



**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. 42/13

Date to Members: 18/10/13

Member's Deadline: 24/10/13 (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:

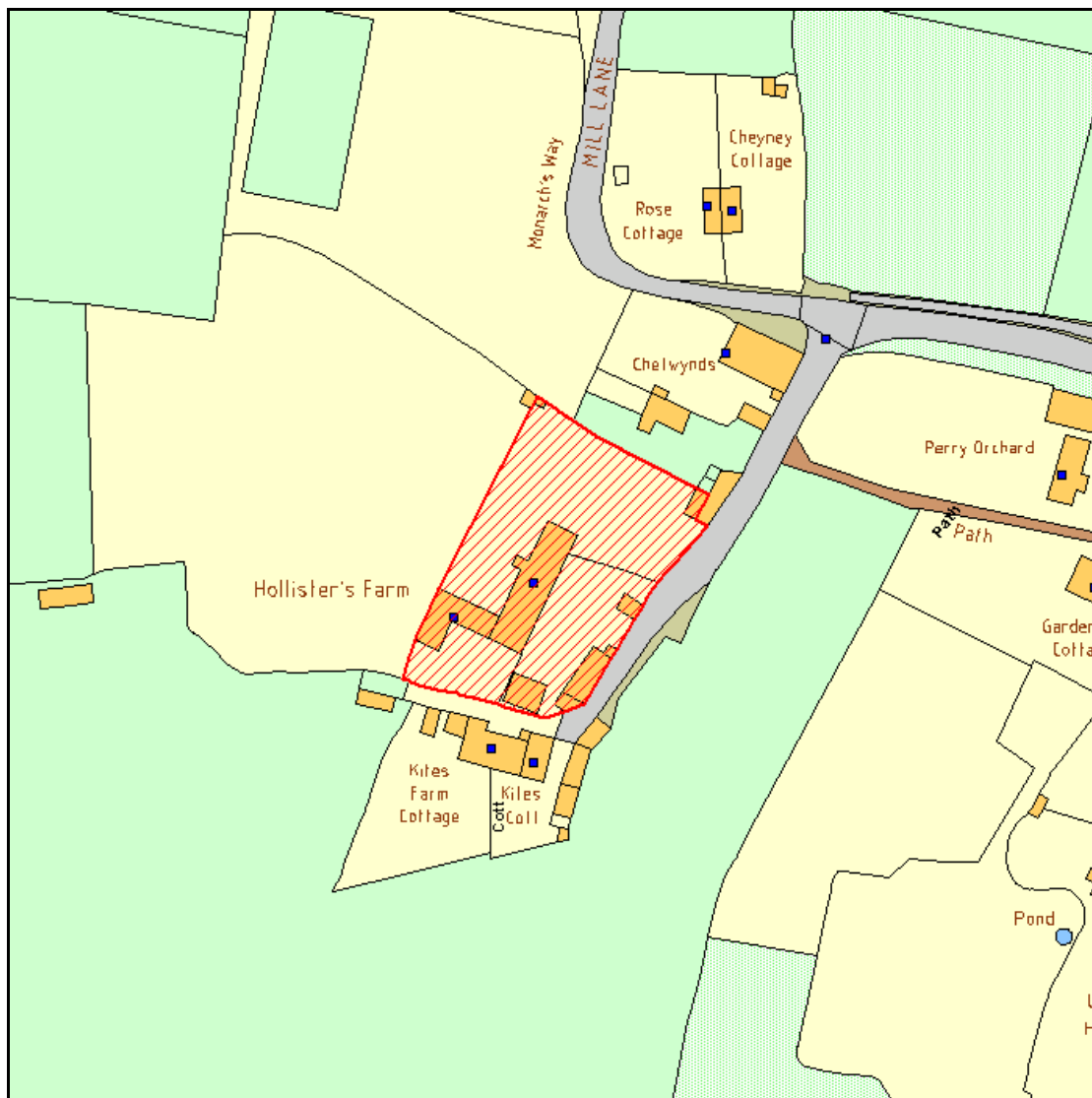
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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 – 18 OCTOBER 2013

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK13/3211/F	Approve with Conditions	Hollisters Mill Lane Upton Cheyney South Gloucestershire BS30 6NH	Bitton	Bitton Parish Council
2	PK13/3212/LB	Approve with Conditions	Hollisters Mill Lane Upton Cheyney South Gloucestershire BS30 6NH	Bitton	Bitton Parish Council
3	PK13/3254/F	Approve with Conditions	3 Westerleigh Road Downend South Gloucestershire BS16 6AB	Downend	Downend And Bromley Heath Parish Council
4	PK13/3521/PN	Approve	7 Lincombe Road Downend South Gloucestershire	Downend	Downend And Bromley Heath Parish Council
5	PT13/0733/F	Approve with Conditions	Land Between Long Down Avenue And The University Of The West Of England, Stoke	Frenchay And Stoke Park	Stoke Gifford Parish Council
6	PT13/2457/F	Approve with Conditions	8 The Willows Bradley Stoke South Gloucestershire	Bradley Stoke South	Bradley Stoke Town Council
7	PT13/2504/F	Approve with Conditions	Parkway Tavern 43 North Road Stoke Gifford South Gloucestershire BS34 8PB	Stoke Gifford	Stoke Gifford Parish Council
8	PT13/3156/RVC	Approve with Conditions	The Old Workshop Church Road Oldbury On Severn South Gloucestershire BS35 1QA	Severn	Oldbury-on-Severn Parish Council
9	PT13/3194/ADV	Approve with Conditions	Parkway Tavern 43 North Road Stoke Gifford South Gloucestershire BS34 8PB	Stoke Gifford	Stoke Gifford Parish Council
10	PT13/3196/F	Approve with Conditions	26 Hunters Way Filton South Gloucestershire BS34 7EW	Filton	Filton Town Council

CIRCULATED SCHEDULE NO. 42/13 – 18 OCTOBER 2013

App No.:	PK13/3211/F	Applicant:	Mr And Mrs Conze
Site:	Hollisters Mill Lane Upton Cheyney South Gloucestershire	Date Reg:	5th September 2013
Proposal:	Erection of rear link extension to form garden room and erection of lean-to glass roof between eastern wall and retaining wall to create utility room.	Parish:	Bitton Parish Council
Map Ref:	369101 169997	Ward:	Bitton
Application Category:	Householder	Target Date:	28th October 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application for full planning permission has not received any objections. However, the associated Listed Building application (PK13/3212/LB) has received comments from the Society for the Protection of Ancient Buildings, which raises concern in relation to the design of the proposed garden room. This application is therefore referred to the circulated schedule in conjunction with the Listed Building Consent.

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of 2no. single storey extensions outlined as follows:
 - 1no. single storey rear extension to form garden room.
 - 1no. single storey lean-to extension between eastern wall and retaining wall to form utility room.
- 1.2 The application site consists of a large detached Grade II listed dwelling situated within Upton Cheyney Conservation Area, the Cotswold's AONB, and the Bath/ Bristol green belt.
- 1.3 The application should be read in conjunction with the associated Listed Building Consent (PK13/3212/LB), which seeks permission for the above works and additional external and internal alterations.
- 1.4 During the course of the application revised proposed plans have been submitted in response to comments made by the Conservation Officer. The amendments relate to the single storey garden room. Due to the scale of the amendments a re-consultation period was not deemed necessary.

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
- H4 Development within Existing Residential Curtilages
- GB1 Development in the Green Belt
- L2 Cotswolds AONB
- L12 Conservation Areas
- L13 Listed Buildings

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and Further (March 2013) Main Modifications

- CS1 High Quality Design
- CS9 Managing Environment and Heritage
- CS34 Rural Areas

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK13/3212/LB - Erection of rear link extension to form garden room and erection of lean-to glass roof between eastern wall and retaining wall to create utility room. Repairs to dormer windows, replacement rainwater goods and garage doors and minor internal alterations.
- 3.2 PK13/0221/TCA - Works to 2no. Copper Beech, 4no. Ash trees, 10no. Beech trees, 13no. Lime trees, and 2no. Sweet Chestnut trees to crown raise to 3m all situated within Upton Cheyney Conservation Area. **No Objection 22nd March 2013**

4. **CONSULTATION RESPONSES**

- 4.1 Bitton Parish Council
No objections in principle but Councillors welcomed the advice of Listed Buildings and Conservation Officers at South Gloucestershire Council.
- 4.2 Conservation Officer
No objection
- 4.3 Society for the Protection of Ancient Buildings (S.P.A.B)
Comments made in relation to Listed Building application (PK13/3212/LB). Concern relating to design of garden room.

Other Representations

- 4.4 Local Residents
No comments received

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
The application seeks permission for the erection of 2no. single storey extensions to form additional living accommodation. Policies H4 and GB1 of the adopted Local Plan permit this type of development in principle provided they do not result in disproportionate additions over and above the original dwellinghouse, do not prejudice residential amenity or highway safety, and represent a high standard of design.

The application site consists of a Grade II listed building situated within the Cotswolds AONB and Upton Cheyney Conservation Area. As such proposals must demonstrate that they preserve the special architectural or historic interest of the building and its setting, and the character of the conservation area and landscape.

5.2 Green Belt

The application site consists of a large detached residential dwelling situated within the Bath Bristol Green Belt. There is no available planning history for the site and as such the building as it stands is considered to be 'original' for the purpose of the green belt assessment. The proposed extensions are both single storey and scale in scale, remaining proportionate to the original dwelling. The proposals are therefore considered to fall within the definition of a 'limited extension' and would not prejudice the openness or visual amenity of the green belt. As such there are no objections to the proposal in terms of policy GB1 of the adopted Local Plan or the Development in the Green Belt SPD (Adopted).

5.3 Listed Building

The application seeks permission for two extensions: a utility room to the northern end elevation and a garden room to the west (rear) elevation. Both extensions are of contemporary design and materials, which allows them to be read as a distinct phase from the historic parts of the building. This is considered a philosophically appropriate approach. The utility is discretely located at the end of the building, set down below the level of the retaining wall. The existing access is utilised and therefore other than a minimal level of attachment to the stone gable it will have no direct impact on the historic fabric. This element of work is therefore considered appropriate.

5.4 The garden room, which is proposed centrally on the rear elevation, would be a very prominent addition to the listed building and is the most contentious element of this application. Due to the linear nature of the existing building, the garden room represents a departure from the established building line and pattern. This is not always considered an appropriate way of extending an historic building however as the structure is so distinct from the original building in design and materials it can be easily distinguished as a new element. As with the utility, the extension is gained via an existing access, no direct impact to the historic fabric is proposed other than chasing on of the new glazed link. The garden room location has been revised slightly to better preserve views from and towards the windows of the main house, and the design amended to reduce the profile of the roof and eaves, thereby improving the 'lightness' of the design. Being highly glazed, with minimal framing the visual impact of the structure will be minimised, and the legibility of the original historic building maximised. The building has also been moved slightly further away from the rear elevation of the building in line with the comments from S.P.A.B. The roof vent and flue have also been removed and a 'power flue' has replaced them. The extension is considered to be of an appropriate scale and due to its high quality, contemporary design, is not considered to harm the significance or special architectural features of the Listed Building, its setting or the Conservation Area.

5.5 Conservation Area

The proposed extensions, by virtue of location and design as assessed above, are considered appropriate in the context of the character and distinctiveness of the Upton Cheney Conservation Area.

5.6 Cotswolds AONB

The extensions are proposed on the rear elevation of the dwelling within the existing built up area on the site. The proposals would not be highly visible within the surrounding landscape and as such would not harm the natural beauty of the Cotswolds AONB.

5.7 Residential Amenity

The nearest neighbouring properties to the application site are 'Chetwynds', which is situated to the north, and 'Kites Farm Cottage', which is situated to the south. The area to the east and west consists of open land and countryside. The proposed extensions would be situated a significant distance from both neighbouring properties and as such would not prejudice the residential amenity of any neighbouring occupiers.

5.8 Highway Safety

The proposed extensions would not affect the existing parking provision and would not result in an increase in bedroom space. Accordingly there are no concerns in terms of highway safety.

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 the application is **APPROVED** subject to the conditions on the decision notice.

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CONDITIONS

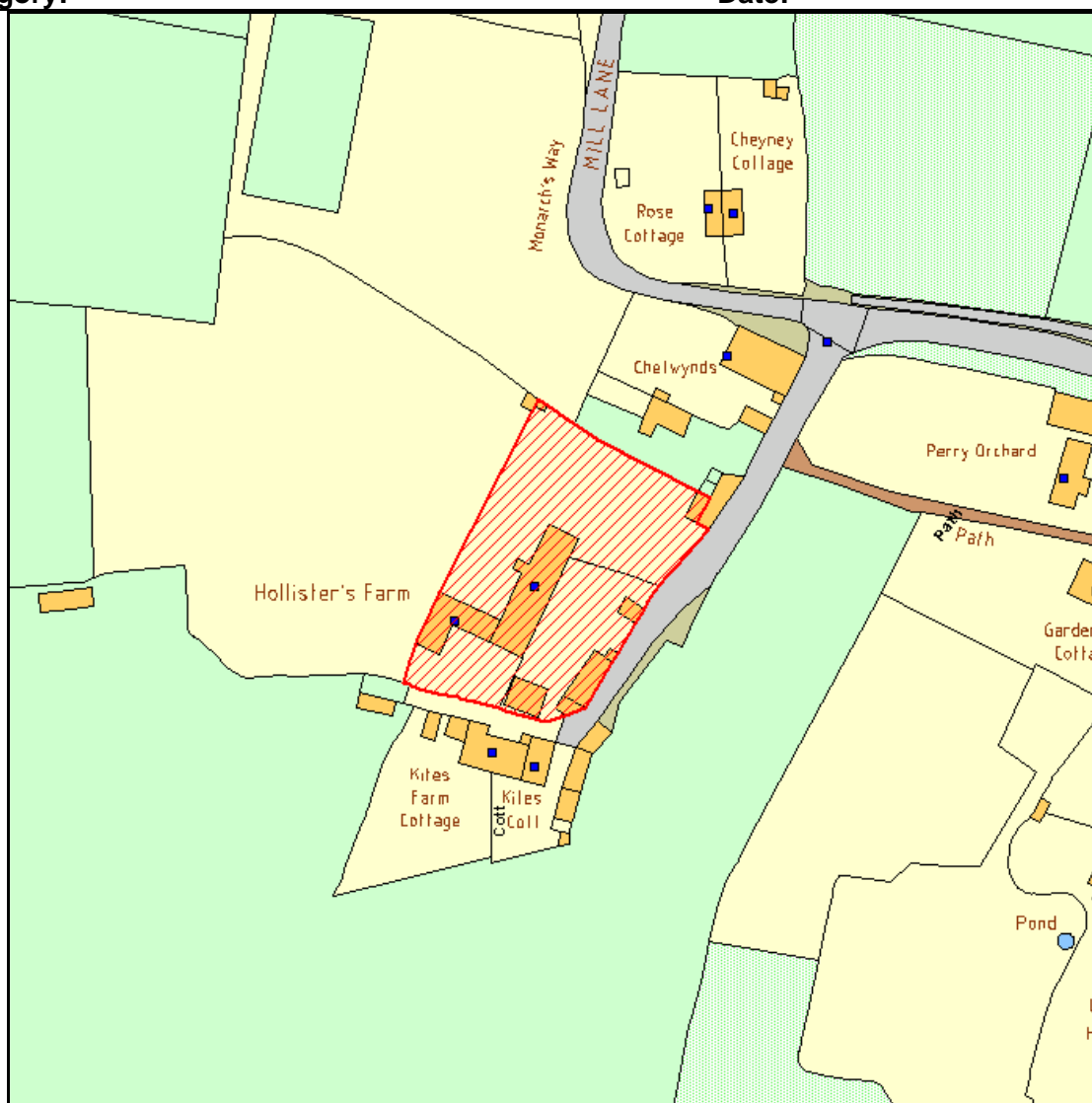
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 42/13 – 18 OCTOBER 2013

App No.:	PK13/3212/LB	Applicant:	Mr And Mrs Conze
Site:	Hollisters Mill Lane Upton Cheyney South Gloucestershire	Date Reg:	5th September 2013
Proposal:	Erection of rear link extension to form garden room and erection of lean-to glass roof between eastern wall and retaining wall to create utility room. Repairs to dormer windows, replacement rainwater goods and garage doors and minor internal alterations.	Parish:	Bitton Parish Council
Map Ref:	369101 169997	Ward:	Bitton
Application Category:	Minor	Target Date:	28th October 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the circulated schedule as a result of comments received from the Society for the Protection of Ancient Buildings.

1. THE PROPOSAL

- 1.1 The application seeks Listed Building Consent for internal and external alterations, and the erection of 2no. single storey extensions. Some works have already taken place and as such this application proposes to regularise these elements. The full works are summarised as follows:
- Erection of 1no. single storey rear extension to form garden room.
 - Erection of 1no. single storey lean-to extension between eastern wall and retaining wall to form utility room.
 - Internal and external existing works requiring approval including limestone floor tiles, non-structural repairs to gables (flashings), installation of superficial curved panel, insertion of modern fire, insertion of wood burning stove and flue, repairs and decorations to dormer windows and installation of insulation in roof voids (all retrospective).
 - Alterations to existing unapproved works to include: replacement UPVC garage doors with timber doors, removal of plastic gutters and downpipes and replacement with cast iron gutters and downpipes; removal of UPVC windows and doors, and replacement with timber windows and doors.
- 1.2 The application site consists of a large detached Grade II listed dwelling situated within Upton Cheyney Conservation Area, the Cotswold's AONB, and the Bath/ Bristol green belt.
- 1.3 The application should be read in conjunction with the application for full planning permission (PK13/3211/F), which seeks permission for the 2no. extensions.
- 1.4 During the course of the application revised proposed plans have been submitted in response to comments made by the Conservation Officer and the Society for the Protection of Ancient Buildings (S.P.A.B). The amendments relate to the single storey garden room. Due to the scale of the amendments a re-consultation period was not deemed necessary. Correspondence from the Agent following these changes is summarised as follows:
- Reduced roof build to the minimum possible.
 - The garden room has been relocated northwards and glazing detail amended.
 - Increased distance between the main body of the garden room and the house.
 - Steel flue omitted. A metal 'power flue' will be located at high level within the external stonework.
 - Garden room will be heated by underfloor heating. Proposed use of electric boiler that will not require a flue, located within the chimneybreast.
 - Additional heating from a gas fire (requiring a cylinder) – a power flue will serve this that will sit within the depth of the stonework.
 - Eaves detail amended to relocate rainwater downpipes between the steel sections forming the 'goalpost' structures.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

Planning (Listed Buildings and Conservation Areas) Act 1990

3. RELEVANT PLANNING HISTORY

3.1 PK13/3211/F - Erection of rear link extension to form garden room and erection of lean-to glass roof between eastern wall and retaining wall to create utility room. Repairs to dormer windows, replacement rainwater goods and garage doors and minor internal alterations.

3.2 PK13/0221/TCA - Works to 2no. Copper Beech, 4no. Ash trees, 10no. Beech trees, 13no. Lime trees, and 2no. Sweet Chestnut trees to crown raise to 3m all situated within Upton Cheyney Conservation Area. **No Objection 22nd March 2013**

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

No objections in principle but Councillors welcomed the advice of Listed Buildings and Conservation Officers at South Gloucestershire Council.

4.2 Conservation Officer

No objection following submission of revised plans. Conditions recommended relating to detailing, time, and materials.

4.3 Society for the Protection of Ancient Buildings

No concerns in relation to internal and external alterations or the proposed lean to extension (utility room).

In terms of the garden room - ...they were concerned about the quality of the design and felt it would benefit from some further refinement. The decision to choose a modern rather than historicist approach was welcomed, but it was noted that the detailing would need to be very carefully designed to ensure that the finished building is successful in aesthetic terms. The Committee also commented that they were not entirely convinced about the relationship between the garden room and the existing building and wondered if the scheme might be improved by relocating the garden room at a slighter greater distance from the farmhouse and increasing the length of the linking structure. At the moment, the garden room appears to be a little 'crowded' against the existing wall; if the garden room is intended to read as a self contained pavilion then it needs a little more space around it.

Other Representations

4.4 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The only issue to consider in this application is the impact of the proposed works on the special architecture and historic significance of the listed building.

5.2 Description of Listed Building

Hollisters Farmhouse dates from the seventeenth century built of lias stone with clay-tiled roof. It is a long linear building and its historic development is clearly expressed through its architecture, with the original seventeenth century element, with distinctive steep attic gables to the front and rear, being at the far northern end. The slightly lower two storey linear range to the south of this appears to be of later eighteenth century date although may incorporate a reconfigured part of the earlier building. The one and a half storey range attached to the south of this is thought to be of relatively recent construction, possibly a reconfiguration of an earlier agricultural building. The return L-shaped wing is likely to be a late nineteenth century agricultural building, converted in the twentieth century to residential accommodation. The building was listed in 1953.

5.3 The listing covers the principal house, as well as any object and structure within the curtilage which pre-dates 1948. This would include for example outbuildings and boundary walls.

5.4 The house is located in a secluded rural setting, which contributes to its special interest. It is characterised by its linear plan form and 'stepped' arrangement of roofs, as well as its solid proportions. Although the site has been subject to alteration and a certain level of 'gentrification', externally it retains a good degree of authenticity. The rear elevation is extremely private.

5.5 Consideration of Proposal

The variety of work carried out at the site has been assessed through a pre-application enquiry. A number of previous works were identified which do not have any history of consent. This application therefore seeks consent to regularise some of these works. These include the following: limestone floor tiles, non-structural repairs to gables (flashings), installation of superficial curved panel, insertion of modern fire, insertion of wood burning stove and flue, repairs and decorations to dormer windows and installation of insulation in roof voids. All of these elements are considered acceptable.

Certain items of work were considered to be unauthorised and not appropriate, these being the removal of a curtilage listed boundary wall, the installation of uPVC French doors and rainwater goods to the main house and the use of uPVC doors to the garage building. This application proposes alterations to some of these existing unapproved works to include: replacement UPVC garage doors with timber doors, removal of plastic gutters and downpipes and replacement with cast iron gutters and downpipes; removal of UPVC windows and doors, and replacement with timber windows and doors. This work is appropriate. As the detail is not shown on the drawings it will need to be conditioned, and in order to ensure this is carried out in a timely manner, conditioned to be carried out prior to the extensions which are proposed.

- 5.6 With regard to the other alterations submitted as part of this application, these include two elements – a utility room to the northern end elevation and a garden room to the west (rear) elevation. Both extensions are of contemporary design and materials, which allows them to be read as a distinct phase from the historic parts of the building. This is considered a philosophically appropriate approach. The utility is discretely located at the end of the building, set down below the level of the retaining wall. The existing access is utilised and therefore other than a minimal level of attachment to the stone gable it will have no direct impact on the historic fabric. This element of work is therefore considered appropriate.
- 5.7 The garden room, which is proposed centrally on the rear elevation, would be a very prominent addition to the listed building and is the most contentious element of this application. Due to the linear nature of the existing building, the garden room represents a departure from the established building line and pattern. This is not always considered an appropriate way of extending an historic building however as the structure is so distinct from the original building in design and materials it can be easily distinguished as a new element. As with the utility, the extension is gained via an existing access, no direct impact to the historic fabric is proposed other than chasing on of the new glazed link. The garden room location has been revised slightly to better preserve views from and towards the windows of the main house, and the design amended to reduce the profile of the roof and eaves, thereby improving the ‘lightness’ of the design. Being highly glazed, with minimal framing the visual impact of the structure will be minimised, and the legibility of the original historic building maximised. The building has also been moved slightly further away from the rear elevation of the building in line with the comments from S.P.A.B. The extension is considered to be of an appropriate scale and due to its high quality, contemporary design, is not considered to harm the significance or special architectural features of the Listed Building, its setting.
- 5.8 The roof vent and flue have also been removed and a ‘power flue’ is now proposed. The dimensions of this would be 290mm wide by 410mm high, projecting away from the building by 75mm situated on the stonework on the southwest elevation of the garden room. It would be finished in the same grey painted finish as the other steel work (RAL 7001). The diameter of the flue is to be 125mm. Concern was raised by the Conservation Officer that the power flue would result in an unsightly addition to the exterior stonework of the extension, which would be unfortunate given care taken over the design of the building. This issue has been discussed with the applicant and it is agreed that the flue could be masked by a metal grill painted to match the steel framing. Alternative options such as stone or timber would not be possible due to fire risk. This option is considered an acceptable solution and final details will be conditioned accordingly.
- 5.9 Outstanding Matters
The only outstanding issue raised at the pre-application stage that is considered to cause harm to the significance of the listed building, which is not included within this application, is the removal of the boundary garden wall. The Council will consider alternative action for this as considered necessary.

6. CONCLUSION

6.1 The recommendation to approve Listed Building Consent has been taken having regard to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Government advice contained in the National Planning Policy Framework.

7. RECOMMENDATION

7.1 The listed building consent is **GRANTED** subject to the conditions on the decision notice.

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CONDITIONS

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

Reason

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 extensions hereby approved, the proposed painting of the dormer windows, the replacement of the upvc windows and doors to the main house, and the replacement of the upvc garage doors, as set out in the Design and Access Statement dated 27th August 2013, shall be fully completed in accordance with the approved details and confirmed in writing by the Local Planning Authority.

Reason

To ensure that unauthorised works which have a detrimental impact on the significance of the Listed Building are rectified within a timely manner; to safeguard the special architectural and historic character of the building; and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

3. Prior to the commencement of works the detailed design of the following items shall be submitted to and approved in writing by the Local Planning Authority:
 - a. New windows/French doors to the main house to replace upvc windows/doors
 - b. New garage doors to replace the existing upvc doors
 - c. Utility room eaves and verges
 - d. Utility room doors

The drawings shall be at a minimum scale of 1:5 and the works shall be carried out in accordance with the approved details.

Reason

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

4. Prior to the commencement of the construction of the extensions hereby approved a representative sample panel of new stone facing walling, showing the stone, coursing and mortar pointing shall be erected on site and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details and the stone panel shall remain on site during the course of the construction

Reason

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

5. Prior to the commencement of the construction of the extensions hereby approved representative samples of all new roof and facing materials shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason

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

6. Prior to commencement of the extensions hereby approved final details of the power flue and proposed grill cover shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be carried out strictly in accordance with the approved details. The approved grill cover shall be installed at the same time as the power flue and maintained as such thereafter. For the avoidance of doubt details must be submitted at a scale of at least 1:5.

Reason

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

CIRCULATED SCHEDULE NO. 42/13 – 18 OCTOBER 2013

App No.:	PK13/3254/F	Applicant:	Mrs D Wallington
Site:	3 Westerleigh Road Downend Bristol South Gloucestershire BS16 6AB	Date Reg:	5th September 2013
Proposal:	Erection of 1no. dwelling with shared access and associated works. (Resubmission of PK13/1202/F).	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365286 176798	Ward:	Downend
Application Category:	Minor	Target Date:	28th October 2013



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 100023410, 2008. **N.T.S.** **PK13/3254/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 to erect a three bedroom, two storey dwelling within the garden of no. 3 Westerleigh Road, a two storey dwelling with gardens front and rear, bordering Westerleigh Road and Cleeve Road. The site is in the former garden, which has a vehicular access for the host dwelling. This access is proposed to be shared with that for the new dwelling.
- 1.2 The site is considered to be in a sustainable location, close to the centre of Downend, with its shops, services and bus routes. Fern Villa presents a side elevation to the site, with the exception of a ground floor window which appears to serve a non-habitable room. No. 3 faces Cleeve Road, with habitable rooms on both of its two floors facing in that direction. The proposed dwelling would be located close to the road, separated from it a tall wall, reduced in height to railings directly in front of the proposed house, to replace a hedgerow which is of a domestic rather than wild appearance. The garden for the new dwelling would effectively be the existing garden of No. 3, which would then retain its other garden, extending from its southern elevation. Also retained would be some space in front of the house, running up to the access drive. Three parking spaces would be retained for no. 3 and two provided for the proposed dwelling.
- 1.3 As a result of negotiation since the withdrawal of an earlier scheme, changes to the design of the proposed dwelling were achieved. As a result, the proposal would address Cleeve Road with its rear elevation, featuring windows, facing No. 3. Its main entrance would be on the north elevation, the principle elevation, facing the street. Secondary windows only would be located in west-facing gable end. The materials proposed are render under a tiled roof featuring reclaimed tiles. The planning history shows the refusal of a more comprehensive scheme on this site, which was considered to be too intensive and the refusal reasons are summarised at 3.1 below.

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 Development within residential cartilages
T8 Parking standards
T12 Highway safety
L11 Archaeology

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and Further (March 2013) Main Modifications
CS1 High Quality Design
CS9 Heritage Assets

- 2.3 Supplementary Planning Guidance
Residential Parking Standards (adopted 2013)

3. RELEVANT PLANNING HISTORY

- 3.1 PK08/1499/F Erection of 3 terraced houses and 2 flats
Refused due to impact on highway safety, inadequate parking and inadequate amenity space to serve the proposed dwellings.
- 3.2 PK13/1202/F Detached dwelling Withdrawn

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection

4.2 Other Consultees

Transportation

No objection, subject to the inclusion of conditions requiring the provision of parking and turning as well as the visibility splays.

Archaeology

No objection

Technical Services

No objection, subject to the inclusion of a condition requiring a SUDS-compliant drainage plan.

Environmental Protection

No objection in principle

Conservation Officer

Approve, subject to conditions.

Other Representations

4.3 Local Residents

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

- The hedge should be retained as it gives the area a green and pleasant character
- Overlooking of 2A Cleeve Lodge Road from the site, which could be overcome through obscure-glazing the front first floor windows
- Traffic noise will rebound of the dwelling
- The design is out of keeping with the area as most dwellings are cottage type and facing Cleeve Road
- The dwelling will block light into Nos. 3 and 5 Westerleigh Road
- The application form states no trees or hedgerows on site, but the hedge would be removed, as would a tree on the site
- Problems arising from lorries in the construction phase
- Inadequate parking.
-

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 task of this application is firstly to overcome the previous refusal reasons for a scheme for five dwellings on this site. It is considered that through the severely reduced scale of the current proposal, this has been achieved in all respects. The issues left to be resolved are the detailed impact on visual amenity, residential amenity, transportation issues and any other objections raised through the consultation process.

5.2 Visual Amenity/ Street Scene

The scale of the proposed dwelling is considered to be suitable in this two storey residential area. The proposed materials also compliment the locality of the site. The dwelling would be set back a little in comparison with the other dwellings fronting Cleeve Road, but this is considered appropriate as the site opens up to form a gap in the frontage forming the garden. The detailed design has been amended so that the dwelling addresses the street in common with other properties on Cleeve Road. The proposed wall to replace the existing (higher) hedge will allow the proposed house to fit better into its surroundings and it is considered that it will do so without any resultant harm to visual amenity, representing an enhancement of the street scene.

The proposed building sits to the north east of the grade II listed *Firs* albeit screened from its immediate setting by the converted outbuildings and modern blocks of housing that have been erected in the grounds of the listed building. In the immediate vicinity, the surrounding buildings are a mix of traditional and modern, but all share similarities in their form and use of materials. The detailing of the proposed dwelling has been based on a traditional symmetrical cottage, with steep roof pitch, roughcast rendered elevations, simple eaves and verge detail and sliding sash windows. It has been re-orientated on the site and designed so as to create a formal entrance facing the road, with a new entrance gate and railings along the frontage and natural stone walls enclosing the private garden space and parking areas. As a result, the building sits far more comfortably into the site and the locality than the previous design and has no harmful impact on the setting of the nearby Listed Building. The proposal therefore is considered to accord with policies D1 and L13 of the adopted Local Plan.

The consultation process raised the following point: The hedge should be retained as it gives the area a green and pleasant character. While it is regretted that the existing hedgerow would be replaced, it is noted that it has little ecological value, as a single species hedge. In visual terms, while it softens the rear of the footway, there is no planning control over its retention. The wall shown as replacing it, however, is considered to be appropriate to the location, has been incorporated into the formal design of the site and, as explained below, brings highway safety benefits in improving visibility from the access. Although this latter point could have been achieved with a replacement hedge, its benefit in this regard would have been eroded with the natural growth of the hedge. The site will not be devoid of planting, however, as the plan shows low planting behind the rear edge of the kerb, which would be low enough not to affect visibility.

5.3 Residential Amenity

The previous scheme on this site was refused, in part, due to the lack of adequate amenity space for the new dwellings. With the reduction in the proposed built form to a single dwelling, it is considered that this previous objection has been overcome. The proposed dwelling would have a garden area on each side of it. This is considered to be adequate to serve a three bedroom dwelling. Because of the distance from habitable room windows in other surrounding houses, the garden is considered to be sufficiently private. The residual garden for no. 3 would be, again, on either side of the dwelling and of a similar size as that proposed for the new dwelling.

The consultation process has raised concerns over overlooking from habitable room windows. While the new dwelling may have this impact to some extent on the side garden of Fern Villa, to the east of the site, it is considered that this would only occur at an acute angle in this property's rear garden unaffected. Any intervisibility with nos. 3 and 5, two sides of the semi, would be at an angle and at a distance of at least 18 metres. The combination of these two factors is considered to overcome any detrimental impact on their residential amenity. All other views from the proposed dwelling would be across a greater distance or across Cleeve Road and are not considered to introduce overlooking of gardens from a new angle which would compromise their existing level of residential amenity. It is therefore considered that the proposal would not harm residential amenity and accords with policy H4 of the adopted Local Plan in this regard. The point raised regarding obscure glazing of bedroom windows on site is therefore considered to be an inappropriate measure, which in any event would seriously compromise the residential amenity for future occupiers.

It has been raised through the consultation process that traffic noise will rebound off the dwelling. There is no scientific basis for this. It is noted, however, that the building would occupy only around a quarter of the site's frontage and if sound does rebound, it would be back towards the road, where it would be part of the background noise level generated by passing traffic. On this basis, it is considered that it would not have a significant impact on existing levels of residential amenity.

5.4 Transportation Issues

This is a resubmission of the previous planning application with proposals for erection of a new dwelling with parking on site. The applicant is seeking permission to use the existing vehicular access in order to serve the new dwelling on site. From a highway safety point of view, the existing access has substandard visibility onto the public highway and therefore, it is considered unsuitable for increased use by additional traffic resulting from new development. In this context, the applicant is proposing to remove the existing chain-link fence as well as the existing hedge and insist, proposes to construct a new boundary wall behind the visibility splay in order to improve vision splay to the of the access. If implemented, this access would be improved for all users and the previous highway safety highway concern over visibility would be overcome.

The proposal includes the provision of two off-street parking space and turning area on site and this would ensure that vehicle can enter and exit the site access in forward gear. This level of parking provision meets the newly adopted Residential Parking Standard. In view of all the above therefore, the Transportation Engineer has raised no highway objection to the proposal, which is considered to accord with policy T12 of the adopted Local Plan.

5.5 Other Issues

The point that the application form states no trees or hedgerows on site, but the hedge would be removed, as would a tree on the site, was raised through the consultation process. While it cannot be argued that the hedgerow would not be removed, the tree in question is small and may not have a sufficient girth to qualify as a tree. In any event, the developer will be expected to build to the plans, which clearly indicate the removal of the hedge and the wire mesh fence that it has overgrown. The garden area that is created is also considered to offer the scope for garden tree planting which could compensate for the loss of the existing specimen.

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 dwelling shall not be occupied until the associated car parking and manoeuvring areas have been drained and surfaced in accordance with the approved plans. The facilities so provided shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles.

Reason

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

3. Prior to the first occupation of the new dwelling, the visibility splay from site access onto public highway shown on the approved plans shall be provided by removing the existing chain-link fence and the existing hedge. The new wall shall be erected as shown on the approved plans behind the visibility line of 2.4m x 43m. Any landscaping within the visibility splay so formed shall be planted within the planting season following first occupation and there shall be no obstructions higher than 0.6m above the adjoining road level, maintained as such thereafter.

Reason

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

4. 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, L18 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. No windows other than those shown on the plans hereby approved shall be inserted at any time in the eastern 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.

6. Prior to their installation or construction, the detailed design including materials and finishes of the following items shall be submitted to and approved in writing by the local planning authority:
 - a. Eaves, verge and ridge.
 - b. All new windows and doors, including finished colour. For the avoidance of doubt, the windows to the front elevation shall be vertically sliding sash windows and shall be installed with recessed boxes.
 - c. Door surrounds including any canopies, brackets, jambs and reveals.
 - d. Railings
 - e. External vents, flues and grilles.
 - f. External lighting and utility meter boxes.
 - g. Rainwater goods and fixings

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections. The works shall thereafter be implemented strictly in accordance with the agreed 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 samples of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

8. A sample panel of the render indicating colour and texture, shall be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the development is complete. Development shall be carried out in accordance with the agreed sample. For the avoidance of doubt, the render shall be applied with no visible corner beads or render stops.

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

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

Reason: To 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. 42/13 – 18 OCTOBER 2013

<p>App No.: PK13/3521/PNH Site: 7 Lincombe Road Downend Bristol South Gloucestershire BS16 5UB Proposal: The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.6m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.4m.</p>	<p>Applicant: Mr S Pike Date Reg: Parish: Downend And Bromley Heath Parish Council Ward: Downend Target Date: 3rd November 2013</p>
<p>Map Ref: 364565 176637 Application Category:</p>	



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as a comment of objection has been received from an adjacent neighbour.

However, this application is a prior notification of a proposed larger home extension under the permitted development neighbour consultation scheme. The purpose of such an application is to provide neighbours with the opportunity to comment on proposals that may affect them.

Should an objection be received then the 'prior approval' of the Local Planning Authority is required. The prior approval can be given or refused but only through the criteria set out in the neighbour consultation scheme. Under paragraph A.4(5) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), in determining the prior approval the Local Planning Authority may only assess 'the impact of the proposed development on the amenity of any adjoining premises.'

The prior approval (if required) of the application must be issued by the Local Planning Authority within 42 days of receipt of the application. If this period elapses before a decision on the prior approval is issued then the development is deemed acceptable, and a default consent given.

Therefore this application appears on the Circulated Schedule for information purposes only. It is not usually possible to call such applications before a Development Control Committee as the notification period would expire and by default the development would be deemed acceptable.

1. THE PROPOSAL

- 1.1 This application provides a prior notification of a proposed larger home extension, as set out in A.4 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
- 1.2 The proposed extension comprises a single storey rear extension with a maximum depth of 5.6 metres, a maximum height of 3.6 metres, and an eaves height of 2.4 metres.
- 1.3 It should be noted that due to the existing layout of the built form, the majority of the rear extension extends a maximum of 3.6 metres from the rear elevation. Where the proposed extension wraps around the building and infills the area behind the garage, the depth of the extension reaches 5.6 metres.

2. POLICY CONTEXT

- 2.1 National Guidance
 - i. The Town and Country Planning (General Permitted Development) Order 1995 (as amended)

- ii. The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013

3. CONSULTATION RESPONSES

- 3.1 Downend and Bromley Heath Parish Council
No objection

Other Representations

- 3.2 Local Residents
One letter from the adjacent neighbour has been received objecting to the proposed extension. The objection is based on the following grounds:
 - concern that extension will affect foundations
 - rainwater goods proposed may not adequately discharge run off resulting in water on neighbour's wall
 - extractor fan may cause mould in neighbour's property
 - rainwater pipe at the front is not shown to discharge into a soak away
 - damp proof course in neighbour's property may be compromised by proposed development.

4. ANALYSIS OF PROPOSAL

- 4.1 This application requires the prior approval of the Local Planning Authority under the larger home extensions neighbour consultation scheme.
- 4.2 Principle of Development
The development is acceptable in principle as it is permitted by the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
- 4.3 In determining the prior approval of the Local Planning Authority only the residential amenity of all adjoining premises can be considered.
- 4.4 Amenity
The proposed development is not considered to have an impact on the residential amenity of the property located to the rear of the site, no.33 Croomes Hill. This is because the properties are set some distance apart and are positioned at ninety degrees to one another.
- 4.5 It is not considered that the proposed development would impact upon the amenity of the adjacent property to the south of the site, no.9 Lincombe Road. This is because no.9 has a two-storey and single storey extension running along the boundary between the sites, directly adjacent to the proposed extension. As a result, the proposed extension does not impact on any of the habitable rooms in the dwelling or the outdoor amenity space afforded to no.9.
- 4.6 Comments have been received that indicate the proposed extension would have an impact on the structural integrity of the aforementioned existing

extension. This is not a material planning consideration and not one of the criteria set out in the Order.

4.7 To the north of the site is no.5 Lincombe Road. The proposed development would have the most impact upon this property; however, the impact is considered to be little and not prejudicial to residential amenity.

4.8 An existing single storey rear lean-to conservatory structure exists where the extension is proposed. Therefore, the impact of the side elevation is only marginally greater than the existing wall in that location. It is not considered that the proposed extension will materially reduce levels of light or be overbearing upon the adjacent property.

5. CONCLUSION

5.1 Taking into account the analysis set out above, it is therefore not considered that the proposed extension is prejudicial to residential amenity and the prior approval of the Local Planning Authority should be given.

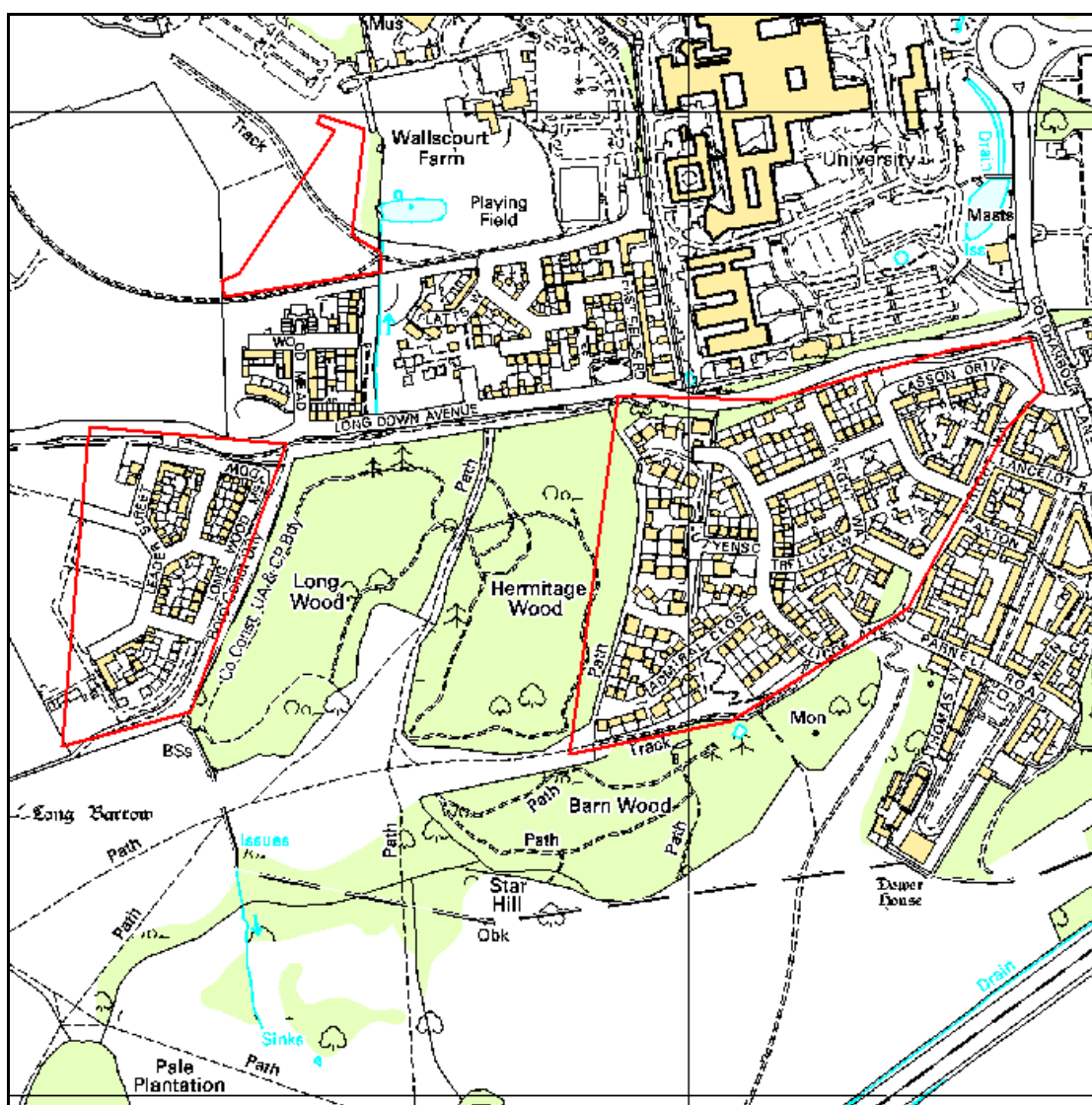
6. RECOMMENDATION

6.1 It is recommended that the prior approval be GIVEN.

Contact Officer: Griffith Bunce
Tel. No. 01454 863438

CIRCULATED SCHEDULE NO. 42/13 – 18 OCTOBER 2013

App No.:	PT13/0733/F	Applicant:	University Of The West Of England And Bristol Rovers Football Club
Site:	Land Between Long Down Avenue And The University Of The West Of England, Stoke Gifford	Date Reg:	15th March 2013
Proposal:	Construction of a new car park to provide an extended car park for the approved UWE Stadium. Associated works including landscaping and lighting.	Parish:	Stoke Gifford Parish Council
Map Ref:	361972 177730	Ward:	Frenchay And Stoke Park
Application Category:	Major	Target Date:	13th June 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application appears on the circulated schedule due to objections received.

1. THE PROPOSAL

1. Full planning permission is sought for the construction of an extension to the approved stadium car park, (which has yet to be commenced) to provide an additional 324 car parking spaces. Vehicular access to the car park extension will be only from the roundabout on Long Down Avenue, to the west of the site, via the approved main stadium car park.
2. The stadium application included the current application site, however the only works proposed were the re-grading of the land through the depositing of excavation arisings from the stadium construction. The same level of re-grading is proposed by the current application, as well as the construction of the car park itself. Additional landscaping over and above the stadium application is also proposed.
3. The application site is some 1.16 hectares in area and located to the west of the main UWE campus. It currently consists of open rough grassland. The site is bound to the south by the Cheswick bus link, (Long Mead) beyond which lies Cheswick Village residential development. To the western boundary of the site, would lie the approved stadium car park, (currently a green field). A belt of established trees is located to the east of the site, with the open landscaped setting of the Grade II Listed Wallscourt Farmhouse beyond.
4. In support of the application the following documents have been submitted:
 - Design and Access Statement
 - Flood Risk Assessment and drainage details
 - Lighting Strategy
 - Ecology Statement
 - Transport Statement

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 Development Plans
Regional Guidance

West of England Joint Waste Core Strategy (adopted)
Policy 1- Waste Prevention
- 2.3 South Gloucestershire Mineral and Waste Local Plan (adopted) May 2002
Policy 37 Waste Reduction

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)

- D1 Design
- L1 Landscape Protection and Enhancement
- L9 Species Protection
- L13 Listed Buildings
- L17 and 18 The Water Environment
- EP1 Environmental Pollution
- EP2 Flood Risk and Development
- T8 Parking Standards
- T12 Transportation Development Control Policy for New Development
- E1 Proposals for mixed use schemes including employment development
- E4 Safeguarded Employment Areas
- LC6 Major Sports Stadia

Other material considerations

2.4 South Gloucestershire Core Strategy incorporating Post-Submission Changes December 2011 and reflecting the Inspector's Preliminary Findings and Further Main Modifications (March 2013)

- CS1 High Quality Design
- CS7 Strategic Transport Infrastructure
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS11 Distribution of Economic Development Land
- CS12 Safeguarded Areas for Economic Development
- CS25 Communities of the North Fringe of Bristol
- CS28 University of the West of England

2.5 Supplementary Planning Guidance/other Documents

- Adopted Design Checklist SPD
- Biodiversity Action Plan
- UWE Concept Plan- Endorsed by SGC December 2011 as a material consideration
- Residential Parking Standards SPD March 2013

3. **RELEVANT PLANNING HISTORY**

The application site has a complicated planning history due to being, for many years, part of the planned expansion of the adjacent Hewlett Packard site.

PT04/0685/RVC To develop the land for B1 (Business) Uses N3510/4 dated 7 October 1982 and condition j of planning permission N3510/4 dated 7 October 1982 and condition 06 of planning permission P85/0055/4 dated 3 July 1989 which restricts the use of the land to the manufacture of high technology products, the research and development thereof and associated facilities. Granted 2nd November 2005. Implemented.

PT04/0684/O Residential development at a density of 50 units per hectare overall across the site together with supporting infrastructure and ancillary facilities. Approved with conditions and section 106 legal agreement including the following transportation measures:

- Provision of Cheswick bus link
- Car club contribution
- £1,000,000 contribution towards transportation network improvements in the vicinity
- £100,000 contribution towards bus season tickets
- £30,000 contribution towards cycle/pedestrian facilities
- Rapid transit route to be kept clear
- The quashing of a previous section 52 agreement attached to consent ref. N3510

This application was submitted concurrent with the PT04/0686/RVC (see below) for B1 office development. The transportation assessment submitted with application PT04/0684/O for residential development also factored in the delivery of 1.0 million square feet on the retained Hewlett Packard land (or 1.2 million sq.ft. if the existing buildings (nos.1 and 2) on the retained HP site were demolished). The section 106 agreement attached to consent PT04/0684/O quashes previous legal agreements and secured requisite contributions towards transportation works and the satisfactory upgrading of the local highway network commensurate to the requirements *not only of the housing development but also of the additional floorspace that is subject to the application for office development on the application site (PT04/0686/RVC).*

PT04/0686/RVC Erection of 4No buildings (Variation of condition M of planning permission N3510/4, condition E of planning permission N3510/4ap, condition 8 of planning permission P85/0055/4 and condition 4 of planning permission P85/0055/2 to provide for the resiting of the buildings in accordance with Supplemental Masterplan (Drawing 1521/038/A) Approved subject to a financial contribution of £20,000 towards the provision of 4No. bus stops with associated ancillary works along the proposed Cheswick Bus Link.

PT07/2424/R3R Public transport bus link (Cheswick Bus Link between current application site and residential development (PT04/0684/O). Approved with conditions.

PT12/0888/F: Erection of a 21,700 seater new sports stadium (Class D2) and ancillary Club Shop (500m²), Supporters Club Bar (784m²) and Offices (198m²), with associated Convenience Store (Class A1) (465m²), Gymnasium (Class D2) (1,280m²), Banqueting facilities (Class D1) (1,006m²), Media Study Centre/UWE Teaching Space (Class D1) (2.114m²). Construction of car park (1,000 spaces) and new vehicular access. Depositing of excavated material resulting from construction process, landscaping and lighting. Planning permission granted in January 2013.

PT12/3809/O: Erection of new buildings on 55.1 hectares of land for; academic, recreation, administration and support purposes (44,055m², Use Class D1); student residential and associated welfare facilities (30,790m², sui generis use); 15,200m² of mixed commercial uses, consisting of a Hotel (200 bedrooms [6,000m², Use Class D1), Restaurant/Public House/Hot Food Take-away (1,200m² Use Classes A3/A4/A5); Office/Research and Development (8,000m², Use Class B1a/B1b); associated infrastructure including provision of a new public transport hub, 2 no. decked and at grade car parks, landscaping, internal highway realignment, amendments to 2 no. adopted vehicular access points; and the demolition of 7,330m² existing buildings. Outline application with all matters reserved except access. Permission granted 17th June 2013.

Environmental Impact assessment

PT12/022/SCR

The currently proposed car park extension was included as part of the wider UWE masterplan screening sought, prior to the outline application relating to UWE. The screening request excluded the stadium itself as it was the subject of a separate application with its own EIA; the screening request did however include the proposed adjacent areas of car parking, including the current application site. The Council's screening opinion was that an EIA was not necessary. The current application is substantially the same as that in the previous screening opinion therefore no EIA issues are raised by this application.

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council

Comments were received in respect of the UWE Outline application regarding traffic on the section of Long Down Avenue running through Cheswick Village. No specific comments were received in relation to the current application.

Wessex Water

The surface water will discharge via a private system to the receiving watercourse – which will be for the EA and SGC to consider. As we do not believe the system will be offered for adoption by Wessex Water, appropriate arrangements should be in place for the future maintenance and repair of the private surface water network.

Environment Agency

No objection subject to the addition of a condition stating that the development permitted by this development shall only be carried out in accordance with the approved flood risk assessment and the mitigation measures contained therein. Two other conditions relating to surface water drainage area also required.

English Heritage

The proposal does not fall into a category of development that we need to consider.

Other Representations

SGC Environmental Protection

Any noise impact would be negligible and we raise no objection on noise grounds. An air quality report is not required for this application.

SGC Archaeology Officer

The proposal covers land that has previously been evaluated, and based on the results of this, no further archaeological mitigation is required.

SGC Highway Engineer

Introduction

This application is associated with application PT12/0888/F for a 21,700 seat Stadium with ancillary uses and shared use car park. Permission PT12/0888/F included an obligation on the applicant to provide up to 2,400 car parking spaces adjoining the stadium or on the Campus.

This application seeks to re-allocate some of the permitted parking to adjoin the Stadium site. It does not change the total parking allocation of 2,400 spaces.

The site adjoins the approved car park and lies within the former Hewlett Packard office development area. The original use for the application site is part of the HP development which has an extant consent for 38,139 sqm of B1 office. Thus although the area of this car park extension proposal is currently undeveloped it could be brought into full use for office employment purposes.

This application is also consistent with an application (ref PT12/3809/O) for a Masterplan for the UWE Frenchay Campus.

This application is supported by a Transport Statement

The established site uses and accesses

The permitted Stadium development is proposed to be accessed from the roundabout at the southern end of the dual carriageway section of Long Down Avenue. No access is permitted to the Stadium traffic through Long Down Avenue. The UWE Masterplan application makes reference to all of the vehicular access rights that are available to the UWE Campus

The proposed use

The day-to-day traffic conditions

The proposed car park extension will occupy one of the two residual B1 plots covered by the extant B1 permission. While the B1 development superseded by this proposal is quite small, it does represent a reduction in the potential traffic growth from the former HP business site.

The Stadium Event traffic conditions

The pattern of traffic movement associated with the Stadium is off peak, either in weekday evenings or at the weekend. As the overall proposed parking allocation for the Stadium will not change, the traffic impact associated with this use will not change from that forecast by the earlier permission. Stadium traffic will continue to be off the Long Down Avenue roundabout.

Conclusion

As submitted there will be no increase in traffic movement on the local roads and the proposal will not influence any of the measures to be initiated under the earlier stadium permission to encourage sustainable travel. There is therefore no transport objection to the application and it is considered in compliance with Policy T12 of the SGLP.

SGC Lighting Engineer

No objection to the proposed lighting scheme for the proposed car park extension.

4.2 Local Residents

Most of the comments on this application actually relate to the Outline planning application for the redevelopment of the UWE campus which was submitted at the same time as this application; in particular the new road link from the UWE campus into the current application site. Those comments have not therefore been set out below. The summarised comments below therefore relate only to points made in relation to the proposed car park extension.

Three letters of objection:

- Increase in traffic
- Increase in noise
- Increased air pollution
- The proposal should be delayed until after the stadium is built in order to assess noise increases.
- Vehicular access must be only via the west gate
- Loss of view
- Increase in student parking is not 'green'
- Extra parking should have been proposed in the original application

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site is located within the Hewlett Packard Safeguarded employment area, as defined in Policy E4 of the adopted South Gloucestershire Local Plan. The principle of the land raising on this site has already been approved through the grant of full permission for the stadium (PT12/0888/F) and the principle of car parking on this site has already been approved in outline through the grant of outline planning permission for the redevelopment of the UWE site (PT12/3809/O). It is necessary therefore to consider the detail of the scheme.

5.2 Transportation

The approved 21,700 seat stadium application (PT12/0888/F) provided vehicular access only off the Long Down Avenue roundabout. Parking provision for the stadium application comprised 1,000 car parking spaces around the stadium, of which 900 spaces are to be used for university parking during the normal working day in order to facilitate the relocation of Car Park 20, which is located on the Crescent off Coldharbour Lane. In addition there would be up to 1500 car parking spaces in the adjacent UWE campus, which will be released incrementally on demand as agreed with the Council.

5.3 The purpose of the current application is to provide 324 of the UWE campus parking spaces in a location adjacent to the stadium rather than on the established areas of the campus.

The stadium planning permission included a Section 106 obligation on the applicant to provide up to 2,400 car parking spaces adjoining the stadium or on the Campus. This application seeks to re-allocate some of the permitted parking to adjoin the Stadium site. It does not change the total parking allocation of 2,400 spaces, nor the obligation to provide.

Access

The permitted Stadium development is proposed to be accessed from the roundabout at the southern end of the dual carriageway section of Long Down Avenue. The current application proposes that all access will be off this roundabout too. However, in accordance with the approved UWE masterplan, the submitted plans include noting the potential for a future link through the south eastern boundary of the site to provide access for UWE staff and students, but with stadium related traffic prohibited. For the avoidance of doubt, the current application does not include the potential future access, it is noted on the plans as it has been approved under the UWE outline application. The UWE permission includes a condition requiring barrier control restricting the use of any future access here to ensure that it is not used by stadium traffic. This is required because the Transport Assessment associated with the stadium application did not assess stadium traffic using this route. Although the new access is not part of the current proposal, any future barrier will be in this site, so a condition to make this expressly the case is suggested.

The Council's SPD: Residential Parking Standards is not relevant to this application as it is not residential parking.

Traffic Generation

This application is supported by a Transport Statement. The site lies within the former Hewlett Packard office development area. The original use for the application site is part of the HP development which has an extant consent for 38,139 sqm of B1 office. Thus although the area of this car park extension proposal is currently undeveloped it could be brought into full use for office employment purposes. The proposed car park extension will occupy one of the two residual B1 plots covered by the extant B1 permission. While the B1 development superseded by this proposal is quite small, it does represent a reduction in the potential traffic growth from the former HP business site.

The pattern of traffic movement associated with the Stadium is off peak, either in weekday evenings or at the weekend. As the overall proposed parking allocation for the Stadium will not change, the traffic impact associated with this use will not change from that forecast by the earlier permission. Stadium traffic will continue to be off the Long Down Avenue roundabout.

Conclusion

As submitted there will be no increase in traffic movement on the local roads and the proposal will not influence any of the measures to be initiated under the earlier stadium permission to encourage sustainable travel. There is therefore no transport objection to the application and is in accordance with Policy T12 of the SGLP.

Residential Amenity

The proposed earthworks on this site were assessed through the stadium planning application and were approved. This results in a raised land level within the current application site of some 2m above existing ground level, increasing to 3.7m in the south east at the lowest part of the site.

In terms of the amenity of existing adjacent residents to the south, the raised land levels are no different to those previously approved, however the difference to be considered now, is that the stadium application proposed the current application site to be open land, whereas it is now proposed to be a car parking area.

The closest property is located a minimum of 17m from the car parking area, with a road - the Cheswick Bus Link- between the site and the nearest dwellings. Furthermore a landscaped bund of up to 2 metres in height and between 6 and 10 m in width would be provided along the southern boundary of the site. This comprises the same amount of landscaped buffer that was approved under the stadium application. It is considered that due to the nature of car park use, together with the distances involved and the landscape buffer between the activity within the car park will ensure that the development would not result in significant harm to adjacent residential properties.

It is noted that a local resident is concerned about lighting within the car park. The Council's lighting engineer has however assessed the submitted lighting scheme, which is accompanied by an environmental impact assessment report and states that the proposed 8m high lighting columns are considered acceptable in terms of impact and the submitted report is in line with SGC's requirements considering obtrusive lights. It is considered therefore that there will be no significant impact on residential amenity arising from the car park lighting, but a condition will be imposed to ensure that the only submitted scheme is carried out and an hours limit to accord with the stadium lighting condition.

In terms of noise, the Council's Environmental Protection Officer considers that there will be no undue impact from the proposed car park, and that an air quality report was not required.

Having regard to all of the above therefore, it is considered that there would not be a significantly detrimental impact on residential amenity arising from the development.

Ecology

The current application site includes the area of new meadow grassland to be planted as mitigation for the stadium application. This area is however to be avoided by the proposed car park, as it is provided in a strip of land along the eastern boundary of the site. The main issue to consider though is the potential future access into the UWE campus through the south eastern boundary of the site. If this was granted planning permission in the future, it would involve the loss of a significant part of the meadow grassland area. To ensure the continued mitigation therefore in these circumstances, a condition is recommended whereby the planting of an equivalent area is carried out on the

UWE campus (which is in the same ownership), in the event of the loss of this area. Such a condition was imposed on the UWE masterplan consent in recognition of this. Subject to this condition, the application is considered acceptable in ecology terms.

Landscaping

Following pre- application discussions, the landscaping proposals for the site were improved, including the provision of more tree planting to create a 1m vegetation belt along the western boundary, and specimen trees throughout the car park. The native shrub and tree planting belt along the southern site boundary is as per the approved stadium planning application as this is an important buffer between the dwellings to the site and the new car park, as noted in the *Residential Amenity* section of this report. The submitted landscaping details are considered acceptable by the Council's Landscape Architect and in compliance with Policy L1 of the SGLP, subject to a condition requiring the plans to be implemented.

Listed Building Issues

Given the higher levels of the proposed car park in relation to the current ground levels, there was an initial concern from the Council's Listed Building Officer that there was the potential for the proposed car park lighting to affect the parkland setting of the listed Wallscourt Farmhouse. Since then, the applicant has provided sections through this area that demonstrate that the lighting would not project above the tree belt running north/south adjacent to the eastern boundary of the site. It is considered therefore that the proposal is acceptable, and in compliance with Policy L13 of the SGLP.

Section 106 issues

- 5.4 The Section 106 associated with the stadium planning permission includes a clause that states that if planning permission is granted for parking on the current application site for 324 car parking spaces (known as Plot 2), and it is available for use, the parties to the S106 shall enter into a deed of variation which substitutes Plot 2 car park for one of the car parks on the UWE campus (North Car Park) and releases the North Car Park from the covenants in the S 106.

Thus the current planning application does not precipitate the need for the deed of variation, but it will need to be entered into if the planning permission is implemented and when the car park is available.

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 subject to the conditions set out below, planning permission be GRANTED:

Contact Officer: Helen Ainsley
Tel. No. 01454 863643

CONDITIONS

1. The development hereby permitted shall begin before the expiration of five years from the date of this decision.

Reason

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

2. Notwithstanding the reference on the plans hereby approved to the '*Proposed future link to provide access for UWE staff/students...*' on the eastern boundary of the site, the development hereby approved expressly does not permit this vehicular access.

Reason

To ensure, in the interests of residential amenity, that the access road link does not provide an uncontrolled access opportunity for all the patrons of the car park which would result in congestion and highway implications on Long Down Avenue, contrary to Policy T12 of South Gloucestershire Council's Local plan (Adopted Jan 2006).

3. All external lighting within the development hereby approved shall conform at all times with the lighting design detailed in the Environmental Impact Assessment Lighting dated 18.2.13 (NEP) submitted pursuant to this application. The car park lighting shall be switched off between the hours of 12 midnight and 7.00 am

Reason

To minimise disturbance to occupiers of nearby buildings and to accord with Policy E3 and Policy EP1 of the adopted South Gloucestershire Local Plan.

4. planting, seeding or turfing comprised in the landscaping details, including the landscaped bund along the southern boundary of the site, hereby approved shall be carried out in the first planting and seeding seasons following the first use of the car park hereby approved, or the completion of the development, whichever is the sooner, and any trees or plants (existing or planted) which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting seasons with others of a size and species as shall reasonably be specified by the LPA.

Reason

To protect the character and appearance of the area and to accord with Policy L1 of the South Gloucestershire Local Plan.

5. No development shall take place until a Waste Management Audit has been submitted to and approved by the Local Planning Authority in writing. The Waste Management Audit shall include details of the following as necessary:
- i. The volume and nature of the waste which will be generated through the excavation process;
 - ii. The volume of that waste which will be utilised within the site in establishing pre-construction levels, landscaping features, noise attenuation mounds etc;
 - iii. Proposals for recycling/recovering materials of value from the waste not used in schemes identified in (b), including as appropriate proposals for the production of secondary aggregates on the site using mobile screen plant;
 - iv. The volume of additional fill material which may be required to achieve, for example, permitted ground contours or the surcharging of land prior to construction; and
 - v. The probable destination of that waste which needs to be removed from the site and the steps that have been taken to identify a productive use for it in order to reduce the amount of waste sent to landfill.

Development shall be carried out in accordance with the agreed details.

Reason

To accord with the Local Planning Authority's adopted Waste Management Strategy, and to accord with Policy 37 of the South Gloucestershire Minerals and Waste Local Plan (May 2002) and Policy EP1 of the South Gloucestershire Local Plan (January 2006).

6. The hours of working on site during the period of construction shall be restricted to 8.00 am to 6.00 pm Mondays to Fridays, and 8.00 am to 1pm Saturdays; and no working shall take place on Sundays or Public Holidays. The term working shall for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/clearing work on any plant or machinery deliveries to the site and movement of vehicles within the cartilage of the site.

Reason

In the interests of residential amenity and to accord with Policy EP1 of the South Gloucestershire Local Plan.

7. Prior to the commencement of the development hereby approved a site clearance strategy that ensures that any hedgehogs present would be fully protected shall be submitted to and approved by the Local Planning Authority in writing. All works are to be carried out in accordance with agreed strategy.

Reason

To protect the wildlife and ecological interests of the site, in accordance with Policy L9 of the adopted South Gloucestershire Local Plan.

8. Prior to the commencement of the development hereby approved, an ecological (habitat creation) and landscape management plan shall be submitted to and approved by the Local Planning Authority in writing. The plan should include details of any new habitat to be created (species-rich grassland) including monitoring and its management. All works are to be carried out in accordance with agreed plan prior to the first use of the development hereby approved.

Reason

To protect the wildlife and ecological interests of the site, in accordance with Policy L9 of the adopted South Gloucestershire Local Plan.

9. The development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Clive Onions Ltd. dated 27th February 2013 and the following mitigation measures detailed within the FRA:

Limiting the surface water run-off generated by the 1:100 year event critical storm to 8 l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

Reason:

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure that a satisfactory means of drainage is provided, and to accord with Policies L17, L18 and EP1 of the adopted South Gloucestershire Local Plan.

10. No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority (LPA). The approved drainage works shall be completed and maintained in accordance with the details and timetable agreed.

Reason:

To ensure adequate adoption and maintenance, and therefore better working and longer lifetime of surface water drainage schemes, and to accord with Policies L17 L18 and EP1 of the adopted South Gloucestershire Local Plan.

11. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained.

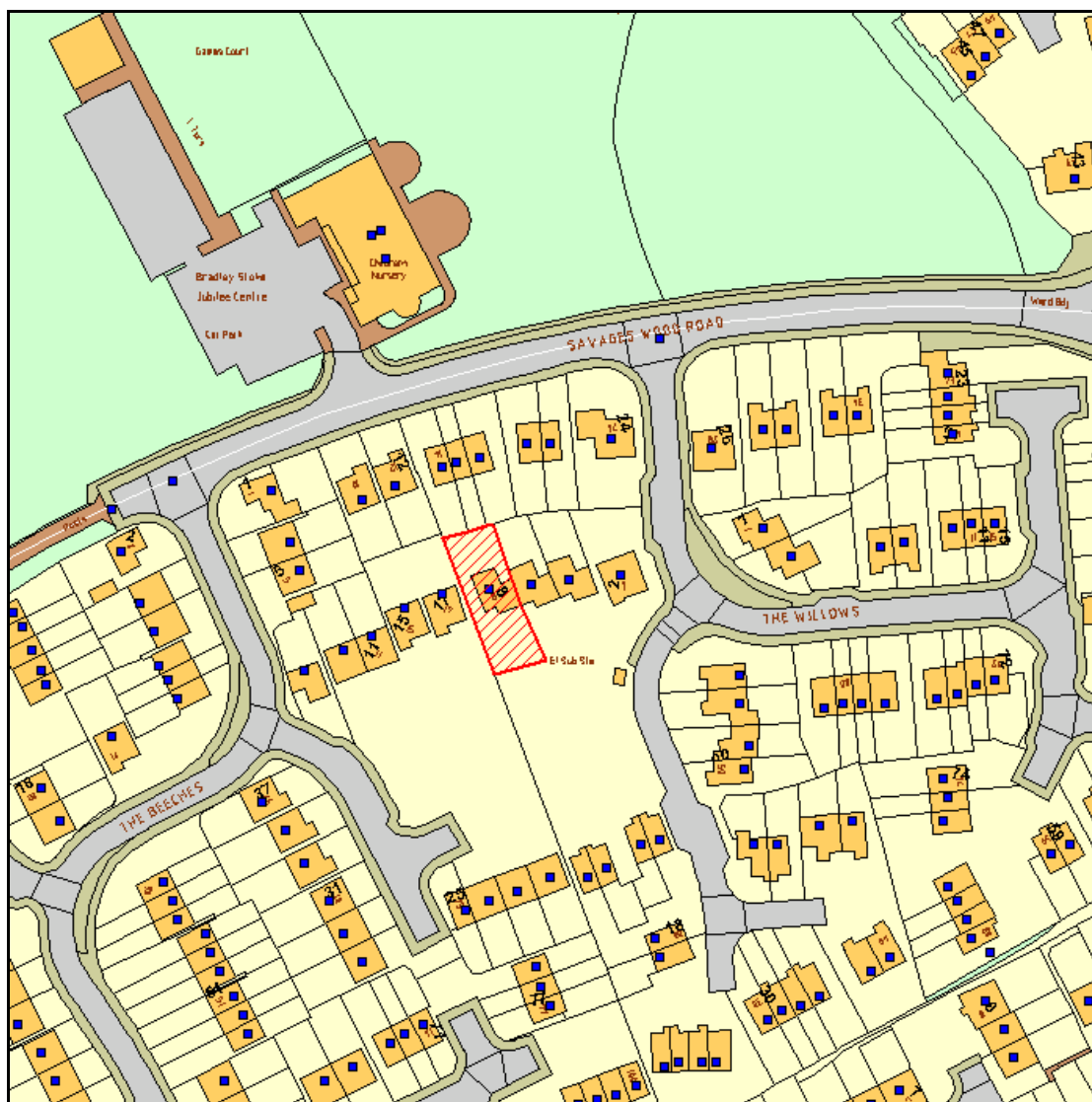
Reason:

To prevent pollution of the water environment and to accord with Policies L17 L18 and EP1 of the adopted South Gloucestershire Local Plan.

Contact Officer: Helen Ainsley
Tel. No. 01454 863788

CIRCULATED SCHEDULE NO. 42/13 – 18 OCTOBER 2013

App No.:	PT13/2457/F	Applicant:	Mr P Gregg
Site:	8 The Willows Bradley Stoke Bristol South Gloucestershire BS32 8HJ	Date Reg:	15th July 2013
Proposal:	Erection of two storey side and rear extension to provide additional living accommodation.	Parish:	Bradley Stoke Town Council
Map Ref:	361627 181707	Ward:	Bradley Stoke South
Application Category:	Householder	Target Date:	16th October 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because objections have been received from the Bradley Stoke Town Council and members of the public contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two storey side and rear extension to provide additional living accommodation.
- 1.2 The application site comprises a two-storey link detached property located on the western side of the cul-de-sac The Willows within the established residential area of Bradley Stoke.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving a Good Standard of Design in New Development
H4 Residential Development within Existing Residential Curtilages
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
The South Gloucestershire Design Checklist SPD (adopted)
The South Gloucestershire Residential Parking Standards SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 P97/1357, erection of rear conservatory, approval, 20/05/97.

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
Objection on the following grounds:

1. Overmassing/overdevelopment of the site
2. Out of keeping with the surrounding area

Following the re-consultation process due to the submission of amended plans Bradley Stoke Town Council made the following comments:

Bradley Stoke Town Council's original objections to this application still stand despite amended plans.

- 4.2 Archaeological Officer
No objection
- 4.3 Drainage Officer
No comment
- 4.4 Transportation DC Officer
No objection

Other Representations

- 4.5 Local Residents
Three letters of objection have been received from members of the public. The following is a summary of the reasons given for objecting:

- Out of keeping with other properties in the locality;
- Loss of light to nos.4 and 6 due to staggered position of neighbouring properties;
- Issues caused by building vehicles during construction;
- Lack of consultation;
- Impact on neighbouring occupiers from the rear two storey extension;
- No other properties have two storey rear extensions on the estate, therefore, the proposals are out of keeping with existing built form;
- The massing of the extension is out of keeping with the dwelling;
- Working hours condition should be applied to reduce the impact on neighbours during construction;
- Materials could be stored on a communal parking area during construction resulting in the loss of parking.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Planning policy H4 of the South Gloucestershire Local Plan (adopted) January 2006 allows for the principle of the development proposed. The main issues to consider are the appearance/form of the proposal and the impact on the character of the area (policies D1 and H4 of the Local Plan); the effect on the residential amenity of neighbouring occupiers (policy H4 of the Local Plan); and the transportation effects (policies T12 and H4 of the Local Plan).
- 5.2 Appearance/Form and Impact on the Character of the Area
The proposal extends the existing ridge and eaves across by approximately 1.7 on the principal elevation closer to the western boundary. This part of the scheme provides an enlarged living room and family room at ground floor level and additional and enlarged bedrooms at first floor level.
- 5.3 The proposed rear extension measures approximately 3.3 metres in length and extends approximately three quarters of the width of the rear elevation of the dwelling. The proposal is two storeys in height and is encompassed by a pitched roof with a rear-facing gable, the apex of which is set down below the ridge height of the existing dwelling.

- 5.4 Dual casement windows are proposed in the rear elevation of the extension at ground and first floor level and in the western side elevation of the side extension at first floor level. The design of the windows proposed matches the existing windows in the dwelling. The applicant has specified the materials brick and tiles to match the existing dwelling. A condition on this basis is not therefore, required if permission is granted.
- 5.5 Concerns have been raised that the design of the extensions are out of keeping with other properties in the locality. The increase in width of the principal elevation unbalances its appearance somewhat; there will be more of an obvious brick void on the western side of the front windows than the east. The officer requested that the extension be stepped back behind the principal elevation to retain more of a sense of the proportions of the existing dwelling; however, the applicant has not acceded to this request. On balance, given the proposal reflects the scale, siting and materials of the existing dwelling, it is not considered that this part of the scheme will appear adversely out of keeping with the character of the host dwelling or surrounding properties. Weight is also given to the fact that there is a variety of architectural styles of dwelling in the surrounding area.
- 5.6 The gabled rear extension in terms of the scale, proportions and roof pitch is not adversely out of keeping with the character of the existing dwelling and surrounding properties. Whilst it would be preferable if the ground floor window in the rear elevation were aligned with the first floor window, it is not considered that this part of the scheme will be adversely prominent from views from the public realm.
- 5.7 Residential Amenity
Objections have been received from neighbouring occupiers regarding the effect of the development on their residential amenity. Amended plans have been received which aim to reduce the impact on neighbours; the ridge height has been lowered by approximately 0.4 metres and a first floor side window has been reduced in size and repositioned. Consideration is required as to whether the degree of impact on neighbours when considered objectively is reasonable or unreasonable.
- 5.8 Impact on no. 17
A neighbouring property is located to the west of the host dwelling and is detached from the application site. The side extension moves the building line closer to the side of the neighbouring property by approximately 1.7 metres; however, the main impact on occupiers is from the rear extension as this will extend past the rear elevation of the neighbouring dwelling containing principal windows. It is noted that the host dwelling is set further back than neighbouring property to the west by approximately 1 metre, which increases the impact of the rear extension. However, weight is given to the fact that the extension will be stepped in from the flank boundary, and due to the siting and orientation of the dwellings, it is not considered that there will not be a significant adverse effect on neighbouring occupiers through loss of natural light. Whilst the extension may be visible from views from the rear windows in the property, the siting of the extension is such that, any views will be at an oblique angle; therefore, on balance, it is not considered that there will be a significant

adverse effect on the living conditions of neighbouring occupiers through loss of outlook. An existing neighbouring conservatory will help to offset the impact of the extension proposed on neighbouring occupiers.

5.9 A first floor window is proposed in the western side of the proposed side extension. Consideration is required as to the effect this will have on the privacy of neighbouring occupiers. The proposed window has been reduced in size to a single casement and movement further forward to increase the obliqueness of any views towards the garden of the neighbouring property. Based on the revised information provided it is not considered that the proposal will have a significant adverse effect on the residential amenity of neighbouring occupiers through loss of privacy. No other windows will face directly towards the neighbouring property.

5.10 Impact on no.6

The neighbouring property to the east attached to the garage will be approximately 5 metres from the proposed extension. The extension proposed will not be directly visible from windows in the neighbouring property, and the siting and orientation of the dwellings are such that it is not considered that there will be a materially greater impact on terms of loss of natural light over the existing situation. No new windows are proposed at first floor level in the eastern elevation directly facing the neighbouring property. It is not therefore, considered that the proposal will have a significant adverse effect on the residential amenity of neighbouring occupiers. All other neighbouring properties are located at a sufficient distance to the site to not be adversely affected. An adequate amenity of private amenity space will be left to serve the dwelling.

5.11 Transportation

The proposal provides an additional bedroom to increase the number of bedrooms in the property to four. The South Gloucestershire Residential Parking Standards SPD specifies a minimum provision of 2 parking spaces. There is existing parking provision within the site for 2no. cars, which accords with the South Gloucestershire Residential Parking Standards SPD. Accordingly, there are no transportation objections to the proposal.

5.12 Further Matters

The consultation process has been carried out in accordance with the Council's Statement of Community Involvement SPD (adopted). Neighbours have raised concerns regarding the effect that the construction of the development will have on their amenity due to the storage of materials in communal parking areas and the parking of construction vehicles. The applicant will only be able to store materials on land within their ownership, and the matter of land ownership is outside the scope of the planning process. Whilst it is noted that new construction projects can cause disruption to neighbours, in this instance given the scale of the extensions, it is not considered that it will adversely prejudice the amenities of neighbours. A condition is however, recommended in respect of working hours if permission is granted to help reduce the impact on neighbours.

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: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

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

Reason

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

2. The hours of working on site during the period of construction shall be restricted to the following times:

Mondays - Fridays.....07:30am - 06:00pm

Saturdays.....08:00am - 01:00pm

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

In the interests of the residential amenity of neighbouring occupiers and to accord with policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

3. No first floor windows shall at any time be inserted into the eastern and western side elevations of the extension hereby approved.

Reason

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

CIRCULATED SCHEDULE NO. 42/13 – 18 OCTOBER 2013

App No.:	PT13/2504/F	Applicant:	Mr M Leavey Southern Co op
Site:	Parkway Tavern 43 North Road Stoke Gifford Bristol South Gloucestershire	Date Reg:	24th July 2013
Proposal:	Installation of ATM cash machine to front elevation.	Parish:	Stoke Gifford Parish Council
Map Ref:	362195 179824	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	5th September 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because objections have been received from members of the public and the Parish Council contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the installation of an ATM cash machine to the front elevation.
- 1.2 The application site comprises a former public house located on the eastern side of Hatchet Road within the defined Stoke Gifford Settlement Boundary. The building is a two-storey detached property with a clay tiled hipped roof, a lean-to front porch and a single storey attached annexe to the side. The building is located along with a public house and other small retail units on an island surrounded by Hatchet Road to the west; Hatchet Lane to the east; and North Road to the southeast. A hard standing parking area is situated to the front and side. The front boundary along Hatchet Road is open, whilst mature vegetation is located on the eastern boundary of Hatchet Lane. Access to the site is from North Road and Hatchet Lane.
- 1.3 This application is related to a separate proposal received by the Council for works to the building including the installation of new shopfront, access ramp, external coldroom, provision of a new delivery bay and associated works, which approved by the Development Control (WEST) Committee on 1st October 2013.
- 1.4 The proposal relates to the change of use from the former use of the building as a Public House (Class A4) to retail (Class A1). This change of use is permitted development under the Town and Country Planning (Use Classes) Order 1987 (as amended) and The Town and Country Planning (General Permitted Development) Order 1995 (as amended) and any subsequent amendments to date. On this basis, the proposed use as Class A1 and the loss of the existing use Class A4 do not form part of this application.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving a Good Standard of Design in New Development
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
E3 Employment Development within the Urban Area

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 Checklist SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/2124/F, installation of new shopfront, access ramp, external coldroom, provision of a new delivery bay and associated works, approval, 01/10/01.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
Objection this application cannot be considered until the main application for this site is approved/submitted.
- 4.2 Transportation DC Officer
No objection
- 4.3 Drainage Officer
No comment

Other Representations

- 4.4 Local Residents
One letter of objection has been received from a member of the public.

The objector states that the area does not need another convenience store when there are others within close proximity to the site. Other reasons for objecting given relate to the loss of the pub and the method that the building was sold.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application relates to the installation of an ATM machine. The change of use of the building from a public house (Use Class A4) to retail (Use Class A1) is permitted development by virtue of the Town and Country Planning (Use Classes) Order 1987 (as amended) and therefore, cannot be considered as part of this application. The main issues to consider in this application are the appearance/form of the proposal and the impact on the character of the area (policy D1 of the Local plan); the impact on the residential amenity of neighbouring occupiers (policy E3 of the Local Plan); and transportation effects (policy T12 of the Local Plan).
- 5.2 Appearance/Form
The proposed ATM machine is located on the principal western elevation of the building within an area of glazing. The proposal replaces a glazing panel and is set within a white spandrel panel. It is not considered that the proposal will

appear adversely out of keeping with the character of the building given its commercial/retail function. It is not considered that there will be a significant adverse effect on the character or visual amenity of the area. It is recommended that the applicant be notified by way of an informative that any signage related to the proposal may require separate Advertisement Consent.

5.3 The location of the proposed ATM machine on the front elevation of the building is such that there will be natural observation from the pavement and road. Accordingly, the siting is not isolated such that there will be a negative impact in terms of personal safety and crime prevention.

5.4 Residential Amenity

Given the nature and the level of separation to neighbouring residential properties, it is not considered that there will be a significant adverse effect on the residential amenity of neighbouring occupiers.

5.5 Transportation

Given the nature of the proposal it is not considered that the proposal will generate a significant number of additional vehicular trips. This is because the ATM machine will primarily function as ancillary to the main retail use of the building. The proposal will not affect parking or access arrangements.

5.6 Further Matters

Objections have been received from Stoke Gifford Parish Council and a member of the public relating to the need for another convenience store; the loss of a public house and the method that the building was sold. However, these matters relate to the change of use of the building, which is permitted development, and therefore; they cannot be given material weight when considering 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 condition.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

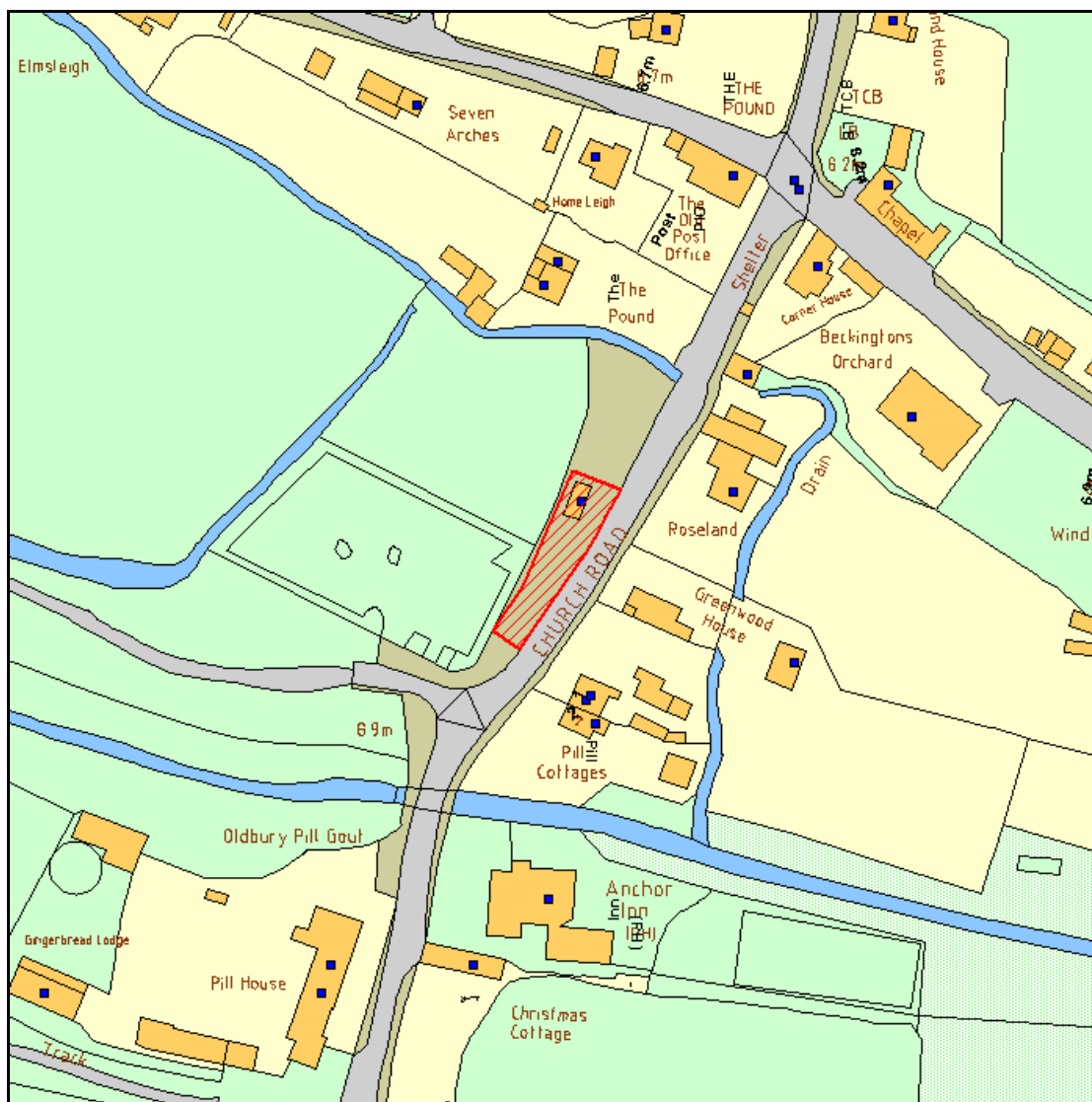
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 42/13 – 18 OCTOBER 2013

App No.:	PT13/3156/RVC	Applicant:	Mr Barry Turner
Site:	The Old Workshop Church Road Oldbury On Severn South Gloucestershire BS35 1QA	Date Reg:	2nd September 2013
Proposal:	Variation of Condition no. 3 and 4 attached to PT13/1272/F to replace the existing Locust tree with 1 no. Native English Oak tree and to use The Anchor car park for a temporary period of 3 years.	Parish:	Oldbury-on-Severn Parish Council
Map Ref:	360809 192328	Ward:	Severn
Application Category:	Minor	Target Date:	25th October 2013



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 100023410, 2008. **N.T.S.** **PT13/3156/RVC**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of resident's objections.

1. THE PROPOSAL

- 1.1 The proposal is to vary condition nos. 3 and 4 attached to PT13/1272/F to replace the existing Locust tree with 1 no. Native English Oak tree and to use the Anchor car park for a temporary period of 3 years.

Planning permission PT13/1275/F was granted on 14 June 2013 for the demolition of timber shed and change of use of land for stationing of single storey cabin for a temporary period of three years for use as Community shop (Class A1) with access, parking and associated work.s. The approved scheme was submitted by Oldbury-on-Severn Parish Council.

Condition 3 states: Prior to the commencement of development a scheme of landscaping, which shall include the removal of the existing Locust tree and the replacement with 2 native English Oaks (*Quercus robur*), shall be submitted to the Local Planning Authority for approval. The replacement trees shall be planted in the first planting season following the felling of the existing Locust tree. Development shall be carried out in accordance with the agreed details.

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

Condition 4 states: Notwithstanding the submitted details and prior to the commencement of the development, the proposed parking facilities shall be surfaced in bound materials and details of hard-standing construction for the car parking area shall be submitted to and approved in writing by South Gloucestershire Council. Prior to the first use of the proposed development, the car parking area shall be constructed in full accordance with the approved details and retained thereafter to serve the development.

Reason

To ensure that the parking facilities are constructed to a suitable standard and shall not result in trip hazards and loose material being washed onto the highway in the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan Adopted January 2006.

- 1.2 The existing building and the land is situated within the settlement boundary of Oldbury-on-Severn. The application site is not situated within the Green Belt or Conservation Areas.

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 Protection and Enhancement
L3	Coastal Zone
L9	Species Protection
L17& L18	The Water Environment
EP1	Environmental Pollution
EP2	Flood Risk and Development
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
RT8	Small Scale Retail Uses within the Urban Areas and the Boundaries of Small Settlements
LC12	Recreational Routes

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and further (March 2013) Main Modifications

CS1	High Quality Design
CS5	Location of Development
CS8	Improving Accessibility
CS9	Environmental Resources
CS34	Rural Areas

2.3 Supplementary Planning Guidance
Design Checklist

3. RELEVANT PLANNING HISTORY

3.1 PT13/1272/F Demolition of timber shed and change of use of land for stationing of single storey cabin for a temporary period of three years for use as a Community Shop (Class A1) as defined in Town and Country (Use Classes) Order 1987 (as amended) with access, parking and associated works. Approved 14.06.2013.

4. CONSULTATION RESPONSES

4.1 Oldbury-on-Severn Parish Council
No comments received.

4.2 Other Consultees

Previous approved scheme:

Health, Safety and Food:	No objection
Environmental Protection:	No objection

Environment Agency:	No objection subject to the finished floor levels are set no lower than 6.0m above Ordnance Datum.
Landscape Officer:	No objection
Highway Drainage:	No objection
Ecologist:	No objection
Horizon Nuclear Power:	No comment

Current planning application:

Tree Officer:	No objection
Highway Officer:	No objection
Highway Drainage Engineer:	No comment

Other Representations

4.3 Local Residents

Previous approved scheme:

11 supporting letters and 2 objection letters have been received and the local residents raise the following concerns:

Supporting comments:

- It's just what the village needs to bring back life into the community something we know the Govt is very supportive.
- Increase sense of community
- Reduce travel
- Possibility to buy locally sourced and fresh produce and supporting local farmers and producers
- Opportunity for volunteering
- centre location
- attractive unit
- convenient and sustainable
- gathering place / social hub for meeting other villagers
- Oldbury-on-Severn did have a village shop until a few years ago and so this does not represent a new development for the village
- Create a central point and improve the visual amenity of the site

Objections:

- Choice of site in Church Road (siting) is not acceptable
- Church Road is very narrow. The road has been resurfaced in 2011, however vehicles driving over the verges. The current situation is both dangerous and unattractive.
- Parking facilities is totally inadequate that causing congestion and increasing risk of accidents and further damaging the verges
- Some shoppers may require disabled access
- There is no footpath between the Pound and the Sailing Club Track, and that would cause danger to pedestrians that already exists in the village
- The building is not attractive and will spoil the green village of the village

- The proposal will have considerably impact on the neighbours' serenity, tranquillity and privacy due to the increased traffic to the Anchor and those walking on the Severn Way.
- The Flood Risk Assessment stated that the site is considered to be at a higher risk from tidal rather than fluvial flooding. The last tidal flood in Oldbury was in 1981 remedial work was undertaken following that incident and no tidal flood has occurred since. There have been at least 3 incidents of fluvial flooding. The statement is clearly not substantiated.
- There are at least 2 alternative sites in the village that would provide the same benefits including good safe pedestrian and vehicular access, no further from the centre.

Current planning application:

One letter of objection has been received and the local resident's concerns are summarised as follows:

- The previous approved scheme shows the parking for two vehicles only, that was inadequate
- The revised proposal does address that difficulty, but only provided people are prepared to use the Anchor Car Park. My concern now is that many people will simply not be prepared to go into the car park and walk the distance to the shop. It is approximately 80-90 metres from the nearest car parking space in the car park to the shop. Many people will simply park on the road outside the shop. This will cause considerable traffic congestion in what is a narrow part of Church Road, and it is 4.75 metres wide at this point.
- This revision will therefore make matters worse unless there is some further action taken to prevent parking on the road. There could be a rail or fence along the side of the site adjacent to the road but this would also prevent pedestrian access so would probably not be acceptable.
- If the door was on the other side of the shop, facing the car park, and an access provided from the car park direct to the shop this would reduce the distance considerably and encourage people to use the car park. (I would want to see this access screened so that I did not have a direct view of the car park from my property.)

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

National Planning Policy Framework published in March 2012 and highlights the social role of the planning system. It states '*A social role- supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present of future generations, and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.*'

Paragraph 28 of NPPF states that local plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sport venues, cultural buildings, public houses and places of worship.

As planning permission was granted for the stationing of single storey cabin as a community shop for a temporary period of three years. therefore there is no objection to the principle of the proposed variation to the conditions.

5.2 Design, Visual Impact and Landscape Character

Since planning permission was granted for the proposed community shop, the applicant carried a close examination that revealed that the storm-water drains running across the site making it impractical to plant two oak trees. Therefore the applicant proposes to plant 1 no. native English Oak within the curtiage of the site.

The Tree Officer and the Landscape Officer has considered the proposed 1 no. English Oak tree and raised no objection to the proposal. It is considered that the proposed replacement native English Oak is considered to be acceptable and appropriate to this rural village location as these new trees would have a long life expectancy and in time provide a considerable benefit to the visual amenity of the village.

Therefore a planning condition is imposed to ensure that the new replacement tree would be planted prior to the proposed use of the site.

5.3 Residential Amenity

Officers acknowledge that local resident raised objections to the proposal. The nearest residential properties to the proposed new building are: Roseland, Greenwood House, and the Pound.

The existing Anchor Inn car park, which would be used for the proposed community shop is located at the rear of the site. The applicant submitted a copy of agreement that the staff and customers of the village shop can use the car park. Given that the proposal would not change the nature of the car park and the community shop would be modest in scale, it is considered that traffic generation by the shop would not be significant that cause unacceptable impact upon the amenity of the residential properties.

5.4 Highway Safety

Highway Officer has considered the proposal for the use of existing car park for the community shop.

Although the Anchor Inn car park is not owned by the applicant or the Parish Council, an agreement has been reached that staff and customers of the community shop can use the car park. Given the close proximity and temporary nature (for a period of 3 years) of the community shop, the cost of the providing parking facilities to the community at this early stage, officers consider that the proposal would not cause unacceptable public highway safety and it would be acceptable to vary condition 3 that the approved 2 no. parking spaces under PT13/1272/F can be provided at the later stage.

It is also considered that the highway issues can be fully reviewed after the expiry of the temporary period of three years.

6. CONCLUSION

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

7. RECOMMENDATION

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

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

1. The use hereby permitted shall be discontinued, the building hereby permitted shall be removed and the land restored to its former condition on or before 14 June 2016; in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason

To allow the applicant to assess the viability of the proposed community use and permission for a limited period will also allow the Local Planning Authority to re-assess the development in the light of experience of the use, the provisions of the Local Plan, and any other material considerations.

2. Notwithstanding the submitted details, the finished floor levels of the development hereby permitted shall be set no lower than 6.0m above Ordnance Datum (AOD). The scheme shall be fully implemented and subsequently maintained.

Reason

To minimise the effect of any flooding which may occur and to comply with Policy EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The replacement 1 no. native English Oak tree shall be planted in the first planting season following the felling of the existing Locust tree.

Reason

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

4. Prior to the construction of parking facilities in front of the proposed single storey cabin approved under planning permission PT13/1272/F, the proposed parking facilities shall be surfaced in bound materials and details of hard-standing construction for the car parking area shall be submitted to and approved in writing by South Gloucestershire Council. The car parking area shall be constructed in full accordance with the approved details and retained thereafter to serve the development.

Reason

To ensure that the parking facilities are constructed to a suitable standard and shall not result in trip hazards and loose material being washed onto the highway in the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan Adopted January 2006.

5. The use hereby permitted shall not be open to customers outside the following times: 08.00am to 19.00pm Mondays to Fridays, 08.00am to 16.00pm Saturdays, and 09.00am to 13.00pm Sundays and Bank Holidays.

Reason

To protect the amenities of the neighbouring occupiers, and to accord with Policy RT8 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 42/13 – 18 OCTOBER 2013

App No.:	PT13/3194/ADV	Applicant:	Mr Mark Leavey
Site:	Parkway Tavern 43 North Road Stoke Gifford Bristol South Gloucestershire	Date Reg:	3rd September 2013
Proposal:	Display of 2no. externally illuminated fascia signs, 3 no. non-illuminated window graphics, 1no. non-illuminated hanging sign, 2no. non-illuminated fascia side panels and 3no. totem pole signs.	Parish:	Stoke Gifford Parish Council
Map Ref:	362195 179824	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	24th October 2013



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 100023410, 2008. **N.T.S.** **PT13/3194/ADV**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following receipt of one letter from a local resident.

1. THE PROPOSAL

1.1 The applicant seeks advertisement consent for the display of 2no. externally illuminated fascia signs, 3 no. non-illuminated window graphics, 1no. non-illuminated hanging sign, 2no. non-illuminated fascia side panels and 3no. totem pole signs.

1.2 The site relates to a post war two storey building which was until recently used as a Public House. The application site is situated towards the west side of Stoke Gifford close to Parkway rail station (south east). The site fronts onto Hatchet Road to the west (front) and Hatchet Lane to the north east (rear). The site also abuts the car park of another Public House (The Beaufort Arms) to the west (rear) and a building comprising estate agents and barbers to the south. The site has two vehicular accesses from Hatchet Lane to the north and North Road to the south.

The site is also served by an extensive car park to the front (west) and side (north and south) of the building providing 54 parking spaces and a grassed area to the north of the building.

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

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

T12 Transport Development Control

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and Further (March 2013) Main Modifications

CS1 High Quality Design

2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist – August 2007

3. RELEVANT PLANNING HISTORY

3.1 P88/1087 Replacement of flat roof with pitched tile roof to skittle alley

Approved 02.03.1988

- 3.2 PT02/3162/F Refurbishment of Public House to include landscaping, single storey extension and canopy to west elevation, and other various alterations.
Approved 18.11.2002
- 3.3 PT06/3455/F Erection of pergola structure to form all weather garden facility.
Refusal 05.01.2007
- Reason:
The proposed pergola, by reason of its prominent positioning on the front elevation of the building, and its design which appears more suited to a rear garden area, would detract from the prominent front elevation of the building and appear detrimental to the visual amenities of the locality.
- 3.4 PT13/2124/F Installation of new shopfront, access ramp, external coldroom, provision of a new delivery bay and associated works.
Approved 1.10.13
- 3.5 PT13/2504/F Installation of ATM cash machine to front elevation.
Under consideration
- 3.6 PT13/2899/F Installation of air conditioning unit and condenser with 1.5 m high fencing around
Approved 10.10 .13

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
No objection
- 4.2 Other Consultees
- Sustainable Transport
No objection

Other Representations

- 4.3 Local Residents
One letter has been received from a local resident:
- we have no objection to the illuminated sign but show concerns as to the timings it will be illuminated i.e. after closing time due to overlooking my property. When it was a public house once closed all signs and lights were switched off.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

As stated in the NPPF, the government attaches great importance to the design of the built environment, citing good design as the key aspect of sustainable development and thereby positively contributing to making places better for people. Developments should function well and add to the overall quality of the area, creating attractive and comfortable places to live, work and visit. It specifically states that poorly placed advertisements can have a negative impact on the appearance of the built environment and should be subject to control in the interests of amenity and public safety, taking account of cumulative impacts. The proposal is deemed to accord with the principle of development and this is discussed in more detail below.

The site was previously a public house but recent planning permission has granted its change of use to a retail outlet.

5.2 Visual Amenity

The application site is located within an established residential area. The front elevation of the site faces the busy North Road in Parkway. Residential properties to the west are located on the opposite side of the road. The proposal includes 2no externally illuminated fascia signs on the west and south elevations. Other signs include 3no. window graphics to advertise the goods to be sold within the shop and a non-illuminated hanging sign advertising a pay point. In addition the application proposes to replace the graphics within 3no. existing. non-illuminated totem pole signs. .

5.3 The signs would have a green background with blue and white lettering to correspond with the distinctive Co-op brand logos. This is considered acceptable. Given that the signs would be close to residential properties a condition would be attached to the decision notice stating the times that the signs would be illuminated. This is to ensure they do not adversely impact on these properties.

5.4 Public Safety

The proposed signs are considered not to encroach onto the public highway nor do they obstruct a driver's view. They are considered to be of any appropriate height and size and consequently, the impact on highway safety is considered acceptable.

5.5 Cumulative Impact

The signs relate to the proposed business and are regarded as being in-keeping with the nature of the retail unit. Given that the signs relate to a premises previously used as a public house, and other advertisements for other local business are present, they are appropriate to the immediate area. The size of the signs, the writing and luminance levels are considered acceptable and appropriate given their position and location and not to result in any harmful cumulative impact.

6. CONCLUSION

6.1 In accordance with Section 220 of the Town & Country Planning Act 1990 and Regulation 3 of the Advertisement Regulations 2007, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

7. RECOMMENDATION

7.1 That advertisement consent is **GRANTED**

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

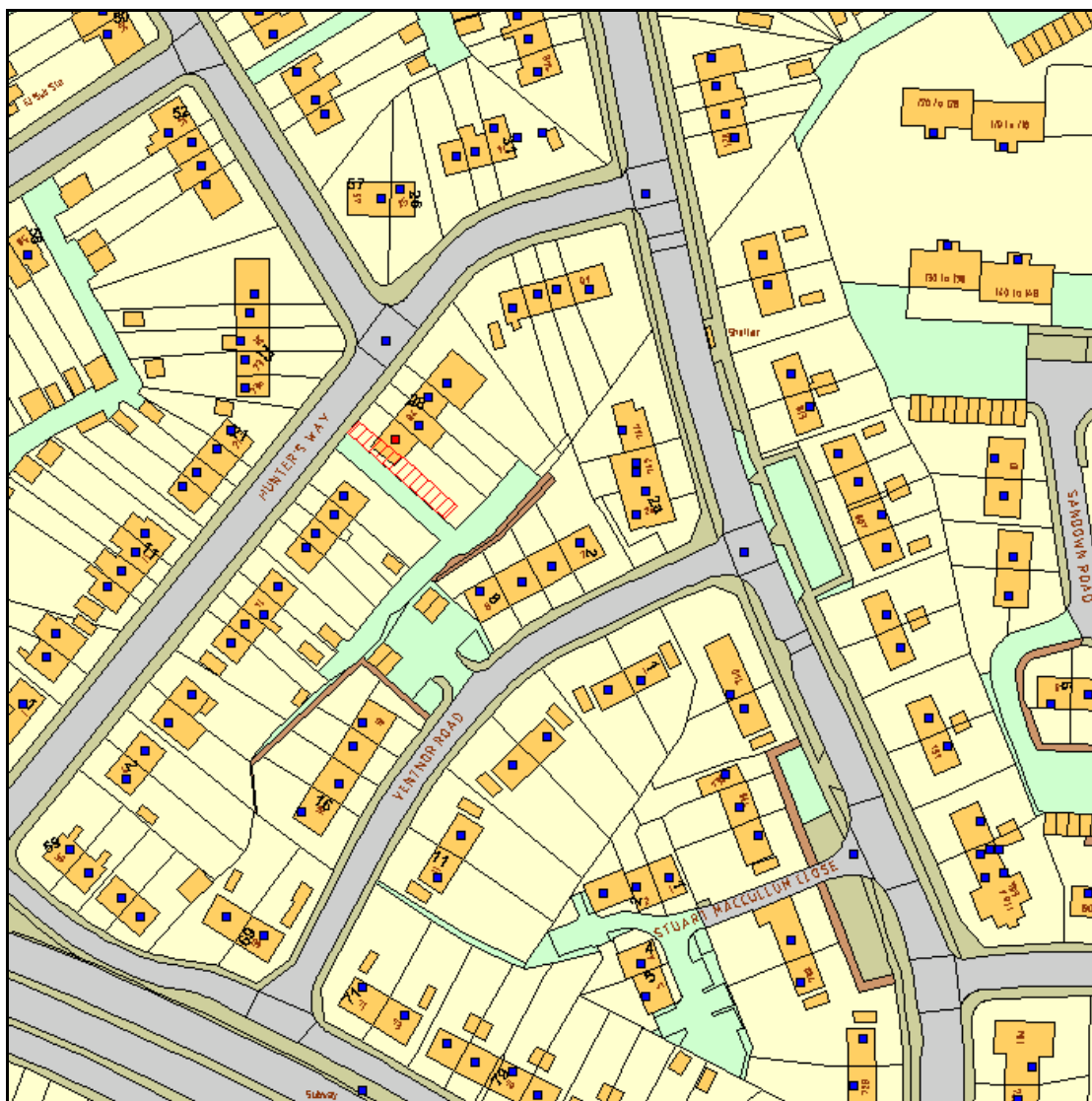
1. There shall be no illumination of the adverts hereby approved between the hours of 22.00 and 8.00.

Reason:

To ensure a satisfactory standard of external appearance and in the interest of control of light pollution and protection of amenity and to accord with Government advice in the National Planning Policy Framework and the Advertisement Regulations 2007.

CIRCULATED SCHEDULE NO. 42/13 – 18 OCTOBER 2013

App No.:	PT13/3196/F	Applicant:	Mr Nick Townley
Site:	26 Hunters Way Filton Bristol South Gloucestershire BS34 7EW	Date Reg:	4th September 2013
Proposal:	Erection of 1no. attached dwelling with access and associated works.	Parish:	Filton Town Council
Map Ref:	360905 179130	Ward:	Filton
Application Category:	Minor	Target Date:	28th October 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 the erection of a two storey dwelling with access and associated works to complete a row of what would become 5 terraced houses. These dwellings appear to date from the 1950's, with roughcast render under a double Roman tiled roof. The proposed dwelling would be almost the same width as the host dwelling.
- 1.2 The application site relates to an existing terrace house on a corner plot at the junction of Hunters Way and a rear access lane which leads to the host dwelling's garage and divides the site from the end terrace to the southwest, No. 24. This property has a single storey side extension with a dormer facing the site. Otherwise it has no windows facing the site. The application site is located within an established residential area of largely terraces. The rear garden is currently bounded by a 1.8 metre high larch-lap fence.
- 1.3 Opposite this site, planning permission was approved for an extension to the terrace in a similar fashion as proposed here, albeit on a less regularly shaped site.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Design
H4: Development within Existing Residential Curtilages
T12: Transportation
L17 & L18: The Water Environment
EP1: Environmental Pollution
EP2: Flood Risk

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and Further (March 2013) Main Modifications
CS1 Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist Supplementary Planning Document 2007
Residential Parking Standards (April 2013)

3. RELEVANT PLANNING HISTORY

3.1 None

4. CONSULTATION RESPONSES

4.1 Filton Town Council
No objection

4.2 Drainage
No comment.

4.3 Transportation
No objection

4.4 Environmental Protection
No objection

Other Representations

4.5 Local Residents

1 letter was received objecting to the proposal and citing the following concerns:

- The drawings show the dwelling to be approximately as wide as No. 26 is, but the space is the size of the existing 8 foot wide garage, in which case how can pedestrian access to the house be achieved?
- Construction traffic could block the side access lane
- If the house is built up to the lane, would emergency vehicles be able to access the lane?
- Lack of parking for new dwelling
- No details provided for heating of the dwelling. This could result in flues on the side elevation that would compromise the access lane

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 form the headings below.

5.2 Residential Amenity

The proposed development would be located on a corner plot to the southwest of an existing end terrace dwellinghouse. Dwelling houses opposite are located some 20 metres away on the other side of the road from the proposed development and at a 45 degree angle. The house on the other side of the access lane is set parallel to the proposal. Under this proposal, the new dwelling and the side extension of No. 24 will stand opposite each other, divided by the access lane.

Whilst the amenity space is small to the rear of the proposed and residual dwellings, it is comparable with other mid terrace dwelling. Therefore in terms of the locality, the amenity space for both is considered to represent an acceptable amount space. It would also be private and usable for future occupiers.

The proposed development will have similar dimensions as the original existing property in terms of height, width and depth. The degree of separation from No. 24 is the access lane, which currently separates the site's side garden from that dwelling. With no windows proposed in the side elevation of the proposed dwelling (other than to light the open plan kitchen diner in a secondary fashion) and further window being restricted by condition as shown below, it is considered that the proposal would not compromise existing levels of privacy. In addition, some overlooking of the access lane would be provided, which is considered to benefit security. In terms of overbearing impact, with common front and rear building lines, the only impact is considered to be on No. 24. In this regard it is noted that the only window facing the site is a dormer that does not provide a view. The access lane would still separate the proposed dwelling from No. 24 and the proposal is not considered to compromise current levels of residential amenity. The proposal is therefore considered to accord with policy H4 in this regard.

5.3 Design/Visual Amenity

The existing property is a two-storey end terrace rendered dwelling finished with concrete tiles. All materials to be used on the proposed dwellings would match the existing in general terms as shown on the application form. A precise match to the host dwelling is required by the condition recommended below. In terms of scale, while slightly narrower than the host dwelling, the difference is considered to be marginal and would not be obvious, as evidenced by the extended terrace opposite the site. The roof form would be extended under this proposal and the terraced finished with a hip as at present. The existing building lines have been respected, bringing the dwelling in line with the established building line of the street and the design is in the same architectural style. As such it would blend in well to the street scene and maintain the character of the existing row of terraces.

Accordingly the proposal is acceptable in terms of design and meets criteria in Policy D1 of the South Gloucestershire Local Plan (Adopted) 2006 and the South Gloucestershire Design Checklist Supplementary Planning Document 2007.

5.4 Transportation

The proposed development will involve the retention of an existing garage and front parking space for the host dwelling, which meets the newly adopted Residential Parking Standards and two places for a three bedroom house. The proposed dwelling would be a two bedroom dwelling which requires one parking space, shown in front of the proposed dwelling, with adequate room for pedestrian access adjacent to it. A condition recommended below will ensure parking provision prior to occupation of the dwelling. The level of provision meets the requirements of the Parking Standards.

The retained side boundary fence would still run parallel to the access lane. The only new parking space under this proposal would be adjacent to the existing dwelling and be accessed in a similar manner as the host dwelling. It is considered that this arrangement would not prejudice highway safety.

Concerns were raised regarding construction traffic restricting use of the access lane. Whilst this is appreciated, the construction period would be temporary and Filton Avenue and Hunters Way are public highways where people can travel and park if they wish. As such there is no ability to control such use by condition as this would be considered unreasonable and ultimately unenforceable. A further issue was raised regarding potential flues on the side of the dwelling. As the dwelling would be built up to the edge of the residential curtilage, any extension outside this line would not benefit from permitted development rights and would therefore require not only planning permission, but agreement from the landowners of the access lane. It is not a matter for valid consideration as part of this proposal.

Accordingly no transport objection is raised subject to the relevant condition below requiring parking provision and the proposal is considered to be acceptable in terms of Policies D1 and T12 of the South Gloucestershire Local Plan (Adopted) 2006, as well as the new Residential Parking Standards.

5.5 Drainage

The South Gloucestershire Council Drainage Engineer has raised no objections to the proposal.

5.6 Environmental Protection

The Environmental Department have raised no objections to the proposal subject to the standard informatives regarding construction sites. Accordingly it is considered that the proposal meets criteria contained in policy EP1 of the South Gloucestershire Local Plan (Adopted) 2006.

5.7 Other Matters

The consultation process has raised one other issue, over the drawings in relation to the existing measurement of the garage. The developer would be obliged to build in accordance with the plans. The block plan shows a site width of 4.4 metres. The elevations show this to be 4.5 metres. The discrepancy is considered to be due to printing of the plans. The same plans show the existing dwelling to be 4.6 metres wide and comparison by eye of the site width with that of the existing dwelling during the site visit bears this out. The site is considerably wider than 8 feet and it is considered that this objection has arisen through a misreading of the plans.

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 off-street parking facilities for the approved and residual dwelling shown on the plan hereby approved shall be provided before the new dwelling is first occupied, and thereafter retained for that purpose.

Reason

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

3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side 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.

4. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in No.26 Hunters Way, Filton.

Reason

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