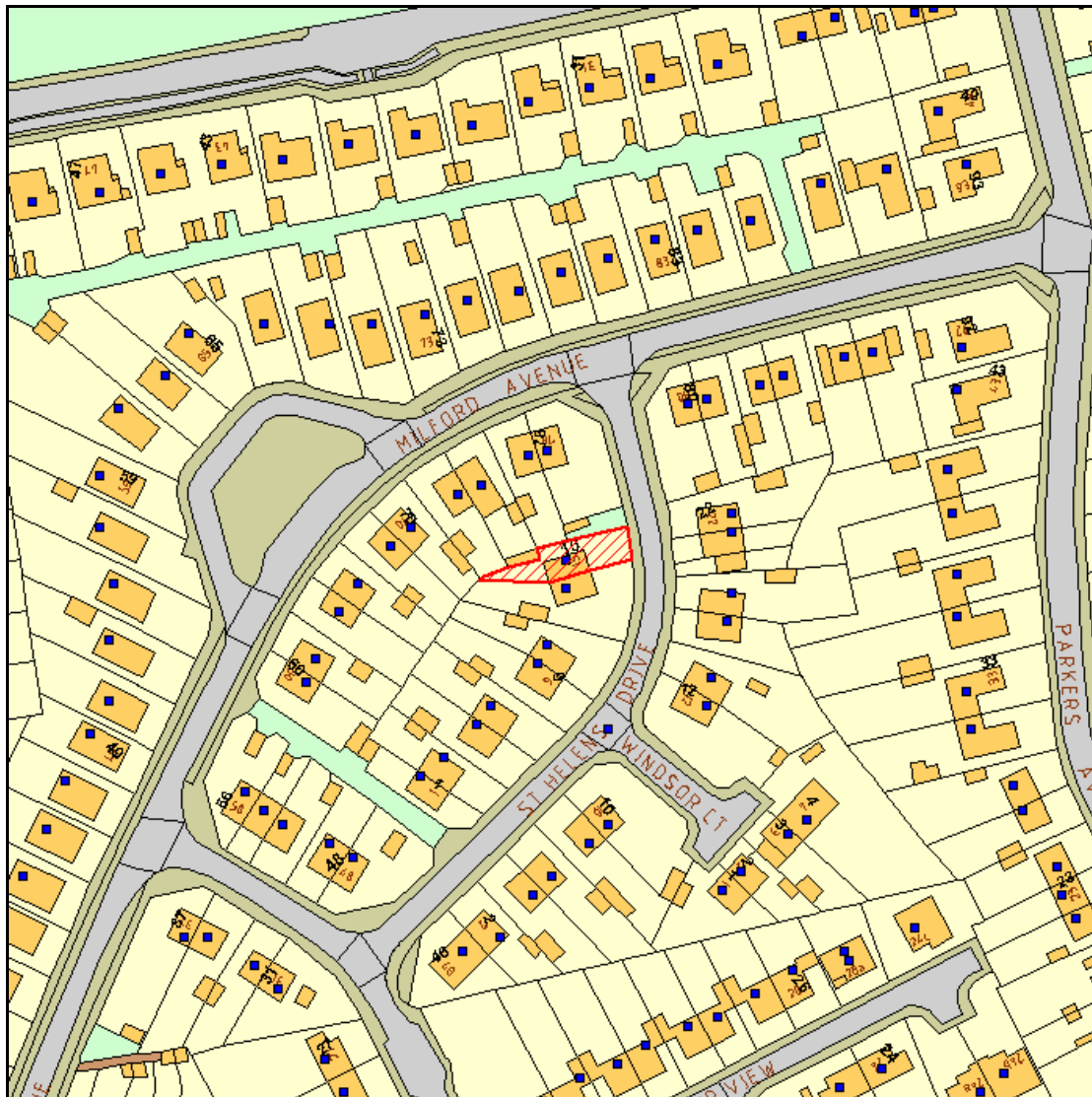
6. Prior to the commencement of relevant works, representative samples of the following materials shall be submitted to and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the agreed samples.
 - a. timber cladding
 - b. tile

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out at the NPPF and accompanying planning practice guide.

CIRCULATED SCHEDULE NO. 27/13 – 05 JULY 2013

App No.:	PK13/1209/F	Applicant:	Mr Mark Snow
Site:	15 St Helens Drive Wick Bristol South Gloucestershire BS30 5PS	Date Reg:	21st May 2013
Proposal:	Erection of two storey side extension to provide additional living accommodation.	Parish:	Wick And Abson Parish Council
Map Ref:	370091 173303	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	14th June 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the circulate schedule due to comments received during the public consultation on this application regarding the gable roof.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for a two-storey side extension at a property in Wick. The property has been extended previously under permitted development by the erection of a single storey rear extension.
- 1.2 The application property is a mid-twentieth century semi-detached house, set within the village but in close proximity to open countryside.
- 1.3 Wick is a settlement that is 'washed over' by the green belt. The site is not subject to any further statutory or non-statutory designations.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Design
- L1 Landscape
- GB1 Development within the Green Belt
- T12 Transportation
- H4 Development within Existing Residential Curtilages

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012

- CS1 High Quality Design
- CS8 Improving Accessibility

- 2.3 Supplementary Planning Guidance

- (a) Development within the Green Belt (Adopted) June 2006
- (b) South Gloucestershire Design Checklist (Adopted) August 2007
- (c) Residential Parking Standard (Approved for Development Management Purposes) March 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK11/3947/CLP Approved 01/02/2012
Certificate of lawfulness for the proposed erection of single storey rear extension.

4. CONSULTATION RESPONSES

- 4.1 Wick and Abson Parish Council
No objection
- 4.2 Landscape Architect
No objection
- 4.3 Drainage
No comment

Other Representations

- 4.4 Local Residents
One comment was received by a neighbour requesting a hipped roof instead of a gable and making comment that it was unclear how close the extension was to the boundary of the curtilage.

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks consent for a two-storey side extension at a property in Wick.
- 5.2 Principle of Development
Development within existing residential curtilages is, in principle, supported by policy H4 of the Local Plan. However, for development to be acceptable it must adhere to the criteria of this policy – which will be assessed below. Furthermore, as Wick is washed over by the green belt all development must comply with the principles of the green belt. Therefore only limited extensions would be permissible.
- 5.3 Green Belt
Development in the green belt is managed through policy GB1 of the Local Plan. This policy states that only limited extensions are appropriate. Guidance on what the LPA consider to be a limited extension is contained within the Development in the Green Belt SPD. The SPD outlines the disproportionate test; extensions that are disproportionate to the original dwelling are not 'limited' and are therefore inappropriate. When assessing extensions, the cumulative impact should be taken into account and all extensions, whether carried out under permitted development or as a result of a planning permission, need to be included in the assessment.
- 5.4 When originally submitted, the proposed extension (combined with previous extensions) would have resulted in a 61% increase over the volume of the property. A design amendment was requested to reduce the size of the proposed extension. Amended plans were received that proposed a cumulative volume increase of 45.4%. Although towards the upper end of what would be considered a 'limited extension', the layout and design of the development keep the massing of the building low and do not result in an excessive increase to the footprint of the building.

- 5.5 Overall, it is considered that the proposed development would result in a limited extension. The development therefore complies with the criteria of policy GB1 and does not constitute inappropriate development in the green belt.
- 5.6 Design
A narrow two-storey side extension is proposed. This is located on the northern elevation of the property in an area which is currently used to provide vehicular parking and pedestrian access to the front door which is located on the side elevation of the property.
- 5.7 The front elevation of the extension is set back from the front elevation of the original dwelling. As a result the ridge of the extension is below the main ridge. This gives the extension a subservient and ancillary appearance and visually promotes the original dwelling as the main part of the property. The fenestration of the extension is proportional to the fenestration of the original dwelling and the proportions of the proposed extension. A gable end design is proposed. This is considered to be the most appropriate as it is in keeping with the design of the existing property and other properties in the vicinity.
- 5.8 The design is in keeping with the character and appearance of the existing property, the street scene and the surrounding locality. The materials, scale, massing, and overall design respect the original property and are considered to meet the requirements of policy D1 and H4 of the Local Plan.
- 5.9 Amenity
Development should not have a prejudicial impact on residential amenity. Amenity should be considered in terms of the amenity of the application site but also the amenities of any nearby occupier.
- 5.10 The proposed development does not prejudice the amenity of the host dwelling. Adequate private amenity space is retained and the extension would not result in the loss of privacy. The extension will not impose on the amenity of nearby occupiers. The development does not materially change the amount of overlooking within the area or lead to the loss of light or outlook.
- 5.11 Therefore, the proposed extension is acceptable in terms of residential amenity and accords with policy H4 of the Local Plan.
- 5.12 Transport
Parking at residential properties should be provided at a level commensurate with the number of bedrooms. The proposal would result a four-bedroom house. The Residential Parking Standards SPD requires a minimum of two off-street parking spaces for four-bedroom houses.
- 5.13 At present, the front garden of the property is laid to gravel and used for vehicular parking. Although parking spaces have not been indicated on the submitted drawings, there is adequate space within the curtilage to provided sufficient parking. Furthermore, as the front garden is already laid to gravel it is not considered necessary to impose any parking related conditions.

5.14 The development will not result in an unacceptable impact on highway safety or the provision of adequate parking. The development therefore accords with policy T12 of the Local Plan, policy CS8 of the emerging Core Strategy and the Residential Parking Standard.

6. CONCLUSION

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

6.2 The proposed development has been assessed against policies D1, GB1, T12 and H4 of the Local Plan. The proposal would result in a limited extension that would not harm the openness of the green belt. The design is in keeping with the scale, massing, and general appearance of the existing building and the locality. There will be no prejudicial impact on residential amenity, highway safety, or off-street parking. As such, the development accords with the abovementioned policies.

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 The recommendation is to GRANT permission subject to the conditions listed below.

Contact Officer: Griffith Bunce
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

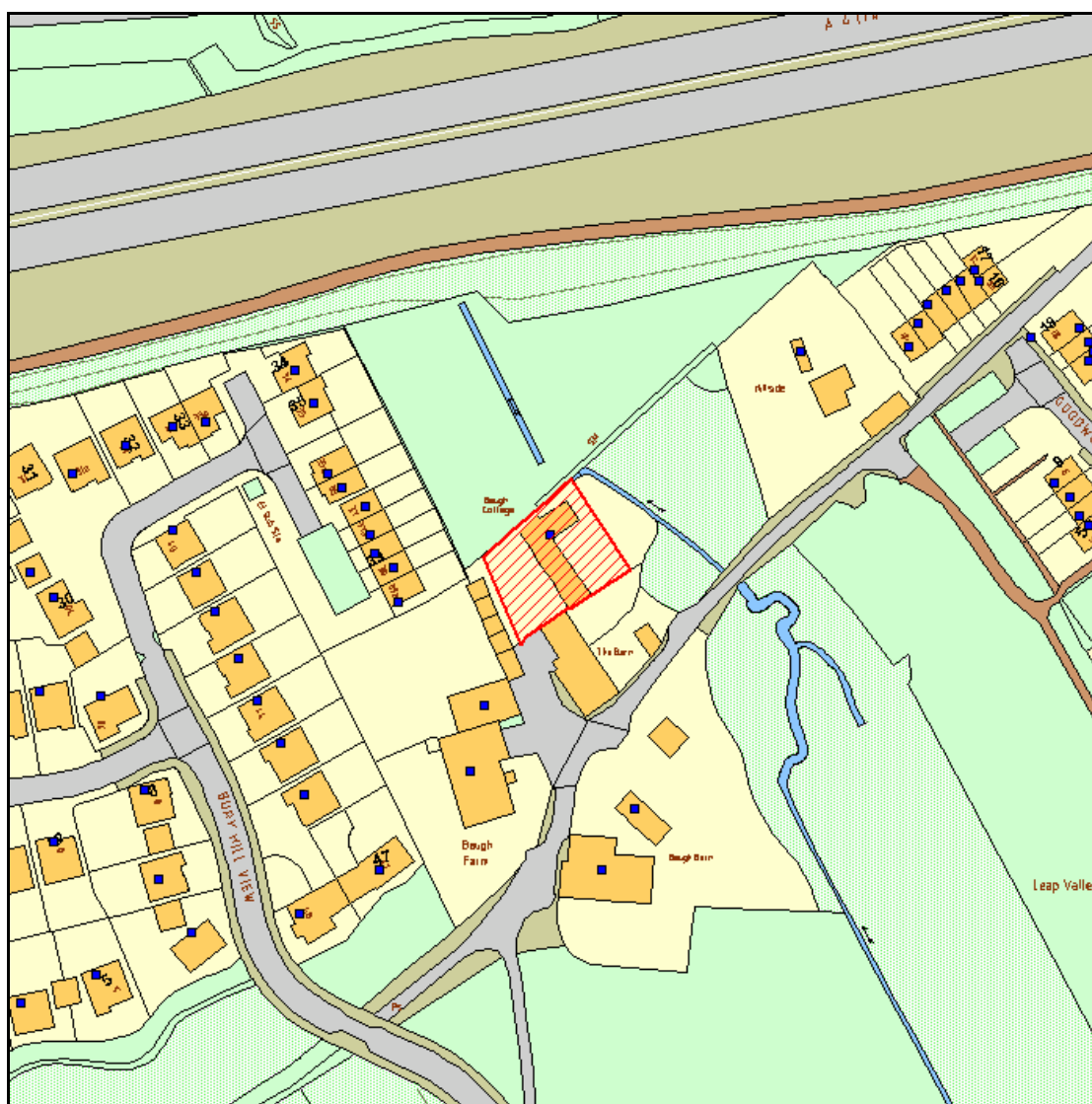
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

CIRCULATED SCHEDULE NO. 27/13 – 5 JULY 2013

App No.:	PK13/1224/F	Applicant:	Mr Dean Newman
Site:	Baugh Cottage Fouracre Crescent Downend South Gloucestershire BS16 6PX	Date Reg:	23rd May 2013
Proposal:	Erection of single storey rear extension to provide additional living accommodation.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365423 178397	Ward:	Downend
Application Category:	Householder	Target Date:	12th July 2013



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 100023410, 2008. **N.T.S.** **PK13/1224/F**

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 for the erection of a single storey extension, already implemented, to a converted range of agricultural buildings in the curtilage of Baugh Farmhouse. These buildings form an 'L' shape, now a horseshoe, single storey at the front and two storey at the rear, where the land slopes away. The site's curtilage consists of a gravelled yard at the front and a lawned rear garden, bounded by a close boarded fence generally at 2 metres, but higher in places. The building, a former stables, is curtilage listed. This application is for a design slightly different from that approved under 3.4 and 3.5 below.
- 1.2 Next to the site lies another barn conversion, standing slightly in front of it, with a deep single storey rear extension itself that projects about 2 metres beyond the rear extension now applied for. Following the receipt of objections citing inaccuracies on the submitted plans, amended drawings were received, re-consultation undertaken and no further objections received.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 House extensions
L13 Listed Buildings
- South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.
CS1 High Quality Design
CS9 Heritage assets

3. RELEVANT PLANNING HISTORY

- 3.1 PK04/1959/F Conversion of farmhouse into 2 dwellings. Conversion and extension of outbuilding to form new dwelling Approved
- 3.2 PK04/2563/LB Listed Building Consent for the above
- 3.3 PK08/2774/LB Repairs, alteration and conversion of farmhouse into a single dwelling and an annex. Conversion, alteration and extension to outbuilding to form new dwelling (amendment to 3.2) Consent
- 3.4 PK11/3504/F Single storey rear extension Approved
- 3.5 PK11/3505/LB Listed Building application to accompany the above planning application Consent

3.6 PK13/1225/LB Listed Building application to accompany this planning application

4. **CONSULTATION RESPONSES**

4.1 Downend and Bromley Heath Parish Council
No objection

4.2 Other Consultees [including internal consultees of the Council]
Conservation Officer
No objection

Ecologist
No objection

Technical Services
No comment

Archaeologist
No comments to make

Other Representations

4.3 Local Residents

Two letters of objection were received, citing the following concerns:

- Inaccuracies on the plans
- Land included in the application that the applicant does not own
- The extension has already been built and planning permission applied for afterwards

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

This application stands to be assessed against the policies listed above, in the light of all material considerations. The issues to be resolved are the impact of the revised proposal on the curtilage listed building itself, the setting of the Listed Building and the impact on existing levels of residential amenity. The main material consideration is that planning permission has been approved for a very similar design.

5.2 Listed Building Issues

The application seeks to regularise the changes to the design that have occurred during the implementation of the previous planning permission and Listed Building consent. These include changes to the previously approved window and aluminium screen which would now be a larger window and a glazed oak screen. All materials were agreed on the previous application, along with door and joinery details and therefore no conditions would be required at this stage to protect the Listed Building. The application simply seeks to regularise the existing situation, with accurate plans. It is considered that the proposal accords with policy L13 of the adopted Local Plan.

5.3 Residential Amenity

It is considered that, as shown on the plans, since no windows are proposed to overlook the neighbouring garden and such a window would require Listed Building Consent, there is no need to ensure that this does not happen through applying a condition. The only remaining issue regarding impact on residential amenity is whether the extension, as built, has an overbearing impact on the adjoining barn conversion or not. The barn conversion on site stands to the rear of the adjoining property, where there is a fence to nearly 2 metres above ground level and next to that a detached garage which projects beyond the extension applied for. Under these circumstances, with no additional projection beyond the adjacent built form, it is considered that the proposal does not compromise the residential amenity of the adjoining property. In addition to this, the bulk of the existing barn on site will shield the extension from view to a large extent. It is therefore considered that the proposed extension would not have an adverse effect overall on the residential amenity of the adjoining property and that it accords with policy H4 in this regard.

5.4 Land Ownership

This issue has been raised through the consultation process, together with inaccuracies in the submitted plans. The latter point is addressed at 1.2 above. In regard to ownership, this application is retrospective and therefore there are no further works proposed that would require planning permission. Therefore the issues of land ownership and access to adjoining land to implement the permission are not considered material to the determination of this application.

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

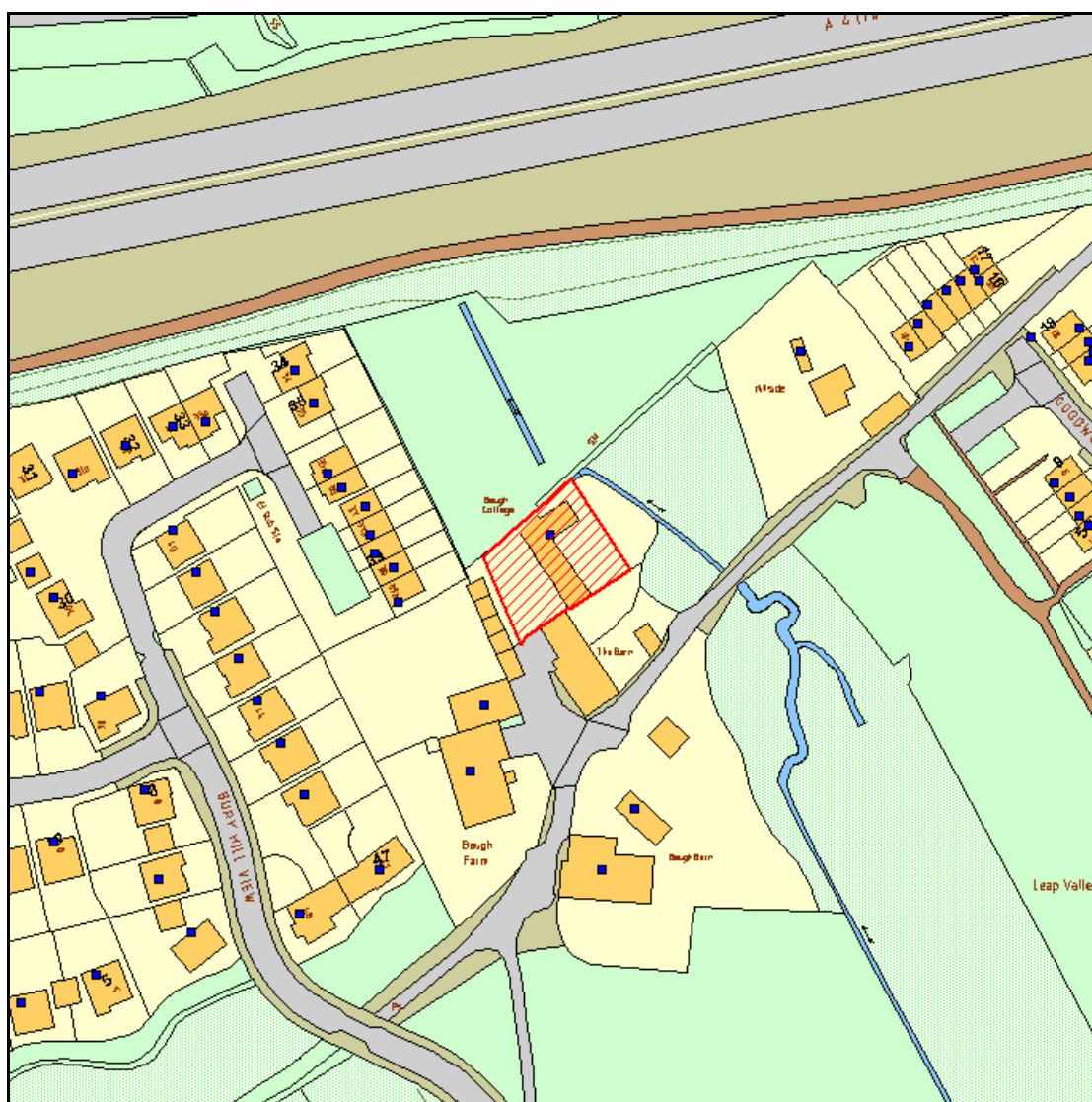
7. RECOMMENDATION

7.1 That planning permission is approved.

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CIRCULATED SCHEDULE NO. 27/13 – 5 JULY 2013

App No.:	PK13/1225/LB	Applicant:	Mr Dean Newman
Site:	Baugh Cottage Fouracre Crescent Downend South Gloucestershire BS16 6PX	Date Reg:	23rd May 2013
Proposal:	Internal and external repairs and alterations to facilitate the erection of a single storey rear extension.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365423 178397	Ward:	Downend
Application Category:	Minor	Target Date:	12th July 2013



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 100023410, 2008. **N.T.S.** **PK13/1225/LB**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

An objection has been received, contrary to the officer recommendation.

1. THE PROPOSAL

1.1 This application seeks retrospective Listed Building Consent for the erection of a single storey rear extension to a cartilage Listed former stables building within the grounds of Baugh Farm. The works were carried out in broad compliance with a previous planning permission and Listed Building Consent, detailed below at 3.4 and 3.5, but with the following changes:

- * Window size increased
- * Revised design of rear gable to include a glazed oak screen

1.2 This application, along with a retrospective planning application, seeks authorisation and regularisation for the works as carried out.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

3. RELEVANT PLANNING HISTORY

3.1 PK04/1959/F Conversion of farmhouse into 2 dwellings. Conversion and extension of outbuilding to form new dwelling Approved

3.2 PK04/2563/LB Listed Building Consent for the above

3.3 PK08/2774/LB Repairs, alteration and conversion of farmhouse into a single dwelling and an annex. Conversion, alteration and extension to outbuilding to form new dwelling (amendment to 3.2) Consent

3.4 PK11/3504/F Single storey rear extension Approved

3.5 PK11/3505/LB Listed Building application to accompany the above planning application Consent

3.6 PK13/1224/F Planning application to accompany this Listed Building application

4. CONSULTATION RESPONSES

4.1 Downend and Bromley Heath Parish Council
No objection

4.2 Archaeology
No comment

4.3 Conservation Officer
No objection

Other Representations

4.3 Local Residents

One letter of objection was received, citing the following concerns:

- Inaccurate plans
- The applicants have included land that they do not own

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application for Listed Building Consent stands to be assessed against the 1990 Planning (Listed Buildings and Conservation Areas) Act. The issues to be resolved relate solely to the impact of the works on the fabric and character of the curtilage Listed Building.

5.2 Conservation

The application seeks to regularise the changes to the design that have occurred during the implementation of the previous planning permission and Listed Building consent. These include changes to the previously approved window and aluminium screen which would now be a larger window and a glazed oak screen. All materials were agreed on the previous application, along with door and joinery details and therefore no conditions would be required at this stage to protect the Listed Building. The application simply seeks to regularise the existing situation, with accurate plans. It is considered that the proposal accords with policy L13 of the adopted Local Plan.

5.3 Other Issues

The issue of land ownership has been raised through the consultation process, together with inaccuracies in the submitted plans. The plans have been amended and are now considered to represent the development that has been implemented. In regard to ownership, this application is retrospective and issues of land ownership and access to adjoining land to implement the consent are not considered material to the determination of this application.

6. CONCLUSION

6.1 The recommendation to grant Listed Building Consent has been made having regard to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and government guidance contained within the National Planning Policy Framework.

7. RECOMMENDATION

7.1 That Listed Building Consent is granted, subject to the condition shown. As the works have been commenced and the conditions on the previous Listed Building Consent cleared, no further conditions are considered necessary.

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CIRCULATED SCHEDULE NO. 27/13 – 05 JULY 2013

App No.:	PK13/1498/F	Applicant:	Forget Me Not
Site:	Wilton Farm Abson Road Wick Bristol South Gloucestershire	Date Reg:	21st May 2013
Proposal:	Change of use from agricultural to pet crematorium and storage of clinical waste (Sui Generis) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Wick And Abson Parish Council
Map Ref:	370487 174556	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	3rd July 2013



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 100023410, 2008. **N.T.S.** **PK13/1498/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application relates to a relatively small area of land and buildings within the Wilton Farm complex, located in open countryside and Green Belt land to the west of Abson Road, to the south of the village of Abson. Vehicular access is afforded to the site via an existing driveway off Abson Road. Within the farm complex is a farm house, 3no self-catering holiday lets (granted permission in 2004) and a number of agricultural buildings and a riding arena. The nearest residential properties lie to the north at 'Westbrook' and 'Woodlands Farm', otherwise the site is surrounded by open fields within a rural landscape.
- 1.2 Since May 2012 the applicant has been operating from the site, a pet crematorium and storage facility for clinical waste; the clients being private individuals and local veterinary practices. The business replaced a long established (20 years) wholesale food spices business which operated from two of the buildings, the subject of this application, but became unviable in the economic downturn. The proposed business has been operating in breach of planning control so this retrospective application seeks to regularise the situation.
- 1.3 The business comprises a small reception area accessed directly from the parking area to the front (south) leading to a small office, which is in turn linked to a storage area. A larger proposed storage area lies to the west. Between the respective storage areas is located an incinerator within which the cremations take place.

2. POLICY CONTEXT

2.1 National Guidance

The National Planning Policy Framework (NPPF) March 2012.

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 - Design

L1 - Landscape Protection and Enhancement

GB1 - Green Belt

E6 - Employment Development in the Countryside

T8 - Parking Provision

T12 - Transportation Development Control Policy for New Development.

EP1 - Environmental Protection

L17 & L18 - The Water Environment.

LC12 - Recreational Routes

Emerging Plan

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.
CS1 High Quality Design

- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Check List SPD (Adopted) 23 Aug 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 P90/1435 - Erection of detached dwelling. Construction of vehicular and pedestrian access. (Outline).
Refused 29 April 1990
- 3.2 PK04/1739/F - Conversion of outbuilding into 3no. self-catering holiday lets.
Approved 20 Sept. 2004
- 3.3 PK09/0335/F - Construction of new vehicular access from Abson Road (Retrospective).
Approved 3rd April 2009

4. CONSULTATION RESPONSES

- 4.1 Wick and Abson Parish Council
No objection

- 4.2 Other Consultees

Sustainable Transport
No objection

PROW
No objection subject to a condition to secure signage and a set of speed bumps on the access track.

Environmental Protection
No objection subject to a condition to ensure that the incinerator is operated in accordance with the manufacturers instructions.

Landscape
No objection

Highway Drainage
No comment

The Environment Agency
No objection

4.3 Local Residents

5no. letters of objection were received. The concerns raised are summarised as follows:

- Lack of detail within the application.
- Possible contamination from odours.
- Increased vermin and flies.
- What type of vehicles are used to collect the waste and how often?
- What would be the times of use?
- Increased traffic generation.
- Would become a larger waste transfer operation.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The NPPF has recently superseded various PPS's and PPG's, not least PPG2 – Green Belts and PPS4 – Planning for Sustainable Economic Development. The NPPF carries a general presumption in favour of sustainable development. Para.2 of the NPPF makes it clear that applications for planning permission must be determined in accordance with the development plan and this includes the Local Plan. Para 12 states that the NPPF does not change the statutory status of the development plan as the starting point for decision-making. Proposed development that conflicts with an up-to-date development plan should be refused unless material considerations indicate otherwise. At para. 211 the NPPF states that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. In this case the relevant Local Plan is The South Gloucestershire Local Plan, which was adopted Jan 6th 2006.

5.2 The South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications – Sept. 2012 has now been through its Examination in Public (EiP) stage; the Inspector has given his preliminary findings and stated that the Core Strategy is sound subject to some modifications. The policies therein, although a material consideration, are not yet adopted and can therefore still only be afforded limited weight.

5.3 The NPPF gives a strong presumption in favour of economic growth in rural areas, stating at para. 28 that:

To promote a strong rural economy, local and neighbourhood plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.
- Promote the development and diversification of agricultural and other land-based rural businesses.

5.4 Green Belt Issues

In the first instance the proposal must be considered in the light of the Green Belt Policy contained under Policy GB1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and at para.90 of the NPPF.

5.5 The most important attribute of Green Belts is their openness and inappropriate development is by definition harmful to the openness of the Green Belt and should not be approved except in very special circumstances (see NPPF para. 87)

5.6 Both Policy GB1 and the NPPF list those types of development that are not inappropriate within the Green Belt. Certain forms of development are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. The change of use of land or existing buildings is not inappropriate provided that:

1. It would not have a materially greater impact than the present authorised use on the openness of the Green Belt and would not conflict with the purpose of including land in it;
2. The buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction; and
3. The form, bulk and general design of the buildings are in keeping with their surroundings.

5.7 The business is already operating from the former agricultural buildings which are considered to be permanent and in-keeping with their surroundings. No physical works are proposed to the buildings and the only new 'construction' is the introduction of the incinerator which is relatively small and enclosed on three sides by the existing buildings. Only the flue is readily visible from the surrounding areas but even this is not intrusive. As such, officers are satisfied that the proposal does not have a materially greater impact on the openness of the Green Belt than the authorised use and furthermore has no adverse visual impact on the Green Belt. There is therefore no objection in terms of Green Belt Policy embodied within Policy GB1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 or section 9 of the NPPF.

5.8 Policy E6 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 permits new employment generating uses in the countryside provided they (amongst other things) relate to conversions or re-use of existing rural buildings, which in this case the proposal does.

5.9 A further proviso of Policy E6 is that development should not have an unacceptable impact on the environment, on residential amenity or in terms of traffic generation. These matters are discussed below.

5.10 Environmental Issues

Local Plan Policy EP1 does not permit development that would unacceptably harm the environment, or health, safety and amenity of users of the site or surrounding land, as a result of pollution to water, air or soil, or through noise, vibration, light, heat or radiation.

- 5.11 Concern has been raised by the objectors concerning the environmental impacts of the continued use of the site for the purposes applied for. Many of the concerns raised relate to the lack of information submitted in support of the application. However neither the Council's Environmental Health Officer or The Environment Agency have objected to the scheme. Officers have however requested further information and in order to gain a first hand knowledge of the situation, have met the applicant and her agent on site.
- 5.12 There are clearly two elements to the proposed use, a) pet cremation and b) storage of clinical waste.

Pet Crematorium

The crematorium is intended to provide a sensitive and environmentally friendly means for the disposal of deceased domestic pets only and as such is a relatively low-key operation. The biggest animals for cremation would be a large dog, anything bigger would simply not fit in the incinerator which has a chamber volume of 0.85cu.m. and a load capacity of up to 300kg. The deceased animals are sourced directly from private individuals or from local veterinary practices. Private individuals can either bring their deceased pets to the crematorium for disposal or alternatively have them collected by the crematorium staff; on average generating four traffic movements per day. The ashes from the cremations are either returned to the private individuals or disposed of to a registered land-fill site. Any deceased pets kept on site awaiting cremation are kept in sealed plastic bags in a freezer.

The manufacturers' specification of the Volkan 300E series incinerator has been submitted and the specification confirms that the incinerator is compliant with European legislation. The disposal of animal remains by incineration is subject to stringent controls outside the planning system. There is no odour, smoke or undue noise from the incinerator. The incinerator operates for up to 4 hours at a time and its use could potentially be at any time of the day or night. It is noted that the incinerator has been operating since May 2012, but during that time there have been no complaints from neighbours about its actual operation.

Clinical Waste

The clinical waste is collected by a transit van from local veterinary practices and stored in transit at Wilton Farm before final disposal at a licensed site; it is not incinerated at Wilton Farm. The clinical waste comprises swabs, cotton wool, plastic and sharps. The sharps are stored in plastic containers with sealed tops. The other clinical waste is contained in sealed plastic bags up to 70/80 at a time and stored in euro bins on site until transfer for disposal. There are no animal parts within the clinical waste. The clinical waste is collected up to 3 times a week and taken away for disposal when enough has been collected i.e. every 2/3 weeks.

- 5.13 The site is well over 50m from a portable ground water source, indeed the nearest watercourse is some 400m away. The applicant states that there has been full liaison with Defra, AHVLA, The Environment Agency and Waste Spectrum. The applicant has submitted copies of their Environment Agency Waste Licence and Incineration Licence Permit issued by AHVLA.

5.14 Given the level of controls outlined above; subject to a condition to ensure that the incinerator is operated in accordance with the manufacturer's specifications, there are no objections on environmental grounds. In this respect the scheme accords with Local Plan Policies EP1 and E6.

5.15 Impact on Residential Amenity

The business is relatively low key and given its isolated location and the stringent level of controls, it will have little or no impact on residential amenity. Concerns have been expressed about the future intensification of use of the site to a waste transfer operation. The buildings and nature of operation, the subject of this application, are such that any significant expansion of the business would not be possible within the confines of the permission. Nevertheless, to avoid use of the site for other uses a condition will be imposed to specifically limit the operation to that applied for. Furthermore a condition to limit the hours that the business would be open to the public is also justified. Subject to these conditions the proposal accords with Policy E6 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.16 Transportation Issues

The business is relatively small and uses only one transit van; there are only two employees. The crematorium would only be open to the public during the hours of 09.00hrs – 19.00hrs Mon –Fri and 09.00hrs -13.00hrs Sat/Sun and Bank Holidays. Traffic movements are estimated at only 4 per day max. There are already 4 car parking spaces on site and an existing access. There are therefore no highway objections to the scheme which accords with Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.17 PROW

There are two public footpaths LWA5/10 and LWA34/10 that cross the access drive. Officers have raised concerns regarding the increased traffic from the business and the implications for users of the footpaths. Conditions have been requested to secure appropriate signage and speed bumps on the driveway. The applicant will accept the former but not the latter, stating that speed bumps would be alien to the rural character of the lane and not conducive to the other agricultural/equine vehicles which also use the access lane. Having considered the tests for conditions outlined in Circular 11/95, officers consider that the signage alone would meet the needs of forewarning footpath users and that given the nature of the lane and low traffic generation from the business proposed, a condition for speed bumps as well would be neither reasonable or necessary.

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 scheme would provide sustainable economic development and employment in a rural community, which is strongly supported by the recent government policy within the NPPF.

- 6.3 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 on the Decision Notice.

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

1. The premises, the subject of this permission, shall be used as a domestic pet crematorium and for the storage of veterinary clinical waste only; and for no other purpose (including any other purpose in the sui generis use class; of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason

To prevent an intensification of the use of the site in the interests of residential amenity and the rural character of the area and to accord with Policies D1 and E6 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

2. The use hereby approved shall be open to the public only between the following hours: 09.00hrs to 19.00hrs Mon to Fri and 09.00hrs to 13.00hrs Sat/Sun and Bank Holidays

Reason

To prevent an intensification of the use of the site in the interests of residential amenity and the rural character of the area and to accord with Policies D1 and E6 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

3. The storage of clinical waste shall be restricted to the area indicated on the approved Proposed Block Plan Drawing No. LPC2335/3.

Reason

In the interests of environmental protection and residential amenity in accordance with Policies EP1 and E6 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

4. Within 42 days of the date of this permission, details of signage to be erected at the junction of PROW LWA5/10 _ LWA34/10 and the access driveway to the site the subject of this permission, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the signage so approved shall be erected in said position in accordance with a timescale to be agreed with the Council.

Reason

In the interests of the safety of users of the Public Rights of Way in accordance with Policies D1 and LC12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

CIRCULATED SCHEDULE NO. 27/13 – 05 JULY 2013

App No.:	PK13/1649/F	Applicant:	Mrs Gillian Dyer
Site:	2 High Street Chipping Sodbury Bristol South Gloucestershire BS37 6AH	Date Reg:	21st May 2013
Proposal:	Change of use from Class A1 (Shops) to Class A4 (Drinking Establishment) as defined in the Town and Country Planning (Use Classes) Order 1987, as amended (Re Submission of PK12/2979/F) (Retrospective)	Parish:	Sodbury Town Council
Map Ref:	372573 182205	Ward:	Chipping Sodbury
Application Category:	Minor	Target Date:	10th July 2013



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 100023410, 2008. **N.T.S.** **PK13/1649/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

Objections and support has been received for the proposal.

1. THE PROPOSAL

1.1 This application seeks planning permission for the change of use of a former stationers shop to a wine bar, within Chipping Sodbury Conservation Area. The site is a grade II Listed Building and forms the last unit at the southern end of the Secondary Retail Frontage, as defined in the adopted Local Plan. It stands on the corner of Horseshoe Lane and the High Street, where Horseshoe Lane has a terrace of cottages facing the side of the site.

1.2 No works to the Listed Building have been applied for.

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework March 2012

2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
L13 Listed Buildings
L12 Conservation Area
RT10 Loss of retail in Secondary Frontages

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.
CS1 High Quality Design
CS9 Built Heritage

2.3 Supplementary Planning Guidance
Chipping Sodbury Conservation Area guidance note

3. RELEVANT PLANNING HISTORY

3.1 N8308 Change of use of ground floor to retail shop Approved

3.2 PK12/2979/F Change of use from shop (A1) to Tapas bar (Restaurants and Cafes A3) (retrospective)
Refused 19 November 2012 due to the impact that works to deal with odours would have on the Listed Building.

4. CONSULTATION RESPONSES

4.1 Sodbury Town Council
Object, based on local residents' views and the lack of need for another drinking establishment.

4.2 Other Consultees [including internal consultees of the Council]
Environmental Protection
No objection in principle. A Sale of Alcohol license has already been approved for the site last year. This allows for the Supply of alcohol at the following times: Sun to Thursday – 10:00 to 23:00 (licensed to be open until 23:20) Fri & Sat – 10:00 to 00:00 (licensed to be open until 00:20) There is no live or recorded

music permitted on the licence, and the sub committee at the hearing prevented food or drink from being taken outside after 22:00.

Conservation

No objection

Transportation

This current application seeks to change the use from A1 to A4. The site is in a sustainable location and it is considered that any traffic movements related to this proposal would not be significantly different from the extant permission for the site. On that basis, there is no transportation objection to this proposal.

Technical Services

No comment

Other Representations

4.3 Local Residents

4 letters were received, objecting to the proposed use on the following grounds:

- There is saturation of the area with licensed premises and no need for another
- The proposal would lead to increased late night noise leading to sleep deprivation, littering, damage to property, fights, vomiting and urination in Horseshoe Lane
- The back garden could be used as a smoking area
- Inadequate parking in the area
- The cottages in Horseshoe Lane would be most affected and are Listed, removing the possibility of double glazing to block the noise

In addition, one letter of support was received, stating that

- The site is within the town centre and as such noise and smell should be expected from a proposal that brings other benefits
- Local amenity was considered in determination of the licensing application, where stronger restrictions were imposed (such as 11pm closing Sunday to Thursday and midnight on Friday and Saturday and no food or drink outside after 10pm) and these times could be planning conditions
- The impact when the site was in use as a wine bar (*N.B. albeit unauthorised*) last year allows for assessment of the effects under this proposal. The previous unauthorised use involved hot food and this proposal does not.

In addition, one original objection was 'withdrawn' in writing, but there was no record of the original objection being received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The change of use would affect a Listed Building and therefore as required by policy L13 should not harm its fabric. The proposal is for a change of use of a retail unit to a drinking establishment within a secondary frontage, where two factors set by policy RT10 need to be satisfied. The first is that A) the change of

use would not undermine the established character, vitality or civic role of the frontage and the second B) concerns environmental or transportation effects and the impact on residential amenity, all of which are examined below. In regard to the established character, impact on vitality and civic role of the frontage, it is noted that this unit is at the end of this frontage and close to other restaurants. The present use has replaced a shop which closed before being replaced by a restaurant, run at that time as a tapas bar, which did not benefit from planning permission and has since closed. It is considered that none of the issues identified in part A of the policy would be compromised by this proposal. The issue of need for a further drinking establishment in Chipping Sodbury is not for the planning system to determine. It would increase local competition to the benefit of customers. The proposal is therefore acceptable in principle, subject to the following analysis.

5.2 Residential Amenity and Environmental Effects

The opening hours proposed are considered to be of particular relevance to the proposed change of use. These are 0800 to 2400 around the week, with 2330 closing on Sundays and Bank Holidays, as specified on the application forms. The premises benefits from a licence for the hours of 10:00 to 23:00 (licensed to be open until 23:20) from Sundays to Thursday and 10:00 to 00:00 (licensed to be open until 00:20) on Fridays and Saturdays. It is considered that there is no reason for these hours to be extended through the determination of this application and therefore the condition recommended below replicates the hours granted under the Sale of Alcohol License for the premises. The issues regarding residential amenity have already been examined in the Court. While it is acknowledged that the effects of other pubs in the town may be exacerbated by this proposal, the determining factor is considered to be the scale of the increase in these effects. Considering the small size of the premises, the fact it has gone through a public licensing hearing and the fact there are 6 other public houses in Chipping Sodbury, it is considered that the impact of the use of these premises as a drinking establishment would not make a material change on existing levels of residential amenity.

The issue of the potential use of the back garden as a smoking area is considered, following anti-smoking legislation, to be a factor for all drinking establishments. However, again the scale of premises is considered to be significant. With the limited capacity, it is likely that there would not be significant numbers of smokers using the premises and accordingly it is considered that this would not have such an impact on residential amenity that a refusal reason would be warranted.

With regard to the limitations on providing double glazing in the cottages along Horseshoe Lane, while these properties are Listed Buildings, there is no reason why appropriate secondary glazing could not be agreed as part of appropriate Listed Building applications, although double glazing is generally inappropriate for Listed Buildings. Secondary glazing would have the potential to have the same insulation effect as double glazing.

With regard to the planning history of the site, in refusing the previous application for this site, the impact of the proposed change of use on residential

amenity was considered to be the lack of a suitable odour extraction system and that proposal was contrary to policy RT10 for that reason. This proposal is different in that it is for a drinking establishment, rather than a restaurant.

5.3 Listed Building and Conservation Area

The Conservation Officer has not raised an objection on the basis that the proposal is purely a change of use application and that the change can take place without involving detrimental alterations to the listed building. The application contains little information to support the change and if later changes to the building are required, unless they are repairs, they will need Listed Building consent, which would be the subject of a separate application.

5.4 Highways Issues

In assessing the proposal it is necessary to bear in mind that the existing authorised A1 use of the site is traffic generating in its own right. The level of traffic movements associated with the proposed A4 use is not considered to be significantly different compared to the extant A1 use. Given the size of the existing building and its location in the High Street Chipping Sodbury Town Centre, considered to be a sustainable location, the impact of this development is considered to be low in transportation terms. Parking is available as for other businesses in the centre of the town, on street, while further away there are car parks available. In view of the above therefore, there is considered to be no adverse transportation effects of the proposal, which accords to the relevant part of policy RT10.

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

7. RECOMMENDATION

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

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CONDITIONS

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

Reason

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

2. The use hereby permitted shall not be open to customers outside the following times 1000 to 2300 from Sundays to Thursdays and 1000 to 2400 on Fridays and Saturdays.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy RT10 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 27/13 – 05 JULY 2013

App No.: PK13/1689/F
Site: 84 St Davids Avenue Cadbury Heath
 Bristol South Gloucestershire BS30
 8DE

Applicant: Mrs Julie Nash
Date Reg: 22nd May 2013

Proposal: construction of single storey rear
 extension

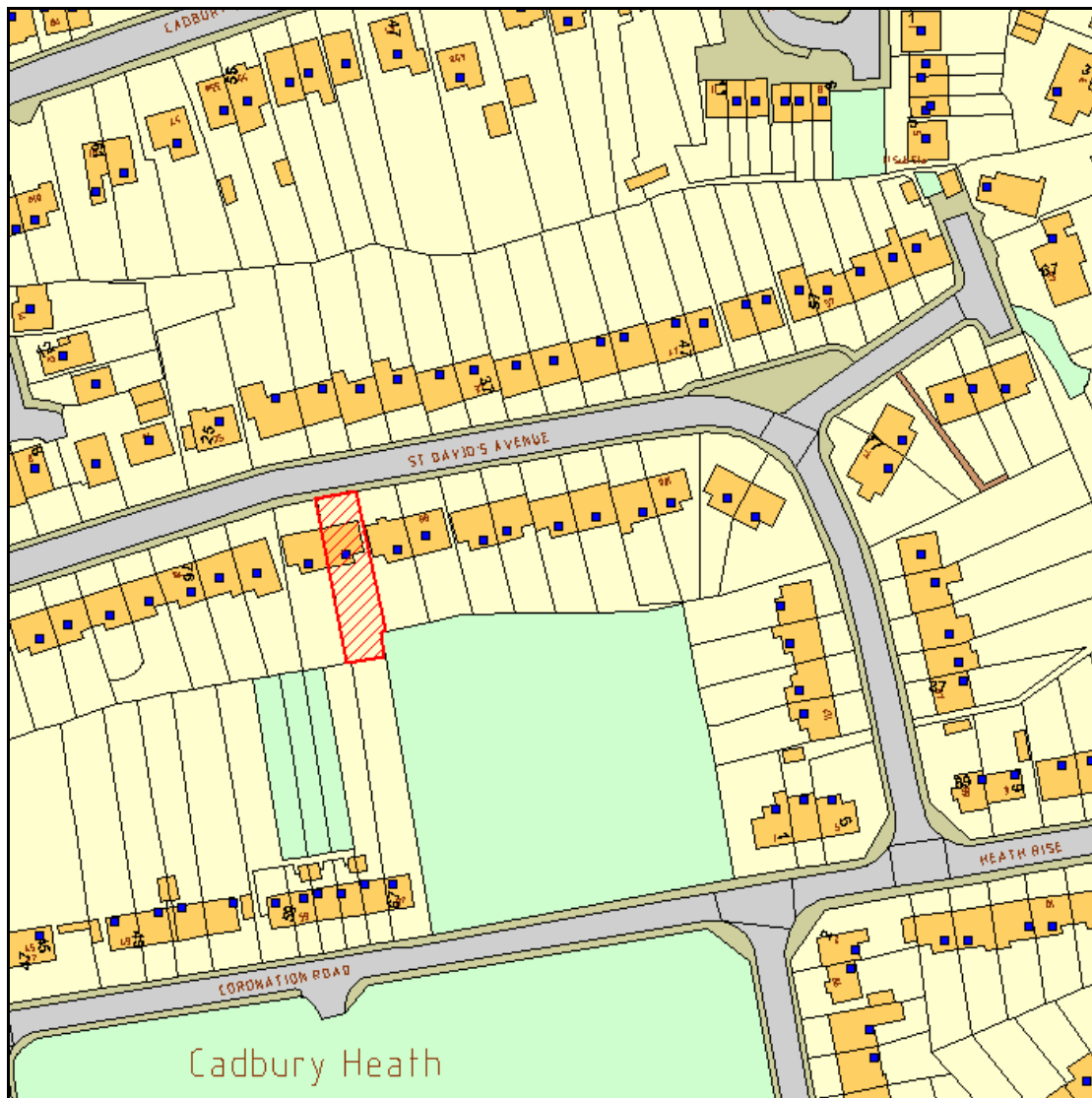
Parish: Oldland Parish
 Council

Map Ref: 366639 172353

Ward: Parkwall

Application Category: Householder

Target Date: 11th July 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

An objection has been received, contrary to the officer recommendation.

1. THE PROPOSAL

1.1 This application seeks planning permission for a single storey rear extension which would follow the rear building line formed by a previous extension across part of the rear of the house, across its full width. The site is a two storey pebbledashed, semi-detached house under a brown concrete tiled roof. It has a two storey side extension which drops down to single storey at the rear, where the garden slopes down into a valley, bounded by a 1.8 metre tall fence. The existing rear extension has steps leading down into the garden which would be replaced by the proposed extension. The plans show that the extension would be 2.1 metres deep and would open out via bi-fold doors onto a raised decking area less than 2 metres deep.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 House extensions

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.

CS1 High Quality Design

3. RELEVANT PLANNING HISTORY

3.1 PK02/3218/F First floor side and single storey rear extension Approved

4. CONSULTATION RESPONSES

4.1 Oldland Parish Council

No objection

4.2 Other Consultees

Technical Services

No objection

Wessex Water

The development may affect a public sewer. Building over a sewer without Wessex Water's consent will not be permitted under Building Regulations.

Other Representations

4.3 Local Residents

One reply was received, citing the following concerns:

- The height of the wall of the extension is too high, which will take light from the adjoining dining room and garden

- The balcony would be about 0.4 metres below the level of the boundary fence, due to the sloping garden, causing loss of privacy due to overlooking
- The additional fence has been proposed to stand on top of the neighbour's fence, which the applicants do not own

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against the policies listed above, in the light of all material considerations. The issues to be resolved are the impact of the proposal on visual amenity and existing levels of residential amenity.

5.2 Design/ Visual Amenity

The proposal would infill a corner formed by the dwelling's original rear wall and its previous rear extension. Its design has been kept simple with the existing rear building line and roofslope brought through for the proposed extension. This is considered to be an appropriate design solution. With regard to materials, the dominant impression will be glazing, on the rear elevation of the extension, through the proposed bi-fold doors and backed up with rooflights in the tiled roof. Materials are otherwise shown as render and tiles to match the house. The materials are considered to be appropriate to both the design of the extension and the host dwelling. There is limited visual impact in this location and the proposal is considered to accord with policy D1 of the adopted Local Plan.

5.3 Residential Amenity

At the depth proposed, the extension is considered to have no greater impact than the previous rear extension and no overbearing impact on habitable rooms of adjoining properties. The adjoining dwelling to the semi on site shares a common building line. The extension would project only two metres from this common rear building line. While it is acknowledged that, due to the slope of the garden, the height of the extension would be greater than single storey when viewed from the adjoining garden, it is a single storey extension and the limited degree of projection is not considered to cause any overbearing impact in that direction. With regard to privacy, the windows would look over the rear garden in the same fashion as those already in the rear elevation and therefore it is considered that this extension would not result in any loss of privacy. However, with regard to the proposed decking area, this would be at a higher level than the rest of the garden and would extend almost to the boundary, offering views over the neighbouring gardens. It is considered that the impact of this would be harmful to residential amenity and therefore a condition is recommended below for details of a screen to be attached to the end of the decking which would prevent direct views over the adjoining gardens. Views from the decking area would therefore be limited to those at an angle from the proposed extension's rear elevation. Subject to this condition and the following analysis, it is considered that the proposal is considered to accord with policy H4 of the adopted Local Plan in this regard.

5.4 Other Issues

The comment that the additional fence has been proposed to stand on top of the neighbour's fence, which the applicants do not own, has been raised

through the consultation process. It is understood that the neighbours are not willing to extend the height of their fence, nor to allow it to be extended. Ownership rights could result in the increased height of the fence as shown on the amended plans not being implemented. The condition recommended below would overcome this problem, by ensuring that the screen is erected on the applicant's land, i.e. at the end of the decking.

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

7. RECOMMENDATION

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

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CONDITIONS

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

Reason

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

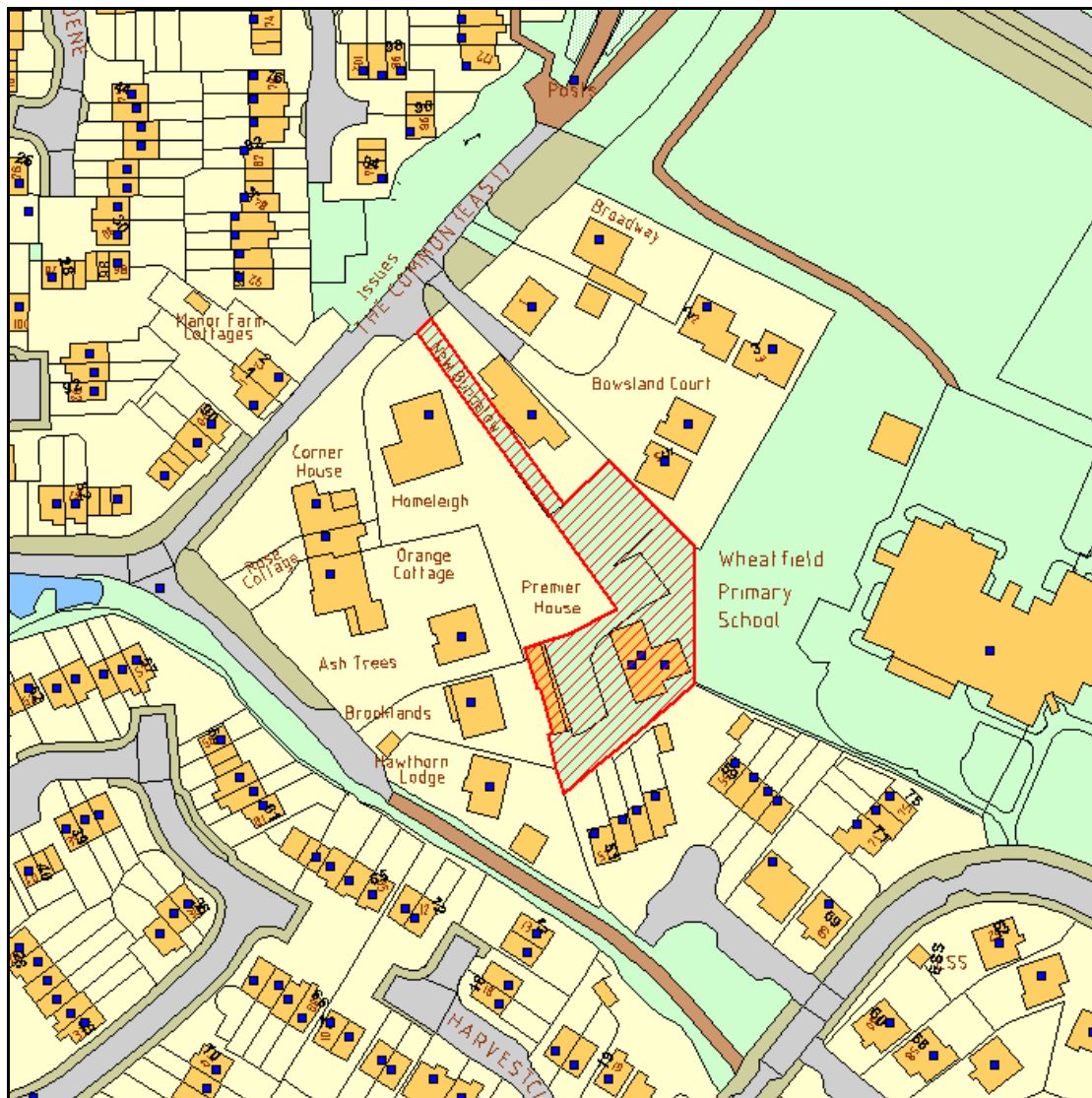
2. Prior to the commencement of development, details shall be submitted for approval in writing, for a screen to be erected along the western side elevation of the decking hereby approved. The development shall proceed with the screen erected within one month of the completion of the decking and the screen shall thereafter be maintained as long as the decking is in place.

Reason

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

CIRCULATED SCHEDULE NO. 27/13 – 5 JULY 2013

App No.:	PT13/0649/F	Applicant:	Arc Developments South West Ltd
Site:	Premier House The Common East Bradley Stoke Bristol South Gloucestershire	Date Reg:	5th March 2013
Proposal:	Demolition of office block to facilitate the erection of 4no. dwellings with garaging, parking and associated landscaping.	Parish:	Bradley Stoke Town Council
Map Ref:	361577 182392	Ward:	Bradley Stoke Central And Stoke Lodge
Application Category:	Minor	Target Date:	29th April 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule in view of the letters of objection that have been received from neighbouring residents.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of four detached two-storey dwellings in lieu of an existing office building.
- 1.2 The application site comprises a modern two-storey office building and associated car parking and landscaped area on the east side of The Common (East), Bradley Stoke. These offices are currently empty and the Design and Access Statement advises that it has been under occupied for an extended period and marketed for its current use since July 2009.
- 1.3 Amended plans have been submitted as part of this application reducing the size of the proposals and altering the design of plot 4.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework (March 2012)
National Planning Policy Framework (Technical Guidance)

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development

L1: Landscape Protection and Enhancement

L9: Species Protection

L11: Archaeology

L18: The Water Environment

H2: Proposals for Residential Development

T8: Parking Standards

T12: Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications (September 2012)

CS1: High Quality Design

CS5: Location of Development

CS13: Non-Safeguarded Economic Development Sites

CS16: Housing Density

CS17: Housing Diversity

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

Residential Parking Standards (Approved)

3. RELEVANT PLANNING HISTORY

- 3.1 PT02/3617/F: Erection of extension to existing office block. Approved: 12 June 2003
- 3.2 P96/2158: Demolition of 4 buildings, erection of two-storey office building and construction of car park. Permitted: 19 December 1996
- 3.3 P93/2021: Use of land for the stationing of a portacabin for use as office (renewal of temporary consent). Appraised: 15 September 1993
- 3.4 P90/1937: Use of land for stationing of portacabin for use as office (renewal of temporary consent). Appraised: 1 August 1990
- 3.5 P87/1723: Erection of building (745 sq. Ft.) for use as additional office accommodation (renewal of temporary consent). Appraised: 18 June 1987
- 3.6 P84/1441: Erection of building (754 sq. ft. floor area) for use as additional office accommodation. Appraised: 9 May 1984
- 3.7 N1319/1: Erection of building (754 sq. ft. floor area) for use as additional office accommodation. Permitted: 16 April 1981

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
No Objection

- 4.2 In response to the amended plans:

No objection provided proposals comply with the new parking standards

- 4.2 Other Consultees

Highways DC: no objection subject to condition
Technical Services (Drainage): no objection in principle
Ecology Officer: no objection subject to informatives
Environmental Services: no objections in principle
Historic Records Officer: condition required

Other Representations

- 4.3 Summary of Local Residents Comments:

1 letter received in support of the proposal:

- o Boundary fence needs clarification;
- o Will be substantially better than existing building.

2 letters of objection received expressing the following concerns:

- o Plot 3 will overlook the house and garden behind;
- o It is contravention of the Human Rights Act which states that a person has the right to the peaceful enjoyment of their all possessions;

- o Plot 3 should be reoriented so the side elevation faces the property behind;
- o If approved, obscure glass should be fitted to the first floor rear elevation of plot 3;
- o Plot 4 will have an adverse impact on the residential amenities of the property behind by reason of its height, length, bulk and proximity, will tunnel in this dwelling, will overlook it and restrict sunlight;
- o The existing stable block on this west boundary affords privacy to the existing residents;
- o Existing properties around The Common (East) are all contained on good size plots in contrast to the proposal where the houses are too big for the plot sizes;
- o Demolition of the stable block might compromise the garden of the adjoining property;
- o There is a considerable amount of industrial and building waste buried under the grass at the southern site corner during the construction of Premier House, and there is concern about the potential release of pollutants if this is disturbed during re-development.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The National Planning Policy Framework carries a presumption in favour of sustainable development and speaks of the need to 'boost significantly the supply of housing' (paragraph 47) and to deliver a wide choice of high quality homes and widen opportunities for home ownership and create sustainable, inclusive and mixed communities (paragraph 50). Further, it is advised that '*Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay*'. These considerations should be attributed significant weight in the assessment of this application.

5.2 Planning policy H2 is permissive of proposals for residential development within the built up area subject to considerations related to design, residential amenity and highway safety.

5.3 Policy CS13 of the emerging Core Strategy document relates to non-safeguarded economic development sites. In this instance, if approved, the proposal would result in the loss of an employment site but, given the status of this document (not yet adopted) and with the proposal to provide much needed housing, it is considered that there could be no sustainable objection to the proposal on this basis.

5.4 Design/ Visual Amenity

The application seeks full planning permission for the erection of four detached two-storey dwellings on land accessed via The Common (East) that currently provides a modern two-storey office building (albeit with first floor accommodation contained under a lower roof height with the building characterised by dormer windows). This existing building occupies a relatively limited part of the site positioned within the southeast corner (there is also a stable type structure on the western boundary used for storage). The site is closely adjoined by residential development that near surrounds the premises.

- The site is also relatively well screened from public view sat back behind those properties fronting The Common (East) and accessed via a lengthy drive.
- 5.5 The four detached dwellings would adjoin the south and east boundaries primarily orientated towards The Common (East). Plot 1 (of similar design to plot 3) would stand further forward overlooking the proposed turning head with its detached single garage building stood to the far side of the turning head. It is considered that the design of this dwelling type is the most pleasing of the three designs shown with its size also having been reduced as part of the amended plans received.
- 5.6 Plot 2 would most accurately occupy the position of the existing office building and would be sited at the far end of the new entrance drive. This property would benefit from a detached single garage building that would stand alongside the proposed rear garden associated with plot 1.
- 5.7 Plot 3 is noted to reflect the design of plot 1 and would stand alongside plot 4 that would adjoin the far western site boundary and which would benefit from a detached double garage that would stand forwards of the dwelling orientated eastwards (allowing cars to drive straight in). The design of this dwelling as initially submitted was considered unacceptable with the amended plans having allowed a reduction in its size and with the garage no longer attached (and devoid of accommodation above). This helps to address previous concerns regarding the cramped appearance of this dwelling.
- 5.8 In the same way that plot 4 was considered to appear cramped, there were similar concerns regarding the site layout as a whole. Therefore, the architect was requested to amend the plans to allow a greater degree of spacing around the buildings through a reduction in their size (albeit with the principle of four dwellings considered to be broadly acceptable). The amended plans are considered to offer an improvement even if the reductions shown are not as significant as envisaged. Nevertheless, these changes do provide a scheme that appears more in keeping with the character of the wider area with it also noted that the irregular shape of the site further hinders development. For these reasons, on balance, there is no objection to the proposal on design/visual amenity grounds.
- 5.9 Residential Amenity
As noted above, the site is tightly constrained by residential development with a number of neighbouring dwellings overlooking the rear of the site within a relatively close proximity. It is considered that these neighbouring dwellings benefit from the existing more spacious site layout of the current development.
- 5.10 Plot 1 would stand roughly aside the neighbouring two-storey dwelling within Bowsland Court albeit with a generous level of separation between these dwellings. Further, it would also be the side elevations of these two dwellings that would face one another with views at the front and rear at an oblique angle. This is not uncommon within a residential area. On this basis, it is not considered that any significant adverse impact in residential amenity would be caused to these neighbouring occupiers.

- 5.11 Concerning the impact of the proposals on those two dwellings at the front of the site facing The Common (East), these dwellings are both single-storey with the rear garden to Homeleigh also providing a considerable 'buffer' to the area of the development. On this basis, and having regard to the general separation distances, it is not considered that any significant adverse impact in residential amenity would be caused. In reaching this conclusion, regard has been had to the impact of the driveway on 'New Bungalow' given the close proximity of this dwelling to this access and with a number of main habitable room windows facing this drive. However, because this drive currently serves this office building, it is not considered that there could be any sustainable objection to the application on this basis.
- 5.12 Wheatfield Primary School stands to the rear of plot 2 with the school building inset from this boundary. This relationship is considered to be acceptable.
- 5.13 Properties to the rear of plots 3 and 4 comprise a terrace of smaller two-storey dwellings that overlook the application site at the rear (their rear gardens adjoin the site boundaries). The proposal would have an impact on these dwellings that currently overlook the existing grassed area to this side of the office building. However, there would be a minimum of 20m retained between the rear of these existing properties and the rear of plots 3 and 4 thus on balance, it is considered that any associated refusal reason would prove difficult to sustain. Any suggestion of obscure glass to the rear of plots 3 and 4 would be unreasonable and also unacceptable where in respect of bedroom windows.
- 5.14 The proposed relationship between the rear of plot 4 and Brooklands is improved by the amended plans owing to the reduction in the scale and massing of this new dwelling. For this reason, on balance there is no objection to the application on this basis subject to a condition preventing any further windows within the facing side elevation on plot 4.
- 5.15 Highway Safety
There is no in-principle transportation objection having regard to issues of highway safety despite some concerns that have been raised regarding the difficulty of manoeuvring within the site (given the position/ orientation of buildings and the irregular site shape). Nonetheless, no highway objection has been raised subject to a condition (in the event that permission is granted) in respect of securing the turning area for refuse vehicles (this has been extended in length by the amended plans as requested).
- 5.16 In response to the concerns raised by the Parish Council, these are four bedroom properties and thus a minimum of two car parking spaces must be provided having regard to the Councils Residential Parking Standards document. All dwellings have a minimum of two car parking spaces.
- 5.17 Archaeology
A number of excavations in the surrounding areas have revealed extensive traces of an archaeologically significant Bronze Age settlement. Advice from the Councils Historic Records Officer advises that whilst an archaeological assessment might appear to be the appropriate response, it is expected that considerable disturbance has already been caused to the archaeology, and

that in this case an archaeological watching brief (that could form the basis of an appropriately worded condition in the event that permission is granted) would be the appropriate response.

5.18 Affordable Housing

The site measures 0.16 Ha. Policy H6 advises that the Council will seek an element of affordable housing (in the case of the built up area) where the application is for 15 dwellings or more dwellings or where the site is 0.5 Ha. The application falls below this threshold and thus no affordable housing contribution is required. It is worth noting that policy CS18 of the emerging Core Strategy alters this to 10 or more dwellings on sites of more than 0.20 Hectares.

5.19 Outstanding Issues

In respect of the Human Rights Act, it is considered that the assessment of this application against the relevant planning policies of the Local Plan (which includes residential amenity issues) helps to address this concern.

5.20 Having regards to potential land contamination issues, this application has been considered by the Councils Environmental Services Officer with these comments detailed above.

5.21 Finally, possible disturbance to the neighbouring garden caused during construction would comprise a civil matter and planning permission could not be reasonably withheld on this basis.

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

7. RECOMMENDATION

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

Contact Officer: Peter Burridge
Tel. No. 01454 865262

CONDITIONS

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

Reason

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

2. Prior to the commencement of development, details 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

In order to ensure a good standard of design and to accord with Planning Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason:

In view of the restricted site size and the proximity of neighbouring dwellings, all to accord with Planning Policies D1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No windows other than those shown on the plans hereby approved shall be inserted at any time in the north east (side) and south west (side) elevations of plots 1 and 4.

Reason

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

5. Prior to the first occupation of development hereby approved, and at all times thereafter, the proposed bathroom window on the south west (side) elevation of plot 4 shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

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

6. 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 Planning Policy L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. 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 Planning Policies D1 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

To ensure the retention of a satisfactory level of car parking and to accord with Planning Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

9. The turning head in front of plot 1 shall be provided prior to the first occupation of the development and thereafter retained for use by plots 1- 4.

Reason

In the interest of highway safety to provide satisfactory turning facilities and to accord with Planning Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

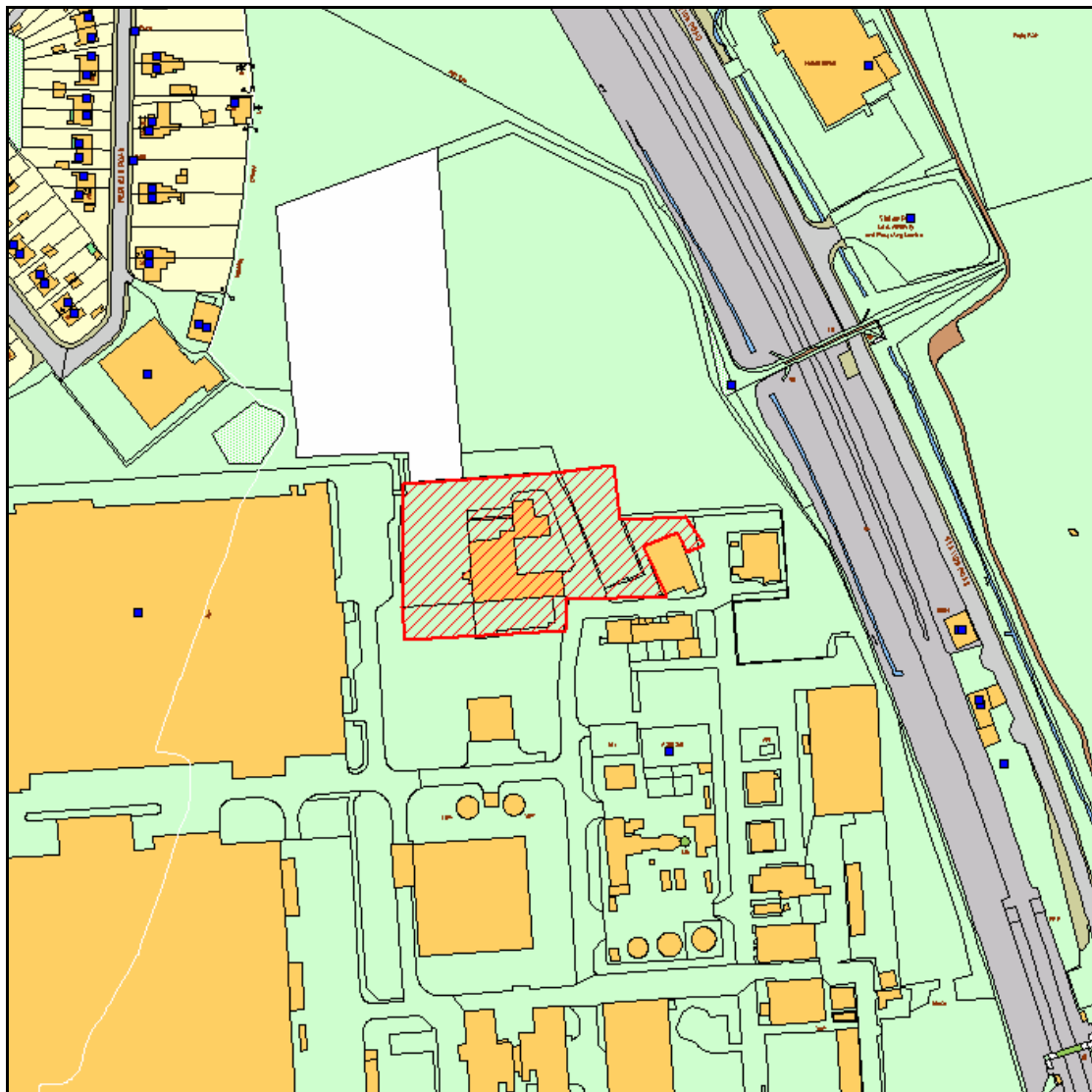
10. The developer shall appoint an archaeological contractor not less than three weeks prior to the commencement of any ground disturbance on site, and shall afford him or other archaeologist nominated by the Local Planning Authority access at all reasonable times in order to observe the excavations 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 Planning Policy L11 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 27/13 – 5 JULY 2013

App No.:	PT13/1375/F	Applicant:	Mr Dave Winter Rolls Royce Plc
Site:	Rolls Royce Plc Rolls Royce Site Gloucester Road North Filton South Gloucestershire	Date Reg:	29th April 2013
Proposal:	Erection of extension to existing Marine Engine Unit including plant room, cooling tower and associated works. (Resubmission of PT12/3207/F).	Parish:	Stoke Gifford Parish Council
Map Ref:	360527 180418	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	19th June 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule owing to the letter of objection that has been received.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the extension to an existing marine test facility including a plant room, cooling tower and associated works.
- 1.2 The application relates to the Rolls Royce site accessed via the north side of Gypsy Patch Lane, Filton. The application site falls within a Safe Guarded Employment Area.
- 1.3 The application forms a resubmission of PT12/3207/F that was approved last year. The supporting letter advises that this application allows an improved internal layout for efficiency reasons with the main changes are as follows:
 - Relocation of the main plant room from the north elevation to the east;
 - First floor mezzanine provided to house cooling tower (cooling tower previously to be located adjacent to building 128);
 - Relocation of transformer from within the plant room to external location on the north elevation;
 - Omission of sprinkler tank and pump house.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework (March 2012)
National Planning Policy Framework (Technical Guidance)

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development

L1: Landscape Protection and Enhancement

L17: The Water Environment

E3: Criteria for Assessing Proposals for Employment

E4: Safeguarded Employment Areas

EP1: Environmental Pollution

EP4: Noise Sensitive Development

EP8: Safety Hazards

T12: Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.

CS1: High Quality Design

CS5: Location of Development

CS12: Safeguarded Areas for Economic Development

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)
Planning For Growth (Ministerial Statement) 23 March 2011

3. RELEVANT PLANNING HISTORY

- 3.1 P85/2732: Erection of new compressor house, water-cooling tower and pump house; extension to electrical sub-station and associated services. Permitted: 15 January 1986
- 3.2 PT04/1737/F: Erection of new manufacturing facilities with associated ancillary offices. Permitted: 2 November 2004
- 3.3 PT05/0351/F: Erection of new aerospace assembly facility with ancillary offices and new conference centre; erection of extensions to Whittle House and central amenity building; erection of waste management, surface water treatment and trading effluent facilities with associated parking, access and landscaping (phase II). Permitted: 4 August 2005
- 3.4 PT11/1427/F: Erection of plant and machinery unit, foul tank, annex, pump set room, fuel tank, cooling tower and associated works. Permitted: 29 June 2011
- 3.5 PT12/1508/PND: Prior notification of the intention to demolish buildings 114, 114A, 118, 133, 152 and 162 as identified on drawing number 47061520-200-001. No objection: 22 May 2012
- 3.6 PT12/3207/F: Erection of extension to existing Marine Test Facility with plant room, sprinkler tank and pump, cooling tower and associated works. Permitted: 26 November 2012

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
No objection
- 4.2 Other Consultees
Highways DC: no objection
BAE systems: no objection
Environmental Services (odour): no adverse comments
Environmental Services (noise): no objection
Bond Air Services (Filton Helicopter Pilot): no need to light chimney

Other Representations

- 4.3 Summary of Local Residents comments:
- Is need for cycle link between subway under A38 and footbridge over railway; this is a missing link between Bradley Stoke and Cribbs Causeway that has been shown on recent local plans (e.g. for Cycling City) but has not been built due to lack of from Rolls Royce;
 - Core Principle 4 of the NPPF encourages cycling;

- Permission should only be granted subject to Rolls Royce making land available to construct the aforementioned cycle route.
- 4.4 The agent has written in response to these comments advising that for the limited operation times that the engine test facility would be in use, existing staff would be utilised. As such, whilst the proposal is positive from an economic perspective given that it would safeguard jobs, it would not lead to any notable trip generation. As such, the cycle link is not considered to be relevant in the context of the submission.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The National Planning Policy Framework carries a presumption in favour of sustainable development so that sustainable development can be approved without delay. It is advised that there are three dimensions to sustainable development- economic, social and environmental.

- 5.2 Policy EP1 advises that development will not be permitted where it would unacceptably harm the environment, or the health, safety and amenity of users of the site or the surrounding land, as a result of pollution to water, air or soil, or through noise, vibration, light, heat or radiation.

- 5.3 Planning policy E4 advises that within a Safeguarded Employment Area, permission will be granted for employment generating uses subject to those criterion listed by policy E3. These include consideration of its environmental impact, highway safety and residential amenity issues. In this instance, it is noted that the proposal would provide an employment generating use that, the Design and Access Statement advises would help to safeguard jobs at Filton and underpin the site's key role in supporting the Royal Navy. It is considered that these benefits should be afforded significant weight in the assessment of this application.

5.4 The Proposal

Rolls Royce manufactures gas turbine engines that are utilised throughout the defence industry including within Royal Navy ships. Relevant to this planning application is the support to the Royal Navy Type 45 destroyer fleet and its WR-21 gas turbine propulsion systems. Until recently, testing of the WR-21 engine was undertaken at a site in Whetstone, Leicestershire but this service is to be moved to Filton so that final assembly and acceptance testing of overhauled engines can be undertaken from one site greatly improving efficiency. This proposal would accommodate these additional works.

- 5.5 The application focuses on the northeast corner of the Rolls Royce site adjacent to a staff car park. The proposal would adjoin building 131 that are currently used to assemble and test the MT30 engine. As with the previous proposal, the application would allow an extension to the 'marine test facility' and would include an assembly area that would be shared with the MT30 engine as well as the main test cell module for the WR21 engine.

- 5.6 Once implemented, the proposals would allow Filton to provide 'whole-life' cover to support the Type 45 destroyer fleet. The Design and Access Statement advises that this would help to safeguard jobs at Filton and underpin the site's key role in supporting the Royal Navy.
- 5.7 Design/ Visual Amenity
The proposed extension would form a 'T' shape with the new assembly area extending eastwards and infilling an existing central recess that forms part of the existing building. The WR-21 test cell would extend northwards from this extension and in so doing, would encompass part of an internal vehicular access route that runs around this side of the building. The existing vehicular service route within this area would be realigned encompassing approximately 39 car parking spaces within the adjoining car park. The Design and Access Statement advises that there is currently an overprovision of spaces within this car park and this loss could be easily absorbed.
- 5.8 Having regard to the scale of the proposals, the Design and Access Statement cites that the height of the two sections would be similar to the existing units, which they adjoin at approximately 14.15m above FFL. In regard to the overall site; it is advised that these areas and heights are 'relatively modest'. Materials for the main part of the building would generally reflect the standard composite clad system used elsewhere across the Rolls Royce site albeit with three feature glazed panels to ensure a suitable level of natural light is available within the unit.
- 5.9 The exhaust stack would be the most prominent of the plant and machinery included and in this regard, it is advised that *'As was the case in the previous WR-21 approval, the exhaust stack will extend to 23.556 metres above ground level due to the configuration of the test cell creating a more efficient operation'*. Subsequently, the agent has confirmed that the exhaust stack has not changed in position or elevation. The cooling tower would measure at some 9.32m in height.
- 5.10 As before, it is noted that the works would occupy a part of the site that presently appears underused and which is also well screened and at an appreciable distance from other land uses. On this basis, with the proposals to be generally viewed against the backdrop of the existing Rolls Royce complex and in view of the extant planning permission, there is no objection to the proposal on design/ visual amenity grounds.
- 5.11 Residential Amenity
The application site is contained within the existing Rolls Royce complex closest to the eastern site boundary that adjoins the railway line close to Patchway train station; the proposal would therefore be located at an appreciable distance from any neighbouring dwelling. On this basis, and having regard to the extant planning permission, it is not considered that any significant adverse impact in residential amenity would be caused as a result of the physical structures proposed.

5.12 Noise and air quality assessments have been undertaken as part of the application and it is understood that the previous application was the subject of pre-application discussion with the Councils Environmental Health Officers. Accordingly, comments received advise of no objection having regard to issues of noise and odour thus there is no associated objection to the application subject to the same condition in respect of noise as was attached to the previous approval.

5.13 Public Safety

Previously, it was noted that issues of Health and Safety in respect of the storage of chemicals would be the responsibility of the site operator and would be regulated by the Health and Safety Executive. In respect of any possible contamination, this would be covered by the Control of Pollution (Oil Storage) (England) Regulations (SI 2951) that specify legal requirements for the storage of oils. The Regulations apply to all oils and their derivatives (except waste oils), including mineral, synthetic and vegetable based oils. Typical examples in Rolls-Royce are kerosene, diesel, lubricating oils, machine cutting fluids, hydraulic oils and heating oils. These regulations are controlled by the Environment Agency. With the proposal subject to these further mandatory regulations, it is not considered that permission could be withheld on this basis.

5.14 Highway Safety

There is no highways objection to this application. In respect of the those comments raised regarding the cycle link, it is not considered that this is directly applicable to this current submission whilst moreover, in view of the extant permission, it is not considered that planning approval could be reasonably withheld on this basis.

5.15 Outstanding Issues

Comments received from BAE at the time of the previous application (in respect of the adjoining airfield) advised that the approximate ground level in this location is 65 metres AOD. This gives a height of 88.5 metres that is below the safeguarded surface height of 101.5. On this basis, there was no associated objection; nevertheless, the airfield has subsequently closed.

5.16 Police and air ambulance helicopters continue to operate after the airfield closes on Dec 21st. However, comments received indicate that the exhaust stack is below the height that would require illumination and the comments received are understood to raise no objections to the proposal.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning Permission is GRANTED subject to the following conditions:

Contact Officer: Peter Burridge
Tel. No. 01454 865262

CONDITIONS

1. The 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. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.

Reason

To safeguard against contamination and pollution of water courses and to comply with Planning Policy L17 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The rating noise level from the development hereby approved shall not exceed the pre-existing LA90 background Noise Level at the nearest and exposed residential properties when measured and assessed in accordance with British Standard BS4142 :1997 as amended.

Reason

In the interests of local and residential amenity and to accord with Planning Policies EP1 (Environmental Pollution) and E3 (Criteria for Assessing Proposals for Employment Development) of the South Gloucestershire Local Plan (Adopted) January 2006.

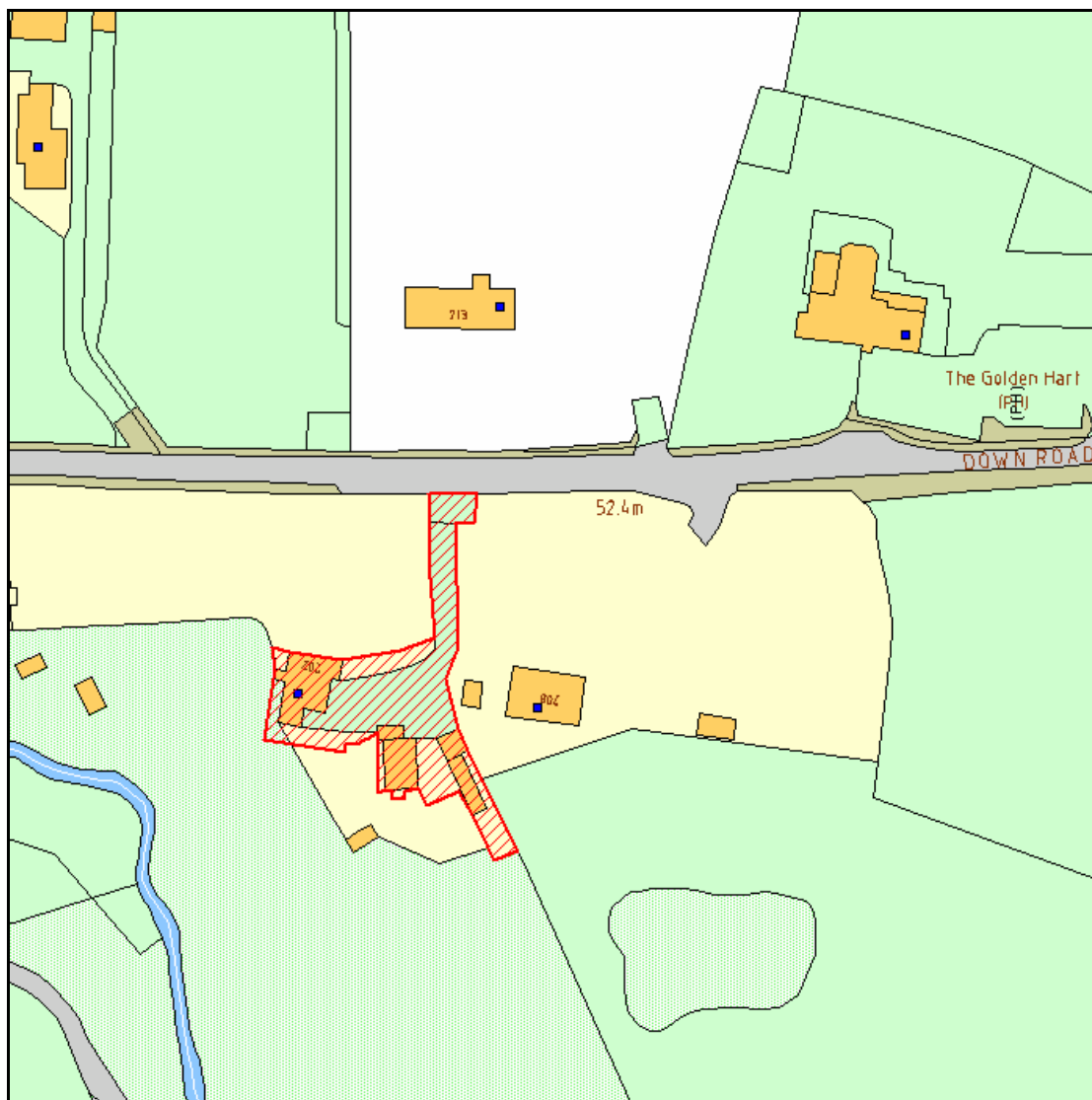
4. The development hereby approved shall be instead of and not in addition to that permitted under PT12/3207/F.

Reason

In the interest of visual amenity and to accord with Planning Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006).

CIRCULATED SCHEDULE NO. 27/13 – 05 JULY 2013

App No.:	PT13/1612/CLP	Applicant:	Mr S Stokes
Site:	202 Down Road Winterbourne Down Bristol South Gloucestershire BS36 1AU	Date Reg:	28th May 2013
Proposal:	Application for Certificate of Lawfulness for the proposed erection of a carport.	Parish:	Westerleigh Parish Council
Map Ref:	365990 179375	Ward:	Westerleigh
Application Category:	Minor	Target Date:	17th July 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule for determination as a matter of process. This is because it is an application for a Certificate of Lawfulness.

1. THE PROPOSAL

- 1.1 This application seeks a formal decision as to whether or not the proposed development would be permitted under the regulations contained within The Town and Country Planning (General Permitted Development) Order 1995 (as amended). This application is not an analysis of planning merit, but an assessment as to whether the development proposed accords with the above regulations.
- 1.2 The proposed development consists of the erection of a carport.
- 1.3 Having reviewed the planning history on this site, it would appear that the property's permitted development rights have not been restricted and are therefore exercisable.

2. POLICY CONTEXT

- 2.1 This is not an application for planning permission. It cannot therefore be determined through the consideration of policies contained within the Development Plan; determining this application must be undertaken as an evidential test of the submitted details against the regulations listed below.
- 2.2 The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/1603/F *Pending Consideration*
Erection of single-storey side extension to form conservatory and front porch and two-storey rear extension to form additional living accommodation
- 3.2 PT06/1196/CLP Approved 09/06/2006
Certificate of Lawfulness for the proposed use of building for ancillary leisure purposes
- 3.3 PT05/3583/F Approved with Conditions 20/01/2006
Demolition of existing conservatory and rear annex to facilitate erection of two-storey rear extension to form garden room, utility rooms, and study with master bedroom, en-suite facilities and balcony over (resubmission of PT04/3954/F)
- 3.4 PT05/2312/F Refused 06/09/2005
Alterations to roofline to facilitate retention of domestic outbuilding
- 3.5 PT04/3954/F Refused 04/01/2005
Erection of two-storey rear extension to form garden room, study, cloakroom and utility room with master bedroom, ensuite facilities, balcony and additional bedroom over

4. **CONSULTATION RESPONSES**

4.1 Westerleigh Parish Council
No objection

4.2 Drainage
No comment

Other Representations

4.3 Local Residents
None received

5. **SUMMARY OF EVIDENCE**

5.1 The following evidence was submitted to the Local Planning Authority on 22 May 2013:

- Design and Access Statement,
- Certificate of Lawfulness Planning Statement,
- Drawings – EX01, EX02, EX03, EX04, EX05, PR01, PR01, PR03, PR04,
- Drawings issue sheet
- Appendix of site photographs
- Indicative photographs of development style.

6. **ANALYSIS**

6.1 This application is seeking a certificate of lawfulness for a proposed carport at a detached property in Winterbourne Down.

6.2 Principle of Development

An application for a certificate of lawfulness must be determined solely on an assessment of evidence submitted to establish whether the proposed development would be implemented lawfully without the need to apply for planning permission. The decision is based on a test of the evidence presented. Should the evidence submitted demonstrate that the proposed use is lawful then a certificate must be issued confirming the proposed development can be lawfully implemented.

6.3 To ascertain if the development is lawful, it must be assessed against Schedule 2 Part 1 Class E of The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

6.4 Assessment of Evidence

Schedule 2 Part 1 Class E allows for the provision within the curtilage of the dwellinghouse of any building [...] for a purpose incidental to the enjoyment of the dwellinghouse subject to meeting the following criteria:

E.1

Development is not permitted by Class E if –

- (a) **the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);**

As a result of the proposed development the total area of the curtilage (excluding the ground area of the original dwellinghouse) covered by buildings, enclosures and containers would not exceed 50% of the curtilage.

- (b) **any part of the building [...] would be situated on land forward of a wall forming the principle elevation of the original dwellinghouse;**

The carport is not positioned in a location forward of a wall forming the principle elevation of the original dwellinghouse.

- (c) **the building would have more than one storey;**

The proposed carport is of single storey.

- (d) **the height of the building [...] would exceed –**
i. **4 metres in the case of a building with a dual pitched roof,**
ii. **2.5 metres in the case of a building [...] within 2 metres of the boundary of the curtilage of the dwellinghouse, or**
iii. **3 metres in any other case;**

The carport will be attached to an existing outbuilding. Although the outbuilding is within 2 metres of the boundary, the proposed carport is located on the side of the building away from the boundary. A dual pitched gabled roof is proposed, with a maximum ridge height of under 4 metres.

- (e) **the height of the eaves would exceed 2.5 metres;**

The eaves of the proposed carport stand at approximately 2.2 metres and do not therefore exceed 2.5 metres.

- (f) **the building [...] would be situated within the curtilage of a listed building;**

202 Down Road, Winterbourne Down is not a listed building.

- (g) **it would include the construction or provision of a veranda, balcony or raised platform;**

The proposed development does not include the construction or provision of a veranda, balcony or raised platform.

- (h) **it relates to a dwelling or microwave antenna; or**

the proposed carport does not relate to a dwelling, i.e. the proposed development does not extend, alter, or improve the dwellinghouse (this would be included under Class A) or microwave antenna (which would be included in Class H).

(i) the capacity of the container would exceed 3500 litres.

The development does not relate to a container.

6.5 Certain restrictions are placed on development under Class E when any part of the land included within the curtilage is within: (i) a world heritage site, (ii) a national park, (iii) an area of outstanding natural beauty, (iv) the Broads. The application site is not covered by any of the above.

6.6 Additional restrictions are placed on development under Class E where any part of the land within the curtilage is article 1(5) land. The site is not on any land designated in article 1(5).

7. CONCLUSION

7.1 The evidence submitted has been assessed against the regulations set out in the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

7.2 The erection of a carport has been found to comply with the criteria of Schedule 2 Part 1 Class E of the abovementioned Order.

7.3 The proposed development is considered to be permitted development.

8. RECOMMENDATION

8.1 It is recommended that a Certificate of Lawfulness for Proposed Development be GRANTED for the following reason:

Evidence has been provided that demonstrates that the development meets the criteria set out in Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Contact Officer: Griffith Bunce
Tel. No. 01454 863438

CIRCULATED SCHEDULE NO. 27/13 – 5 JULY 2013

App No.:	PT13/1685/CA	Applicant:	Mr And Mrs Andrew Maxwell
Site:	The Rectory Frenchay Common Frenchay South Gloucestershire BS16 1LJ	Date Reg:	22nd May 2013
Proposal:	Demolition of existing rectory	Parish:	Winterbourne Parish Council
Map Ref:	364039 177537	Ward:	Frenchay And Stoke Park
Application Category:	Minor	Target Date:	11th July 2013



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PT13/1685/CA

REASON FOR REPORTING TO CIRCULATED SCHEDULE

There have been no objections received in relation to this application. The proposal is however linked to an application for the erection of a new dwelling (PT13/1686/F) for which an objection has been received. The report relating to Application PT13/1686/F is included on this Circulated Schedule to Council Members.

THE PROPOSAL

- 1.1 This application seeks Conservation Area Consent (the site lies in the Frenchay Conservation Area) for the demolition of the existing Rectory building in order to facilitate the erection of a new dwelling (considered through a separate application No.PT13/1686/F)
- 1.2 The building to be demolished is a brick built structure built in the mid 20th Century. The site is the southern most plot in a rank of three situated towards the eastern edge of Frenchay Common to the north-east of St John's Church. The property is accessed via a shared surface. The adjoining properties are Grade II Listed and the site lies in the Frenchay Conservation Area.

2. POLICY CONTEXT

- 2.1 National Guidance
Planning (Listed Buildings and Conservation Areas) Act 1990

3. RELEVANT PLANNING HISTORY

- 3.1 PT12/4194/CA and PT12/4193/F Demolition of existing Rectory and erection of new dwelling (Withdrawn)

Various Tree Works

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection raised
- 4.2 Conservation Officer
No objection subject to consent for the replacement dwelling.

Other Representations

- 4.3 Local Residents

No objection received.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

It is necessary to gain Conservation Area Consent for the demolition of buildings and structures within a designated Conservation Area that are over 115 cubic metres.

5.2 The purpose of an application for Conservation Area Consent is to allow the Local Planning Authority assess the merit and value of the subject structures in terms of their contribution to a Conservation Area in terms of its visual character and historical context.

5.3 **Consideration of Proposal**

This application is for the demolition of a modern brick built dwelling which sits alongside a pair of Georgian Listed Buildings. It is considered by officers that the current Rectory building is an incongruous feature in the Frenchay Conservation Area. Its demolition and replacement with a building of higher quality is to be welcomed as this would enhance the character and appearance of the Conservation Area. Subject to a condition to ensure that a valid contract has been signed for the new development in accordance with a valid planning permission or details of the temporary treatment of the site prior have been approved to ensure replacement works there is no objection to the demolition of the building.

6. **CONCLUSION**

6.1 The recommendation to grant Conservation Area Consent has been taken having to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. **RECOMMENDATION**

7.1 Conservation Area Consent is GRANTED subject to the conditions in the decision notice.

Contact Officer: David Stockdale
Tel. No. 01454 866622

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.

2. Works for the demolition of the building shall not commence until a valid contract for the redevelopment of the site in accordance with a valid planning permission has been let, or details of temporary treatment of the site have been approved in writing by the Local Planning Authority, such details to include a programme for carrying out such treatment.

Reason

To preserve the setting of the listed building and to preserve or enhance the character or appearance of the Frenchay Conservation Area, in accordance with Policies L12 and L13 of the South Gloucestershire Local Plan (Adopted) January 2006, and Sections 66(1) & 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

CIRCULATED SCHEDULE NO. 27/13 – 5 JULY 2013

App No.: PT13/1686/F

Applicant: Mr And Mrs Andrew Maxwell

Site: The Rectory Frenchay Common Frenchay South Gloucestershire BS16 1LJ

Date Reg: 22nd May 2013

Proposal: Demolition of existing rectory to facilitate the erection of 1no. dwelling with associated works (Resubmission of PT12/4193/F).

Parish: Winterbourne Parish Council

Map Ref: 364039 177537

Ward: Frenchay And Stoke Park

Application Category: Minor

Target Date: 11th July 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule given that an objection has been raised that is contrary to the Officer Recommendation

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of 1no. dwelling with associated works. In order to facilitate the development, the existing building will be demolished (there is an application for Conservation Consent submitted alongside this application PT13/1685/CA).
- 1.2 The building to be replaced is a two storey 1960's built brick Rectory. The proposed building will be a two storey (with roof in the roofspace) property built in a Georgian style of a classical design. The building will feature traditional sash windows, clay tiles, limestone dressings.
- 1.3 The site is the southern most plot in a rank of three situated towards the eastern edge of Frenchay Common to the north-east of St John's Church. The property is accessed via a shared surface. The adjoining properties are Grade II Listed and the site lies in the Frenchay Conservation Area.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

Policy 6 Delivering a wide choice of high quality homes

Policy 7 Requiring good design

Policy 12 Conserving and enhancing the Historic Environment

2.2 South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving a Good Standard of Design in New Development

H2 Proposals for New Residential Development within Existing Urban Areas and Boundaries of Settlements

H4 Residential Development within Existing Residential Curtilages

T12 Transportation Development Control Policy for New Development

L1 Landscape

L12 Conservation Areas

L13 Listed Buildings

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.

CS1 High Quality Design

CS5 Location of Development

CS16 Housing Density

- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)
Residential Parking Standards

3. **RELEVANT PLANNING HISTORY**

PT12/4194/CA and PT12/4193/F Demolition of existing Rectory and erection of new dwelling (Withdrawn)

Various Tree Works

4. **CONSULTATION RESPONSES**

4.1 Winterbourne Parish Council

There are only 2 parking spaces which appear to be on Frenchay Common. Two parking spaces are inadequate for such a large house.

4.2 Transportation DC Officer

Having reviewed the revised submitted plans, we, Transportation development Control, are now satisfied that the proposed development will not make any unauthorised alterations to Common Land and that the parking and manoeuvring facilities remain as existing. Whilst the proposed dwelling exceeds the accommodation quantum provided by the existing dwelling, by a further bedroom, we are satisfied that 3 or more cars may be parked to the front of the proposed property and that the length of the access road is likely to preclude long reversing manoeuvres onto the highway. Upon the future control of these spaces, it is recognised that the status as Common Land may preclude any singular right to park on this land, however the general right to park within 15yds of a road on any Common Land remains and thus the dwelling is unlikely to be subject to congested and unavailable parking as a result of general public use. Furthermore, the proximity of parking to the dwelling is likely to dissuade the use parking by any others un-associated with the proposed dwelling.

In conclusion, Transportation Development Control raises no objections to the proposed development, on the basis that the accommodation of a dwelling in this location and with existing parking and manoeuvring facilities sets a precedent and that the dwelling is unlikely to lose these current parking facilities

4.3 Drainage Officer

No objection. A condition is recommended to secure sustainable drainage.

4.4 Conservation Officer

There is no objection subject to condition to secure the relevant details

4.5 Environmental Protection

No objection

4.6 Tree Officer

The application is supported by a comprehensive arboricultural report detailing methods for construction which will minimise any potential impact on the existing trees. It is considered that if the recommendations contained within the report are adhered to during the development the trees protected. There are no objections with the condition. If works are undertaken in accordance with the recommendations contained within the arboricultural report and tree protection plan

Other Representations

4.3 Local Residents

No comments received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The National Planning Policy framework (NPPF) emphasises that there is a presumption in favour of sustainable development. In addition the government attaches importance to the design of the built environment, citing good design as a key aspect of sustainable development. Developments should function well and add to the overall quality of the area. The policies cited above are considered to be fully compatible with the NPPF.

Planning Policies H2 allows for the principle of new residential development within the existing urban area and curtilage boundaries. The main issues to consider is the form and appearance of the proposal and the impact on the character and visual amenity of the area having regard that the site is situated within the Frenchay Conservation Area and is within the setting of a Listed Building (policies D1, H2, L12 and L13), the impact on the residential amenity of the neighbouring occupiers (policy H4 of the Local Plan), and the Transportation impacts in terms of parking, access and congestion (policy T12). An additional consideration in this case is whether the development is acceptable in terms of the impact upon a tree close to the front of the property (Policy L1)

Subject to consideration of the above issues the proposed development is acceptable in principle.

5.2 Design/Conservation Area Issues

The application site is located to the south of Bradfords House, one of a pair of Georgian, late 18th century houses located in a prominent position facing Frenchay Common. The buildings have been designed in an approximately symmetrical composition, with the imposing 3 storey elements separated by two storey connecting wings and flanked by single storey wings at each end.

To the south of Bradfords House, the original garden boundary wall extends around and to the east eventually looping back to connect with the outbuildings of Frenchay Common House. The buildings are important landmark buildings in this part of the conservation area given their visual prominence in an otherwise relatively open space and their location at a transition point between the formality of the Georgian villas and the more vernacular appearance of the cottages and smaller houses to the south.

The site was developed in the mid 20th century with the construction of the red-brick Rectory, a two storey, hipped roof building of no architectural merit. The Rectory was built within the former gardens of Bradford House, and the boundary wall lowered and altered on the south side to provide a more open outlook. To the west, a garage door was knocked through the historic wall. The building, whilst of no architectural or historic importance, appears to have been intentionally set low and back from the principal elevations of the listed buildings in order to respect their character, significance and setting. It does, however, appear as an entirely discordant form of development in the conservation area not helped by the use of inappropriate materials. There is, therefore, an opportunity to enhance the character and appearance of this part of Frenchay.

The proposal has been further refined since the withdrawn application and the link has lost the dormers facing the Common and the general proportions of the main block have been improved with a steeper roof pitch, slender chimney stacks and better placed dormers. The roof of the link remains proud of the adjoining single storey roof of Bradfords House but the omission of the dormers has simplified the elevation and, on balance, this is a minor issue. The link is of a different style to the additions to the listed buildings but even these differ in roof heights and fenestration patterns across the elevation and they are not, therefore, of a consistent scale/mass/design. The new link will, however, maintain the dominance and vertical emphasis of the main three storey buildings without becoming visually distracting.

The design of the proposal is considered acceptable and in this case it is considered that the development will enhance the character and appearance of the Frenchay Conservation Area. The proposal is therefore in accord with Policies D1, H4 and L12 of the South Gloucestershire Local Plan (Adopted). Conditions will be attached to the decision notice to secure details of finishes and materials.

5.3 Trees

There are two significant trees to the front and back of the site that are protected. An arboricultural report has been submitted with the application. The report details the methods for construction that will minimise any impact upon those trees and how they will be protected. The Council Tree Officer has viewed this report and is satisfied with that the recommendations set out by the Consultant are satisfactory. Subject to a condition to ensure that all works are carried out in accordance with the recommendations and tree protection plan the development is considered to address this issue in a satisfactory manner.

5.4 Residential Amenity

Residential amenity is assessed in terms of whether a development would appear oppressive and/or overbearing when viewed from adjoining properties or whether loss of privacy would accrue due to overlooking. Given the location of the development any impact must be assessed against the impact upon Bradfords House the property immediately to the north of the site.

In terms of the physical impact of the development upon the outlook of Bradfords House it should be recognised that the building is replacing a structure that in itself had some impact albeit the existing building is lower in height. The existing building has an element however that extends further beyond the rear elevation of Bradfords House than the current proposal.

Of importance however is at the point where the proposed structure extends beyond the rear elevation of the neighbouring property the building will be single storey in height and will be set back from the boundary by 5 metres. On balance it is considered that the proposed development is acceptable in terms of impact upon the outlook of occupiers of Bradfords House.

With regard to privacy, it should be noted that the bulk of the new building lies along the side of Bradfords House such that there would be no direct overlooking of that property (roof lights would not overlook). There is a concern however that two first floor windows in the northern side of the new building that serve bathrooms (bath 1 and 2 on plan) would overlook the terrace/lawn area of the adjoining property. For this reason it is considered appropriate to condition that these windows are obscure glazed (to level 3).

Subject to the above conditions the proposed development is considered to be acceptable in these terms and in accord with Policy H4 of the South Gloucestershire Local Plan (Adopted)

5.5 Transportation

Concern has been raised regarding parking provision for the proposed dwelling however officers note that 3 or more spaces can be provided to the front of the property. This replicates the existing situation albeit there is one extra bedroom in the proposed dwelling. Officers would advise that while Common Land status may preclude a right to park on this area to the front, there is a general right to park within 15 yards of a road on any Common Land. The proposed development will not make anymore demands in parking terms than the current arrangement and it is considered unlikely that parking would take place at this particular location that would not be associated with the site.

In conclusion no objection to the proposed development is raised on the basis that there is existing available parking and manoeuvring facilities albeit on land to the front of the site rather than within the site and that the dwelling is unlikely to lose these. The proposal is considered acceptable in these terms.

5.6 Drainage

There is no objection to the proposal from the Council's drainage engineers. A condition is considered necessary to secure the use of sustainable drainage for the parking areas. Drainage Engineers indicate that the site is within a former coalmining area and thus a condition requiring the submission of a mining report will be attached to the decision notice.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning permission is granted subject to the conditions set out in the decision notice.

Contact Officer: David Stockdale
Tel. No. 01454 866622

CONDITIONS

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

Reason

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

2. Notwithstanding previously submitted details and prior to the commencement of development, the design and details including materials and finishes of the following items shall be submitted to and approved in writing by the local planning authority:
 - a) Eaves, verges, cornices, ridges, parapets and stone plinth.
 - b) All windows (including glazing bars, cill, reveal and lintels).
 - c) All external doors (including surround, furniture & fittings)
 - d) New doorway through boundary wall.
 - e) Dormers.
 - f) Veranda.
 - g) All extract vents, flues, gas and electric meter boxes.

- h) Chimneys (including pots).
- i) Rainwater goods and soil pipes including colour and method of fixing. For the avoidance of doubt, all rainwater goods and soil pipes shall be cast metal.

The design details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 together with cross section profiles. Cross sections through mouldings and glazing bars shall be submitted at full size. The scheme shall be implemented strictly in accordance with the approved details.

Reason

To preserve the setting of the listed building and to preserve or enhance the character or appearance of the Frenchay Conservation Area, in accordance with Policies L12 and L13 of the South Gloucestershire Local Plan (Adopted) January 2006, and Sections 66(1) & 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3. All doors and windows shall be of a traditional painted timber construction and finished in a colour to be agreed in writing by the local planning authority and thereafter so maintained in the approved colour and material unless an alternative is first approved in writing by the local planning authority

Reason

To preserve the setting of the listed building and to preserve or enhance the character or appearance of the Frenchay Conservation Area, in accordance with Policies L12 and L13 of the South Gloucestershire Local Plan (Adopted) January 2006, and Sections 66(1) & 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4. No development shall commence until representative samples of all external facing materials and natural stone tabling have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved samples

Reason

To preserve the setting of the listed building and to preserve or enhance the character or appearance of the Frenchay Conservation Area, in accordance with Policies L12 and L13 of the South Gloucestershire Local Plan (Adopted) January 2006, and Sections 66(1) & 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5. No development shall commence until a sample panel of render of at least one square metre, showing the colour, texture and finish, has been constructed on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved panel, which shall be retained on site until the completion of the scheme, to provide consistency.

Reason

To preserve the setting of the listed building and to preserve or enhance the character or appearance of the Frenchay Conservation Area, in accordance with Policies L12

and L13 of the South Gloucestershire Local Plan (Adopted) January 2006, and Sections 66(1) & 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. No wires, pipework, satellite dishes or other aerials, alarms or other paraphernalia shall be affixed to the external elevations of the development hereby approved other than with the prior written agreement of the local planning authority.

Reason

To preserve the setting of the listed building and to preserve or enhance the character or appearance of the Frenchay Conservation Area, in accordance with Policies L12 and L13 of the South Gloucestershire Local Plan (Adopted) January 2006, and Sections 66(1) & 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. The natural stone wall along the south elevation shall be reinstated and repaired to match the existing in accordance with the submitted drawings prior to first occupation of the dwelling hereby approved.

Reason

To preserve the setting of the listed building and to preserve or enhance the character or appearance of the Frenchay Conservation Area, in accordance with Policies L12 and L13 of the South Gloucestershire Local Plan (Adopted) January 2006, and Sections 66(1) & 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Reason

To preserve the setting of the listed building and to preserve or enhance the character or appearance of the Frenchay Conservation Area, in accordance with Policies L12 and L13 of the South Gloucestershire Local Plan (Adopted) January 2006, and Sections 66(1) & 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. All works shall be carried out in accordance recommendations of the Arboricultural Impact Assessment dated 5th February and protection plan received 16th May.

Reason

To ensure the protection of the trees and in the interests of the character and appearance of the area to accord with Policy L1 and D1 of the South Gloucestershire Local Plan (Adopted)

10. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor windows (Bathroom 1 and 2) on the North elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed'..

Reason

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

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

Reason

To comply with South Gloucestershire Local Plan (Adopted) January 2006 Policies L17, L18, and EP1, of the South Gloucestershire Local Plan (Adopted)

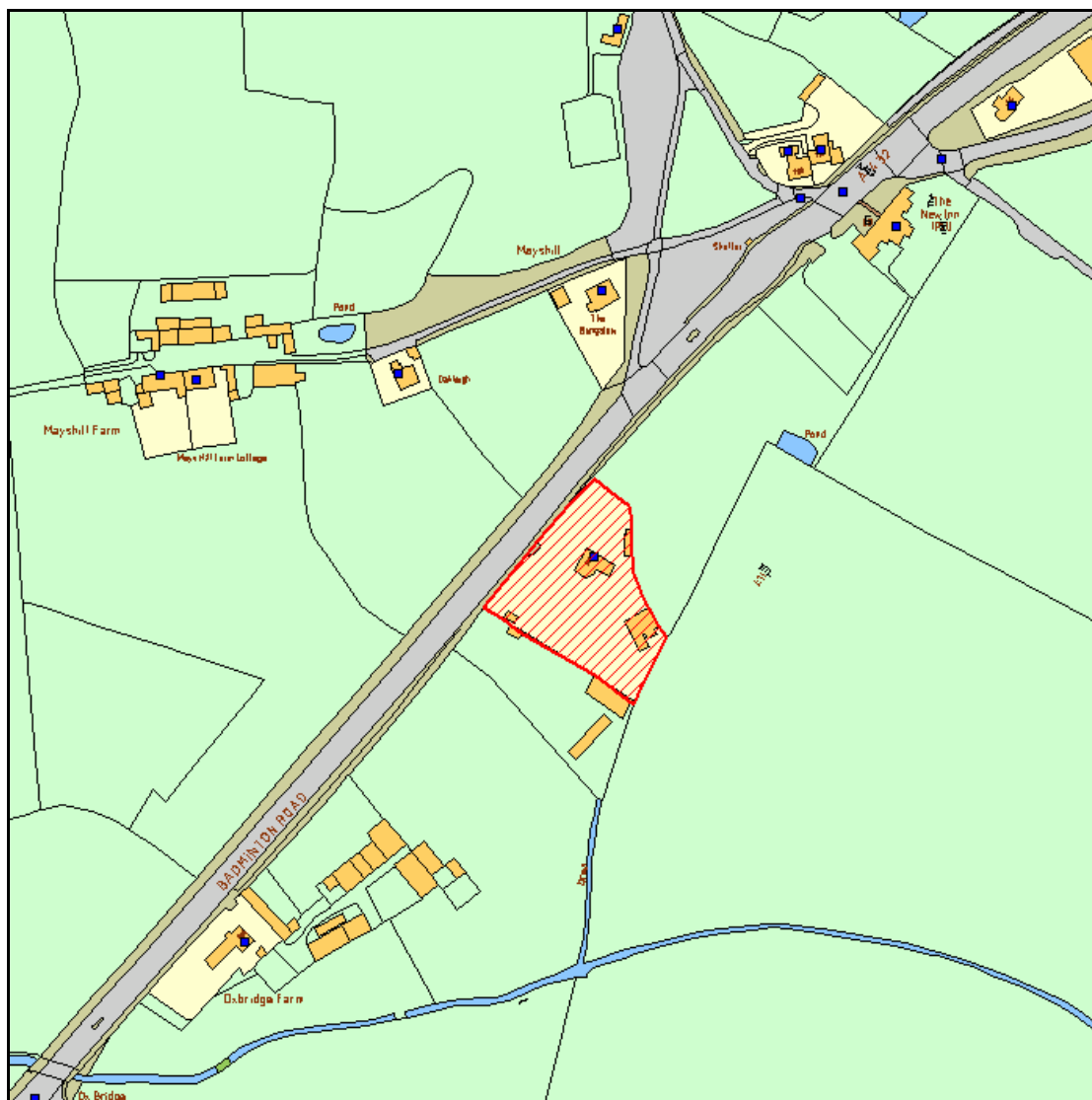
12. This site is within the former Bristol coalfields. No mine shaft or adit must be filled or grouted in such a manner that underground mining drainage levels or culverts are likely to become blocked or sealed in order to avoid flooding or water emergence. A mining report should be provided for assessment (The applicant/agent is advised to contact Technical Support (Street Care) in all cases where mining remedial works are required) All works shall take place in accord with the agreed details.

Reason

To prevent non-point source pollution and flooding, and to accord with Policies L17, 18 and EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 27/13 – 05 JULY 2013

App No.:	PT13/1773/F	Applicant:	Mr Dave Lee
Site:	310 Badminton Road Coalpit Heath Bristol South Gloucestershire BS36 2NR	Date Reg:	28th May 2013
Proposal:	Erection of detached double garage.	Parish:	Westerleigh Parish Council
Map Ref:	368369 181842	Ward:	Westerleigh
Application Category:	Householder	Target Date:	15th July 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is circulated as a result of objection from Westerleigh Parish Council which conflicts with the officer recommendation.

- 1.1 This application seeks planning permission for the erection of a double garage within the garden of the house.
- 1.2 The application site relates to a two storey dwelling set back and down a slope of approximately 2 metres. It is located in the Green belt outside the settlement boundary.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
Section 7 Requiring Good Design
Section 9 Protecting Green Belt Land

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design
H4 Development within Existing Residential Curtilages
GB1 Green Belt
T12 Transportation in New Development

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.
CS1 High Quality Design

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist Supplementary Planning Document 2007
South Gloucestershire Development In the Green Belt Supplementary Planning Document 2007

3. RELEVANT PLANNING HISTORY

- 3.1 N9037 Erection of two storey side extension to form entrance lobby and lounge with bedroom above. Approved. 19-JAN-84.
- 3.2 PT11/2934/F Erection of 1.9 metre high front boundary wall & 2 no. 2.0 metre high steel gates (retrospective). Withdrawn. 05-OCT-11.
- 3.3 PT11/3677/F Erection of front boundary wall and 2 no. 2.1 metre high gate posts. (Retrospective) (Resubmission of PT11/2934/F)

4. CONSULTATION RESPONSES

- 4.1 Westerleigh Parish Council
Objection to the inclusion of velux windows. These could lead to the conversion into an annex /additional living accommodation to the existing dwelling.
- 4.2 Highway Drainage
No comment
- 4.3 Highways officer
No objection
- 4.4 Local Residents
None received.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The NPPF sets a presumption in favour of sustainable development. This means that development proposals that accord with the development plan should be approved and where relevant policies are absent, silent or out-of-date, permission should be granted unless – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies within the NPPF taken as a whole. There is therefore a presumption in favour of development subject to further consideration in relation to the policies of the local plan.
The proposed development consists of domestic development within an existing residential curtilage. Policy H4 of the Local Plan permits this type of development in principle subject to the following considerations.
- 5.2 Impact on the Green Belt
National Planning Policy Framework states that new buildings are inappropriate in the Green belt unless they are one of the six categories of development found to be appropriate within the Green Belt. Policy GB1 of the South Gloucestershire Local Plan allows for limited extensions and additions to dwellings within the greenbelt providing that they do not result in disproportionate additions over and above the size of the original building (the volume of the dwelling at construction or its volumes on July 1st 1948). Whether an addition is considered disproportionate or not, depends on the individual circumstances and what type of addition is proposed.
- 5.3 The whole of the house's curtilage slopes down from the roadside and the house is set back over seventeen metres from the road. An in-out driveway with two pairs of gates permitted under a recent planning application give access onto Badminton Road. The house has already been extended by approximately 35% to the volume of the original house and there are ancillary buildings at the rear of the garden. The garage is located approximately 24m from the house alongside a fence rising to approximately 2m high and next to three small trees where it does not increase the mass of the dwelling itself. This garage is located no closer than the existing house is from the highway

and only requires planning permission as a result of the height being 0.1m higher than permitted development rights would allow and as a result of the form and orientation of the roof within 2.5m of the boundary. The garage is set down from the roadside such that there is negligible loss of visual amenity and the proposal would make negligible impact on the openness of the green belt. Given that permitted development rights are in tact on this site a refusal of permission for the garage at this location would be unsustainable.

5.4 Residential Amenity

The development by virtue of its location and nature does not raise issues of inter-visibility or loss of privacy. It does not affect the existing amenity space serving the host dwelling and does not impact on highway safety. As such it meets criteria contained in policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.

5.5 Transportation

Given the long driveway and ample turning and parking space within the curtilage the proposed garage would have no impact on highway safety. As such there are no objections raised in terms of highway safety and it meets criteria contained in policy T12 of the South Gloucestershire Local Plan (Adopted) 2006.

5.6 Design/Visual Amenity

The proposal is set well down from the highway behind existing walling and laurel hedging. The garage is relatively modest as a double garage at 5.3m by 6.4m floor area and has a ridge only 4.1m above vehicular access level. As such the garage would have minimal impact on the streetscene and given that it would be finished in matching materials the proposal respects the form and location of the house to which it relates.

There is no first floor capability at present and whilst there are two roof lights in the rear elevation this only gives light to the user of the garage when the garage doors are shut. The parish council is concerned that the velux rooflights would lead to the use of the garage for an annex or additional living accommodation in the future. Alterations which might happen in the future are not reasons to refuse an application. Should alterations occur to the use or form of the garage then a view as to whether planning permission is required for those changes would need to be taken at that stage and a further planning application may need to be considered. Although the residential use of a building within a residential cartilage doesn't need planning permission.

Accordingly it is considered that the development meets design criteria contained in policy D1 of the South Gloucestershire Local Plan (Adopted) 2006.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Karen Hayes
Tel. No. 01454 863472

CONDITIONS

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

Reason

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

CIRCULATED SCHEDULE NO. 27/13 – 05 JULY 2013

App No.:	PT13/1809/F	Applicant:	Mr Robert Shaw
Site:	15A Gloucester Road Almondsbury Bristol South Gloucestershire BS32 4HD	Date Reg:	28th May 2013
Proposal:	Demolition of existing garage and erection of replacement garage with living accommodation above to form residential annexe.	Parish:	Almondsbury Parish Council
Map Ref:	360762 184156	Ward:	Almondsbury
Application Category:	Householder	Target Date:	17th July 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as a result of a consultation response received, contrary to officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the demolition of the existing garage and the erection of a replacement garage with living accommodation above to form a residential annexe.
- 1.2 The property is a detached dwelling situated on the main A38 Gloucester Road. The site is located within the Almondsbury settlement boundary, which itself is situated within the designated Green Belt.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
- 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 Belt
T8 Parking Standards
T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
Residential Parking Standards SPD (Approved for development management purposes 27th March 2013).
Green Belts SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/1880/F – Alterations to raise roofline and installation of rear dormer window to facilitate loft conversion. Application currently under consideration.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Town Council
Object, on the basis of highway issues – additional cars and traffic generation.

Drainage
Please refer to Wessex Water advice regarding building in the vicinity of a public sewer.

Wessex Water

A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Wessex Water Sewer Protection Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Wessex Water under Building Regulations. No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Wessex Water.

Highways

This site is accessed off of the A38 a classified highway, and as such would require that all vehicles enter and leave in a forward gear. The development would also need to comply with the Councils standards on residential parking. From looking at the proposals it is clear that the available parking and manoeuvring facilities on site are acceptable from a transportation perspective. It is noted that concern has been raised from the Parish in relation to the additional vehicle movements; however, the increase in vehicle movements utilising the existing access and turning facilities on the site would not create a hazard to the detriment of highway safety and is therefore considered acceptable from a transportation perspective.

Environmental Protection

No objections in principle, however standard information regarding construction sites should be included on any decision.

Tree Officer

No objections

Other Representations

- 4.2 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises 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. Policy GB1 seeks to protect the openness of the Green Belt and limits the type of development which may be considered appropriate within it. Policies T12 and T8 seek to ensure satisfactory parking provision.
- 5.2 Green Belt
The application site is located within the Green Belt, however it is also located within the settlement boundary of Almondsbury. In this respect, in terms of Green Belt policy, limited extension and alteration to existing dwellings can be

acceptable provided that it does not result in disproportionate additions over and above the size of the original dwelling. Similarly limited infilling within settlement boundaries may also be acceptable. The proposals would involve the demolition of the existing garage and replacement with a new single garage with additional residential accommodation above. The proposed development would have a slightly larger footprint and would evidently also be higher to provide residential accommodation at first floor level above. Notwithstanding this and taking into account the extent of the original property and associated garage, as well as the concurrent application for alterations to the roofline (considered under ref. PT13/1880/F, as referred to in the relevant section above), in context with Green Belt policy and Supplementary Planning Guidance it is not considered that the proposals would constitute a disproportionate addition. It is therefore considered that the development would not have material impact upon the openness of the Green Belt and would be appropriate development within its Green Belt context.

Design / Visual Amenity

- 5.3 The application property consists of a detached dwelling and detached single garage. There are many forms of development and outbuildings within the vicinity. The proposals would not be materially out of keeping with the area or have a significant effect on any streetscene. It is therefore considered in this instance that the proposals are of a satisfactory standard in design in context with the existing site and surroundings and therefore not out of keeping with the character of the main dwelling house and surrounding properties. Materials used, including the rooftiles, will match those of the existing dwelling.

5.4 Residential Amenity

The proposed development would be in a slightly set forward position to the existing detached garage. The main difference to this elevation of the property is the addition of the first floor element above the proposed garage. The development would be set around 0.5 metres off the shared boundary in this direction. No windows are proposed in this (south western) elevation of the development. Given the relationship and orientation between the two adjoining properties it is not considered that there would be any overriding or material issues of overbearing impact or overlooking arising from the development. Sufficient rear curtilage space would remain on the application site to serve the property. It is not considered that the scale or positioning of the proposal would give rise to any material amenity impacts and it is considered therefore that the proposal would be acceptable in terms of residential amenity.

5.5 Highways/Parking

The proposals would essentially retain a garage and the forecourt would remain as existing to provide further off-street parking. This would contribute to the provision of more than three off-street parking spaces associated with the site. The level of off-street parking availability is considered to accord with the Council's current guidance on parking standards. The provision of such an annexe would not significantly or materially be considered to increase traffic generation in the area.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The proposed development is of an acceptable size and standard in design within its Green Belt context and is acceptable within the context of the main dwelling house and surrounding properties. Furthermore the proposals would not materially harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact. Sufficient parking provisions would exist. As such the proposals accord with Policies D1, GB1, H4, T8 and T12 of the South Gloucestershire Local Plan (Adopted) 2006.
- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission is granted.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

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

Reason

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

3. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 15a Gloucester Road, Almondsbury, Bristol, South Gloucestershire BS32 4HD.

Reason

In the interests of visual amenity of the locality and to protect the residential amenity of the neighbouring occupiers and to accord with Policies D1, H2, and H4 of the South Gloucestershire Local Plan (Adopted) January 2006. Also, in the interests of public

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

4. No windows shall be inserted at any time in the south-western elevation of the property.

Reason

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

CIRCULATED SCHEDULE NO. 27/13 – 05 JULY 2013

App No.:	PT13/1880/F	Applicant:	Mr Robert Shaw
Site:	15A Gloucester Road Almondsbury Bristol South Gloucestershire BS32 4HD	Date Reg:	31st May 2013
Proposal:	Alterations to raise roofline and installation of rear dormer window to facilitate loft conversion.	Parish:	Almondsbury Parish Council
Map Ref:	360762 184156	Ward:	Almondsbury
Application Category:	Householder	Target Date:	23rd July 2013



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INTRODUCTION

This application appears on the Circulated Schedule as a result of a consultation response received, contrary to officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for alterations to raise the roofline and the installation of a rear dormer window to facilitate a loft conversion. Essentially the pitch of the roof is to be steepened and raised by a maximum of around 2 metres to allow for the installation of the dormer window and roof conversion.
- 1.2 The property is a detached dwelling situated on the main A38 Gloucester Road. The site is located within the Almondsbury settlement boundary, which itself is situated within the designated Green Belt.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
- 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 Belt
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
- South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
Residential Parking Standards SPD (Approved for development management purposes 27th March 2013).
Green Belts SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/1809/F – Demolition of existing garage and erection of replacement garage with living accommodation above to form residential annexe. Application currently under consideration.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Town Council
Object to the design and visual appearance of the raised roofline

Drainage
No comments

Other Representations

4.2 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises 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. Policy GB1 seeks to protect the openness of the Green Belt and limits the type of development which may be considered appropriate within it. Policies T12 and T8 seek to ensure satisfactory parking provision.

5.2 Green Belt

The application site is located within the Green Belt, however it is also located within the settlement boundary of Almondsbury. In this respect, in terms of Green Belt policy, limited extension and alteration to existing dwellings can be acceptable provided that it. The proposals would involve alterations to the roofline of the property to facilitate the installation of the rear dormer window and loft conversion. Taking this into account, the extent of the original property and associated garage, as well as the concurrent application for the replacement garage with residential annexe above (considered under ref. PT13/1809/F, as referred to in the relevant section above), in context with Green Belt policy and Supplementary Planning Guidance it is not considered that the proposals would constitute a disproportionate addition. It is therefore considered that the development would not have material impact upon the openness of the Green Belt and would be appropriate development within its Green Belt context.

Design / Visual Amenity

5.3 The application property consists of a detached dwelling and detached single garage. There are many forms of development and outbuildings within the vicinity. The main difference to the front elevation would be an increase to the ridge of the house by around 2 metres. The proposals, including the rear dormer, would not have a significant or overriding bearing upon the existing site or the streetscene and would not be materially out of keeping with the area. It is therefore considered in this instance that the proposals are of a satisfactory standard in design in context with the existing site and surroundings and therefore not out of keeping with the character of the main dwelling house and surrounding properties. Materials used, including the rooftiles, will match those of the existing dwelling.

5.4 Residential Amenity

It is not considered that the proposals give rise to any additional issues of residential amenity.

5.5 Highways/Parking

It is not considered that the proposals give rise to any additional highways or parking issues

6. CONCLUSION

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

6.2 The proposed development is of an acceptable size and standard in design within its Green Belt context and is acceptable within the context of the main dwelling house and surrounding properties. Furthermore the proposals would not materially harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact. Sufficient parking provisions would exist. As such the proposals accord with Policies D1, GB1, H4, T8 and T12 of the South Gloucestershire Local Plan (Adopted) 2006.

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

7. RECOMMENDATION

7.1 That planning permission is granted.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

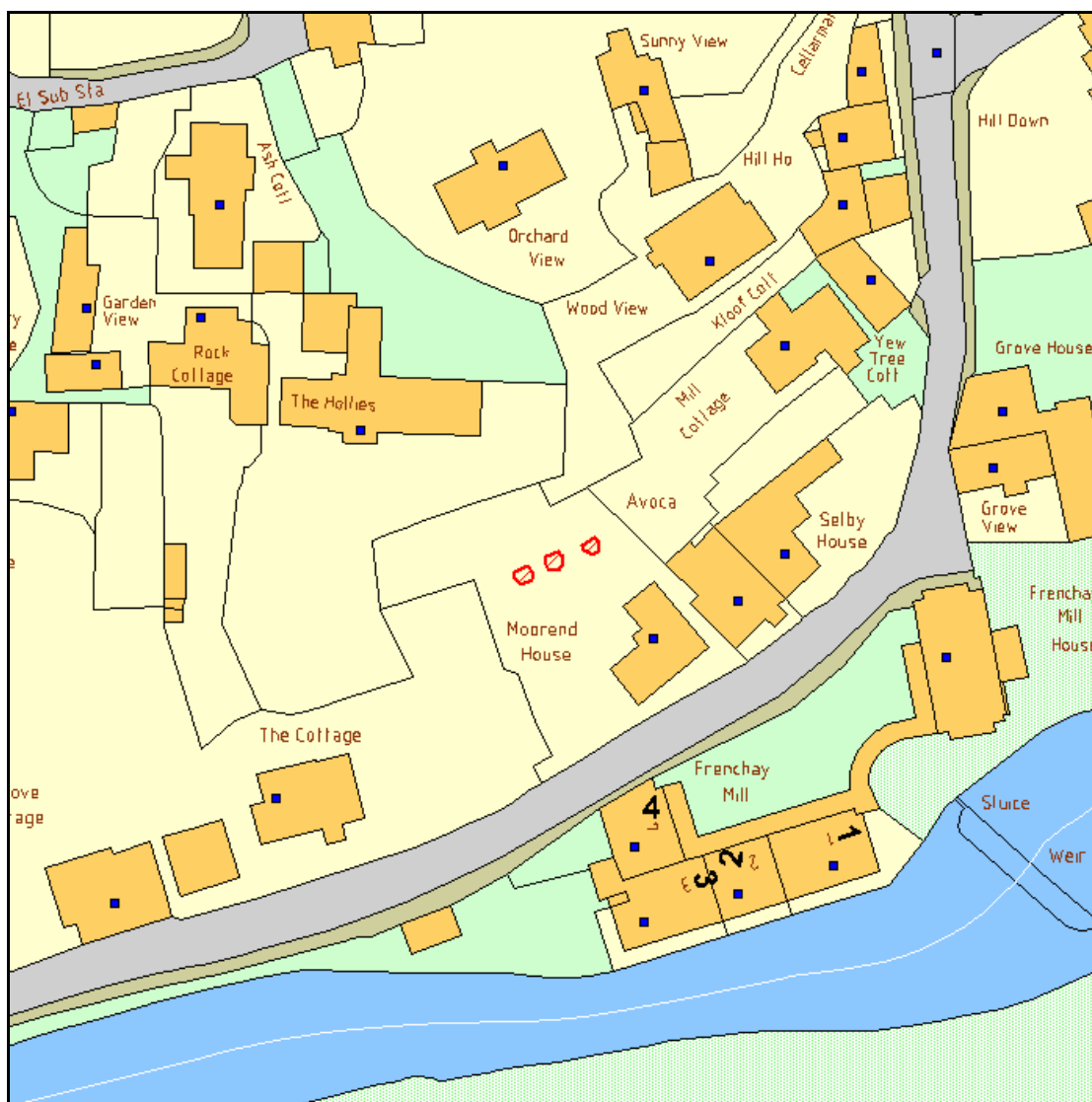
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

CIRCULATED SCHEDULE NO. 27/13 – 5 JULY 2013

App No.:	PT13/1925/TCA	Applicant:	Mr James Stone
Site:	Moorend Frenchay Hill Frenchay Bristol South Gloucestershire	Date Reg:	4th June 2013
Proposal:	Works to fell 2 no. Ash Trees and reduce limbs from 1 no. Laurel by 3m situated within Frenchy Conservation Area.	Parish:	Winterbourne Parish Council
Map Ref:	364104 177279	Ward:	Frenchay And Stoke Park
Application Category:		Target Date:	11th July 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

An objection has been received from the parish council which is contrary to the officer's recommendation. The report appears for information. Due to strict time parameters for this type of application, the application should not be referred to committee as deemed consent will be granted should the decision notice not be issued before the expiry date of 11th July 2013.

1. THE PROPOSAL

1.1 The application seeks consent to fell 2 no. Ash Trees and reduce limbs from 1no. Laurel by 3m situated within Frenchay Conservation Area.

1.2 The trees are located in the gardens of Moorend, Frenchay Hill, BS16 1LR.

2. POLICY CONTEXT

2.1 National Guidance

Town and Country Planning (Listed Building and Conservation Areas) Act 1990
Town and Country Planning (Trees) Regulation 1999

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
Policy L12

3. RELEVANT PLANNING HISTORY

3.1 None

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

Object to felling of the ash trees and requested the Council Tree Officer advise on the proposed works.

4.2 Tree Officer

No objection.

Other Representations

4.3 Local Residents

One comment received in support of the application, noting the roots of the ash trees are a hazard to the property and neighbouring houses.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Under the Planning (Listed Building and Conservation Areas) Act 1990 it is recognised that trees can make a special contribution to the character and appearance of a conservation area. This act makes special provision for trees

in Conservation Areas that are not the subject of a Tree Preservation Order (TPO). Under Section 211, subject to a range of exceptions, planning permission is required for proposals to cut down, top or lop a tree in a conservation area. The purpose of this requirement is to provide the Local Planning Authority an opportunity to consider bringing any tree under their control by making a TPO in respect of it. When considering whether trees are worthy of protection in conservation areas, the visual, historic and amenity contribution of the tree should be taken into account.

5.2 Consideration of Proposal

The trees are located in the garden of Moorend, Frenchay Hill within the boundary of the Frenchay Conservation Area. The proposed works are to fell 2 no. Ash Trees and reduce limbs from 1no. Laurel by 3 metres.

5.3 The two Ash trees are self-set, early mature trees growing on the upper terrace of the rear garden. Both trees are leaning towards the property as they are partially suppressed by other trees on the terrace. Neither of the ash trees meets the criteria for inclusion on a Tree Preservation Order due to their form and location.

5.4 The proposed works on the Laurel are classed as ongoing arboricultural maintenance and is considered to be reasonable.

6. RECOMMENDATION

6.1 **No objection** to works to fell 2 no. Ash Trees and reduce limbs from 1no. Laurel by 3 metres in the Frenchay Conservation Area.

Contact Officer: Christopher Roe
Tel. No. 01454 863427