



**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. 29/13

Date to Members: 19/07/13

Member's Deadline: 25/07/13 (5pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by the Planning and Transportation Committee on 21 November 1996. The procedure is designed to increase the effectiveness and efficiency of the Development Control Service. Under the arrangement reports are circulated on a weekly basis.

The reports assess the application, consider representations which have been received, and make a recommendation regarding the proposal. The procedure is designed to ensure that Members are aware of any concern expressed by interested parties in their ward and indicate a recommendation.

Having considered the reports, those applications that Councillors feel should be referred to an appropriate Area Development Control Committee must be notified to the Development Control section **by email within five working days of the publication of the schedule (by 5pm)**. If there has been no member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule. **Before referring an item to the Committee, Members may wish to speak to an officer about the issue, in order that any problems can perhaps be resolved without the need for referral to a Committee**

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

All applications and related submissions not determined either by the Development Control Committees or under delegated powers including:

- a) Any application submitted by or on behalf of the Council.
- b) Any application requiring either new or a modification to an existing planning agreement, provided that the application is not required to be determined by Committee.
- c) Any footpath diversion required to implement an approved scheme.
- d) Applications, except those where approval is deemed to be granted upon the expiry of a defined period, where a representation contrary to the Officers recommendation are received.
- e) Applications for Certificates of Appropriate Alternative Development where a representation contrary to the Officer's recommendation is received.
- f) Applications for Certificates of Lawful Use of Development

GUIDANCE FOR 'REFERRING' APPLICATIONS

Members are entitled to refer any application for consideration by the relevant DC Committee or Sites Inspection Committee, before a decision has been made. However as call-ins will delay the decision on an application and in the interests of improving the effectiveness and efficiency of the Development Control service, this option should only be exercised after careful consideration. Members are therefore asked to take account of the following advice:

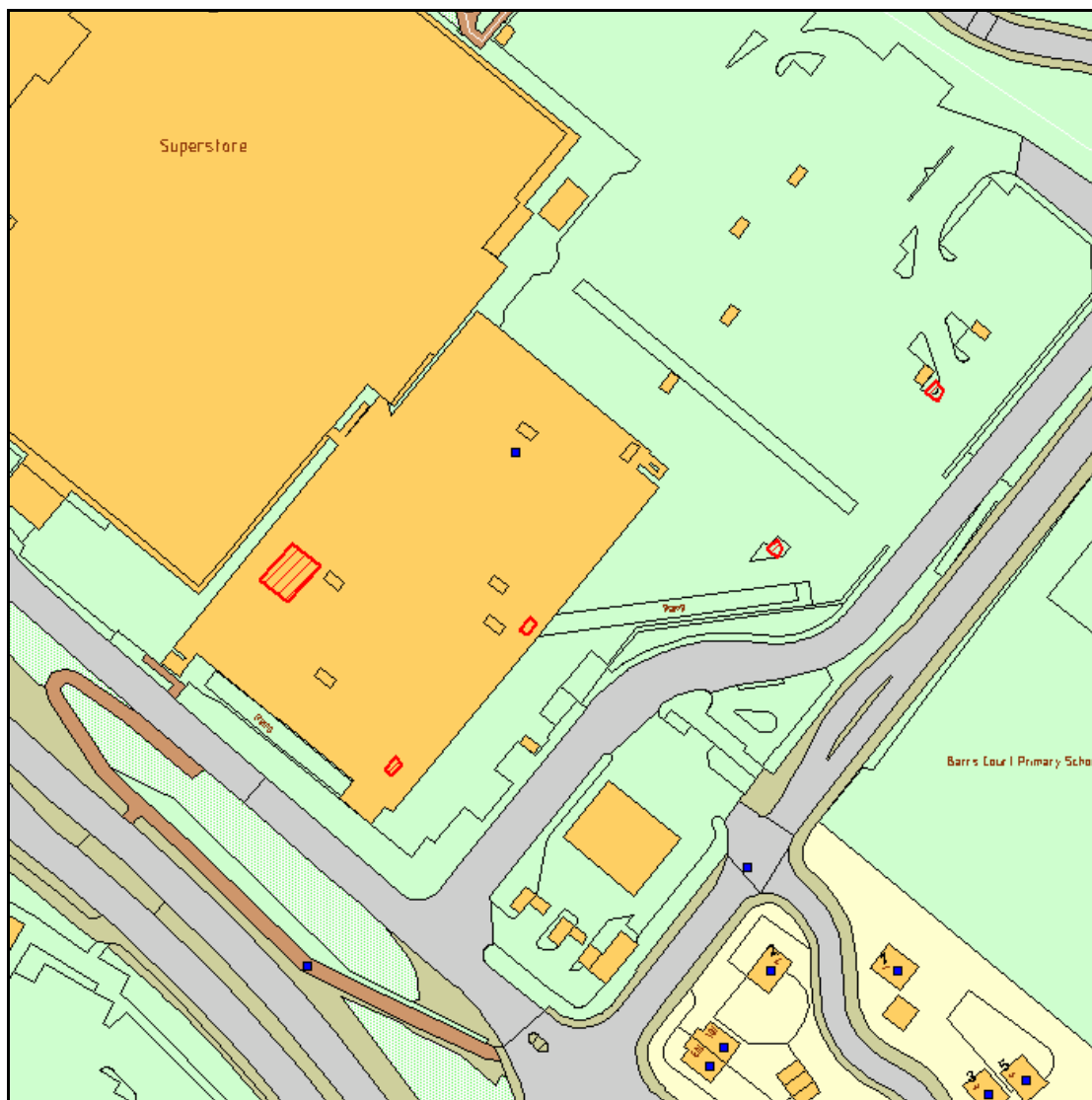
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) to see what their views are, before referring the application.
- Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. Please do not leave it to the last minute
- Always make your referral request by e-mail to MemberReferral@southglos.gov.uk, where referrals can be picked up quickly by the Development Management Technical Support Team. If in exceptional circumstances, you are unable to e-mail your 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 – 19 JULY 2013

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK13/1687/F	Approve with Conditions	Asda Stores Ltd Craven Way Barrs Court South Gloucestershire BS30 7DY	Longwell Green	Oldland Parish Council
2	PK13/1749/F	Approve with Conditions	Pershore Cottage High Street Hawkesbury Upton South Gloucestershire GL9 1AU	Cotswold Edge	Hawkesbury Parish Council
3	PK13/1893/F	Approve with Conditions	32 Heath Walk Downend South Gloucestershire BS16 6EZ	Downend	Downend And Bromley Heath Parish Council
4	PK13/2058/CLP	Approve with Conditions	33 Charnhill Vale Mangotsfield South Gloucestershire BS16 9JT	Rodway	None
5	PK13/2089/TRE	Approve with Conditions	1 Wood Road Kingswood South Gloucestershire BS15 8DT	Woodstock	None
6	PK13/2090/F	Approve with Conditions	56 Leap Valley Crescent Downend South Gloucestershire BS16 6TN	Emersons	Mangotsfield Rural Parish Council
7	PT13/0649/F	Approve with Conditions	Premier House The Common East Bradley Stoke South Gloucestershire BS34 6BH	Bradley Stoke Central And Stoke Lodge	Bradley Stoke Town Council
8	PT13/1684/F	Approve with Conditions	Land Adj. 6 The Brake Coalpit Heath South Gloucestershire BS36 2TL	Westerleigh	Westerleigh Parish Council
9	PT13/1788/RVC	Approve with Conditions	76 Woodend Road Coalpit Heath South Gloucestershire BS36 2LH	Frampton Cotterell	Frampton Cotterell Parish Council
10	PT13/1798/F	Approve with Conditions	47 Breaches Gate Bradley Stoke South Gloucestershire BS32 8AY	Bradley Stoke South	Bradley Stoke Town Council
11	PT13/1812/F	Approve with Conditions	Land At Station Road Patchway South Gloucestershire BS34 6LP	Bradley Stoke Central And Stoke Lodge	Stoke Gifford Parish Council
12	PT13/1942/F	Approve with Conditions	36 Elderberry Way Almondsbury South Gloucestershire BS32 4FH	Almondsbury	Almondsbury Parish Council
13	PT13/1946/F	Approve with Conditions	Olveston Bowling Club Old Down Tockington South Gloucestershire BS35 3BA	Severn	Olveston Parish Council
14	PT13/1954/RVC	Approve with Conditions	Hillcrest Land Off Catbrian Hill Easter Compton South Gloucestershire BS10 7TH	Patchway	Almondsbury Parish Council

CIRCULATED SCHEDULE NO. 29/13 – 19 JULY 2013

App No.:	PK13/1687/F	Applicant:	Asda
Site:	Asda Stores Ltd Craven Way Barrs Court Bristol South Gloucestershire	Date Reg:	29th May 2013
Proposal:	Creation of a Grocery Collection point.	Parish:	Oldland Parish Council
Map Ref:	365552 172274	Ward:	Longwell Green
Application Category:	Minor	Target Date:	17th July 2013



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N.T.S.

PK13/1687/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been forwarded to the Council's Circulated Schedule of applications as a representation has been received from the Parish Council raising views contrary to the Officer recommendation.

1. THE PROPOSAL

- 1.1 The application site is situated on the north side of the A4174 close to Warmley and Longwell Green. The site comprises a large Asda supermarket with associated parking area. The site is bounded by residential development to the north east, Craven Way to the east, Marsham Way to the south west and the A4174 to the north west.

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

- 1.2 The application proposes creation of a Grocery Collection point.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
- South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications – Sept 2012
CS1 High Quality Design

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK13/1687/F Creation of a Grocery Collection point.
Current
- 3.2 PK12/0673/F Erection of single storey side extension to form home shopping unit. Erection of 3m high palisade fencing and gates.
Approved 30.04.2012
- 3.3 PK10/0345/ADV Display of 1no.externally illuminated , 3 no. non-illuminated, 2no.totem, 10no.directional, 63no. vinyls and 31no. information signs.
Approved 13.04.2010

- 3.4 PK05/1041/ADV Display of 1no. non-illuminated 24 hour sign,
1no. internally illuminated 24 hour sign, 2no.
internally illuminated free-standing signs and 5no.
non-illuminated free-standing signs.
Approved 01.06.2005

4. **CONSULTATION RESPONSES**

4.1 **Oldland Parish Council**

'The Parish Council presents a strong objection to this application on grounds that the proposed 'click and collect' service is located at an unsuitable position in the car park being located adjacent to the disabled bays. This service will create additional congestion in the car park and in adjacent roads at busy times.'

4.2 **Other Consultees**

Sustainable Transport – No objection.
Drainage Engineer – No comment

Other Representations

4.3 **Local Residents**

One letter of objection received from the occupiers of 12 Craven Close Longwell Green raising the following concerns:

- The proposal would increase traffic which is already bad especially at peak times and public holidays
- Any planning consent if successful should include provision of resurfacing of Craven Way which is now in a poor state of repair following use by the heavy traffic associated with the store
- A traffic calming ramp should be provide at the roundabout into the site as right turning onto Crave Way by local residents can now be dangerous
- A 'slow store entrance' sign should be provide for the same reason

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

The National Planning Policy Framework was published in March 2012. The document replaces most PPG/PPS guidance providing a more simplified and up to date advice in determination of planning applications. The NPPF indicates that where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

- specific policies in this Framework indicate development should be restricted.

It is considered that the relevant policies of the adopted Development Plan do not materially depart from the NPPF. As such full weight can be afforded to the Development Plan policies in this case, with the exception of transportation.

Transportation issues related to parking (Policy T8) and highway safety/access/vehicle movements (T12) are also material to consideration of this application. The NPPF provides a new consideration in relation to transportation matters. Par.32 of the NPPF is most relevant to consideration of this application in transportation and public safety terms. Par.32 reads,

‘..... decisions should take account of whether:

- *the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- *safe and suitable access to the site can be achieved for all people; and*
- *improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.’*

The test in determining whether this application is acceptable in transportation and public safety terms is now, whether the impact of the development in transportation terms would be severe.

Policies RT5 (edge of centre and out of centre retail development) and RT6 (retail development in Longwell Green) are relevant for new retail development in this location. The proposal would provide an additional service related to an existing retail development falling within the existing planning unit and providing an ancillary function. On this basis it is considered that only limited weight be afforded to Policies RT5 and 6.

The South Gloucestershire Core Strategy (CS) was submitted for Examination in March 2011. The Examination was initially suspended by the CS Inspector to allow for the submission of Post Submission Changes. Hearing sessions were subsequently held in June and July 2012 and the CS Inspector published his Preliminary Findings and Draft Main Modifications in September 2012. The Inspector’s initial conclusion is that the Core Strategy is capable of being made ‘Sound’ subject to a number of Proposed Main Modifications (PMM). The PMM have been subject to a further hearing session that was held on 7 March 2013. The CS has reached an advanced stage of preparation. However, there are unresolved objections to the housing requirements, including the means of addressing the shortfall in the delivery of housing that accrued during the Local Plan period. At this stage the Core Strategy therefore remains unadopted, but is likely to be adopted in the near future once housing matters are resolved.

This document is therefore a material consideration in the determination of planning applications, and the Core Strategy policies, which are not subject to Inspector modification, will now carry considerable weight at this stage.

In determination of this application, other than the differences stated above, there are no significant differences between the relevant adopted Development Plan policies and the Core Strategy.

5.2 Highway matters

The proposal would provide four parking bays within the existing lower car park to be used as a grocery collection point. The service would allow vehicles to park, communicate an order with staff and then staff would deliver the groceries to the car without the customer leaving their vehicle.

The proposal would be laid out within the existing car park and would result in the loss of two off street parking spaces. The car park provides at present for in excess of the required parking standard for off street parking spaces within the site having recently provided an additional storey of parking at the front of the site. Although the proposal would result in a reduction of off street parking by 2, the proposed service would result in the frequency of vehicle movements to increase as the collection point would make grocery collection quicker for those customers. On this basis the loss of 2 parking spaces which is considered in any event to be acceptable, would also be offset by the increased frequency of vehicle movements.

The proposal would be unlikely to materially increase the number of vehicles using the site, as these customers would be likely to be customers intending to visit the site in any event.

Concern has been raised by the Parish Council that the proposal would be located too close to the existing disabled parking bays within the site. Vehicles would enter the bays opposite where the disabled parking bays are located. The distance to the disabled bays is considered to be ample to allow for free and unobstructed vehicle movements into the bays. Vehicles would exit the bays on the opposite side away from the disabled bays. The proposal would have no severe impact on the existing parking layout within the site.

The proposed grocery collection point would not result in a severe impact in transportation and public safety terms.

5.3 Visual amenity

The grocery collection point would be located close to the store under and enclosed within the existing two storey car park. The proposal would not appear incongruous with the character of the existing supermarket and would respect the character distinctiveness and amenity of the surrounding area. The proposal is therefore considered to be acceptable in visual impact terms and as such it is considered that the design of the proposal accords with the criteria of Policy D1.

5.4 Other issues

A local resident has suggested that this application could be used to negotiate the resurfacing of Craven Way which is used heavily by Asda traffic and has suffered from damage in recent years. The small additional traffic that could be argued to be created by the proposal would not be sufficient to justify the developer undertaking highway improvement works, as advised in the NPPF.

The local resident also suggested that a speed bump and/or 'slow' signage be provided in order to reduce exiting vehicle speeds from the supermarket. This issue is current and relates to the existing function of the supermarket and existing customers. The proposal would increase the number of vehicles using the site very modestly and would not directly result in an increase in vehicle speeds for exiting vehicles. On this basis it is considered that there would be insufficient justification for a request for these traffic calming features related to this development alone.

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 Consent is GRANTED subject to the conditions and informatives as outlined in the attached decision notice:

Contact Officer: Sean Herbert
Tel. No. 01454 863056

CONDITIONS

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

Reason

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

CIRCULATED SCHEDULE NO. 29/13 – 19 JULY 2013

App No.:	PK13/1749/F	Applicant:	Mr Matthew McCombe
Site:	Pershore Cottage High Street Hawkesbury Upton South Gloucestershire GL9 1AU	Date Reg:	3rd June 2013
Proposal:	Erection of 1.15 metre high and 4.4 metre long boundary wall.	Parish:	Hawkesbury Parish Council
Map Ref:	377579 187144	Ward:	Cotswold Edge
Application Category:	Householder	Target Date:	24th July 2013



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PK13/1749/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of an objection from Hawkesbury Parish Council; the concerns raised being contrary to the Officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning consent to erect a 4.4m long section of walling to a height of 1.15m. It is proposed to erect the section of walling to the front of Pershore Cottage, one of two recently erected dwelling houses within the village of Hawkesbury Upton. The property lies within the Hawkesbury Upton Conservation Area and adjacent to a Grade II Listed Building.
- 1.2 The original planning permission for the two houses included two parking spaces for neighbouring Dog Hill Cottage, these spaces are accessed from the High Street over the driveway of Pershore Cottage. The proposed wall would be located on the boundary between Pershore Cottage and these parking spaces.

2. POLICY CONTEXT

2.1 National Guidance

The National Planning Policy Framework (NPPF) March 2012.

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 - Design

L1 - Landscape Protection and Enhancement

L2 - Cotswolds AONB

L5 - Loss of Open Areas

L12 - Conservation Areas

H4 - Development within 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 Check List SPD (Adopted) 23 Aug 2007.

South Gloucestershire Residential Parking Standards (Approved for Development Management purposes) 27 March 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK07/3054/F - Erection of 2 detached dwellings with new access and associated works. (Amended design to reflect Conservation Area Status and alteration of Visibility Splay).

4. CONSULTATION RESPONSES

4.1 Hawkesbury Parish Council

The Parish Council objects on the following grounds:

- The existing walls are natural dry stone not block and render.
- The wall would reduce the ability to manoeuvre a vehicle.
- Increase reversing onto the High Street.
- Encroachment.
- Neighbours concerns should be considered.

4.2 Other Consultees [including internal consultees of the Council]

Highway Drainage

No comment.

Conservation Officer

No objection subject to condition to ensure that the render matches the existing wall in colour and texture.

Sustainable Transport

No objection

Other Representations

4.3 Local Residents

1no. email of support was received from the occupant of Dog Hill House who states the following:

I note the comments made by Hawkesbury Parish Council. The Parish Council states that existing walls are natural dry stone, not block and rendered. This is not factually correct. Whilst a lot of the walls at the site are Cotswold Stone, the one adjacent to and the one running into the proposed wall are in fact block and render. The block and render would therefore match existing. I have no objection to this application.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

On 27th March 2012 the National Planning Policy Framework (NPPF) was published. The policies in this Framework are to be applied from this date with due weight being given to policies in the South Gloucestershire Local Plan 2006 (SGLP) subject to their degree of consistency with this Framework. It is considered that the Local Plan policies as stated in section 2.2 of this report are broadly in compliance with the NPPF. It is noted that the NPPF puts considerable emphasis on delivering sustainable development and not acting as an impediment to sustainable growth, whilst also seeking to ensure a high quality of design and good standard of amenity for all existing and future occupants of land and buildings.

- 5.2 The South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications – Sept. 2012 has now been through its Examination in Public (EiP) stage; the Inspector has given his preliminary findings and stated that the Core Strategy is sound subject to some modifications. The policies therein, although a material consideration, are not yet adopted and can therefore still only be afforded limited weight.
- 5.3 Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises that development within existing residential curtilages including extensions should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space. Policies D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and CS1 of the South Gloucestershire Core Strategy seek to secure good quality designs in new development. Policy L12 seeks to preserve or enhance the character or appearance of the Conservation Area.
- 5.4 Scale, Design and Conservation Issues
Criterion A of Policy L12 requires proposals within Conservation Areas to demonstrate that size, form, position, scale, materials, design, colour and detailing have proper regard to the distinctive character and appearance of the Conservation Area.
- 5.5 The proposed wall would be finished in a 'self coloured' stippled top coat of white cement and Malmesbury sharp sand, capped with grey slate tiles. The proposed wall would use the exact same construction and finishes as the existing wall to which it would be attached. The wall has been designed to be an extension of the previously approved retaining wall, albeit that it would be slightly lower so as not to obstruct vision and not alter the view of the house.
- 5.6 Whilst it is acknowledged that new walls within the Conservation Area are generally made of traditional Cotswold Stone, (as are some of the walls within the site), officers in this case consider that given that the wall to which the proposed wall would be attached is rendered (as approved) it would be unreasonable to insist that the proposed section of wall should be Cotswold Stone. As the submitted plans clearly indicate that the proposed materials would match those of the existing a wall, a condition is not required. On balance therefore the proposal is considered to accord with Policies L12, H4 and D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and CS1 of the South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications – Sept 2012.
- 5.7 Highway Issues
The applicant has submitted the following justification for the proposed wall:
- *Due to the two parking spaces for Dog Hill House being used on a regular basis for manoeuvring cars and reversing into spaces, there is a real concern for child safety. All houses that use the area have young children and it is a concern with children playing outside the house that they may not*

be seen. The erection of a wall would create a much safer environment for all parties whilst making parking less hazardous.

- Pershore Cottage is set back into the corner of the plot and as a consequence is quite dark once natural light fails. This causes problems for home security and parking during hours of darkness. Currently there is no suitable place to install safety lighting and the proposed wall would provide the ideal place to add security lighting for the front of Pershore Cottage and safety parking lighting once it is erected.*
- The Doghill House parking spaces are currently marked with bricks set into the ground, which are hard to see. This can cause problems for new visitors/deliveries as they assume the parking belongs to Pershore Cottage. Although this does not currently cause issue as such, the addition of the wall would make it obvious that there is a division there and help people to park in the correct places.*

5.8 Whilst the parking and manoeuvring area is currently unrestricted, the proposed wall would reduce the available manoeuvring area on site. Notwithstanding this, highway officers are satisfied that there would still be sufficient space for manoeuvring on site, with the proposed wall in place. Vehicles would still be able to access and egress the site in forward gear and as such the proposal would not prejudice highway safety. The proposed wall would demarcate the two Doghill House spaces from the front of Pershore Cottage and segregate the area where children play which would be a safety enhancement.

5.9 There are therefore no highway objections to the proposal, which accords with Policies H4(C) and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and The South Gloucestershire Residential Parking Standards (Approved for development management purposes) 27 March 2013.

5.10 Impact Upon Residential Amenity

The proposed wall would be modest in scale and would have no adverse impact on neighbouring amenity. The proposal therefore accords with Policy H4(B) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.11 Environmental Issues

The site is not prone to flooding. The proposal is considered to accord with Policies EP1, L17 & L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.12 Landscape Issues

The site lies within the Cotswolds AONB. The proposal would not affect any significant trees or any landscape features of note within the site. The proposal would not result in the loss of significant areas of open space and an adequate amount of amenity space would be retained to serve the property. The site is well enclosed and the wall would not be visible within the wider landscape of the AONB. The proposal is therefore in accordance with Policies L1, L2 and L5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

6. CONCLUSION

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

7. RECOMMENDATION

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

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

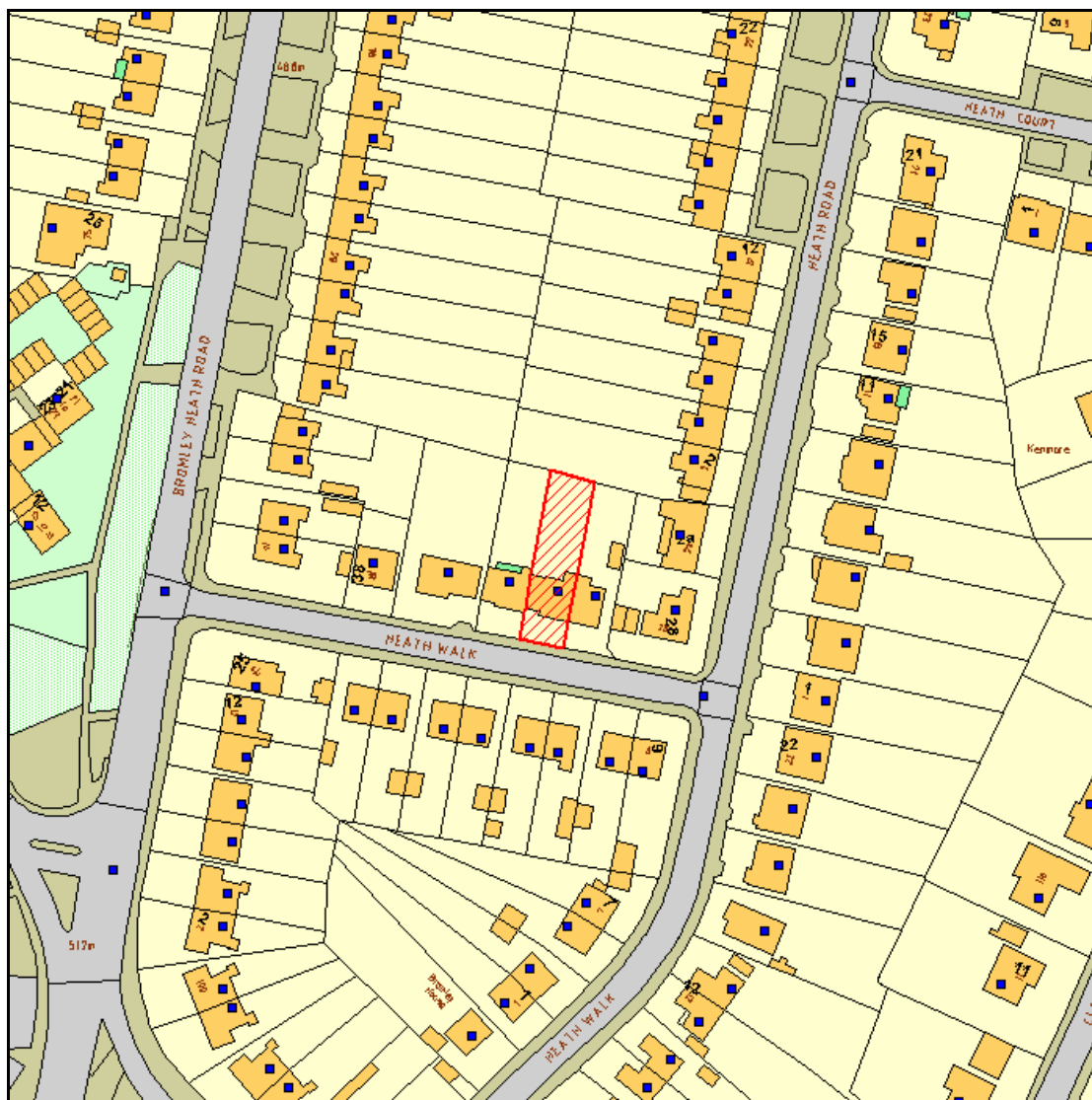
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 29/13 - 19 JULY 2013

App No.:	PK13/1893/F	Applicant:	Mr David Smith
Site:	32 Heath Walk Downend Bristol South Gloucestershire BS16 6EZ	Date Reg:	6th June 2013
Proposal:	Erection of single storey rear extension to form additional living accommodation.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364804 177333	Ward:	Downend
Application Category:	Householder	Target Date:	29th July 2013



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PK13/1893/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because a neighbouring occupier has raised concerns contrary to the officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a single storey rear extension to form additional living accommodation.
- 1.2 The application site comprises a two storey semi detached property located on the northern side of Heath Walk within the established residential area of Downend.

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

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

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history.

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection
- 4.2 Wessex Water
It is recommended that the applicant contacts Wessex Water Sewer Protection Team.
- 4.3 Drainage Officer
No objection
- 4.4 Local Residents
A single response has been received from a neighbouring occupier who raises concerns that there are inaccuracies in the details submitted which could lead to misinterpretation at a later date.

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 extension (policies D1 and H4 of the Local Plan); the impact on the residential amenity of neighbouring occupiers (policy H4 of the Local Plan); and the transportation effects (policy H4 of the Local Plan).

5.2 Appearance/Form

The proposed rear extension is encompassed by a lean to roof, is approximately 4 metres in depth and extends the full width of the rear elevation of the dwelling; 5no. full height glazed aluminium bi fold doors are proposed in the rear elevation. In addition, an existing side extension/garage is extended back by approximately 2.3 metres to form a w.c.

5.3 The extension is considered to be sufficiently in keeping with the character of the host dwelling and surrounding properties in terms of scale, form, siting and appearance. It will also be well screened from views from the public realm by existing built form.

5.4 Residential Amenity

The adjoining property benefits from a rear kitchen projection which will help to offset the impact of the proposal. Accordingly, given the location of the adjoining neighbouring property to the east of the site, and the fact that no windows are proposed in the eastern elevation of the extension, it is not considered that there will be a significant adverse impact on the residential amenity of neighbouring occupiers through loss of natural light or privacy. If permission is granted a condition is recommended to restrict new openings in the eastern elevation of the extension.

5.5 The neighbouring property to the west is detached from the host dwelling. Given the single storey scale, and the separation between the main part of the proposal to the flank boundary, it is not considered that there will be a significant adverse effect on the residential amenity of neighbouring occupiers through loss of natural light or privacy. All other properties are located at a sufficient distance from the site.

5.6 Transportation

Given the scale and nature of the extension proposed it is not considered that there will be a material impact in terms of levels of vehicular traffic. There will be no material changes in terms of parking or access; therefore, the proposal will not have a significant adverse effect on local highway conditions.

5.7 Further Matters

The concerns of the neighbouring occupier are noted. The proposed floor plans submitted do show the rear wall of the neighbouring property being set too far back and the front neighbouring dwarf brick wall on the boundary is not shown. The neighbour has also stated that there is a small gap between the single wall of the garage of the host dwelling and the cavity wall of the neighbouring

property, which is not shown on the plans. Amended plans were requested from the agent for clarity due to the concerns raised by the applicant; however, the agent has not acceded to this request. Notwithstanding this, it is not considered that these errors adversely affect the assessment of the proposal. The siting of neighbouring built form is shown more accurately on the block plan submitted and the officer has also visited the site and this has allowed the impact of the proposal on the residential amenity of neighbouring occupiers to be properly understood. The concerns raised by the neighbouring occupiers that the approval of the application will allow the applicant to alter the neighbouring property to match the plans submitted are noted; however, any permission does not grant the applicant the right to carry out works on or over land that is not within their ownership. In addition the applicant will require the written consent of the owner and occupier of any land upon which it is necessary to enter in order to construct, externally finish, decorate or in any other way carry out works in connection with the development. The applicant will be notified of this on the decision notice if permission is granted. Whilst the development may affect existing sewers, this is a matter that will be considered at the Building Regulations stage if planning permission is granted. An informative note is recommended to notify the applicant to contact Wessex Water.

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

Reason

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

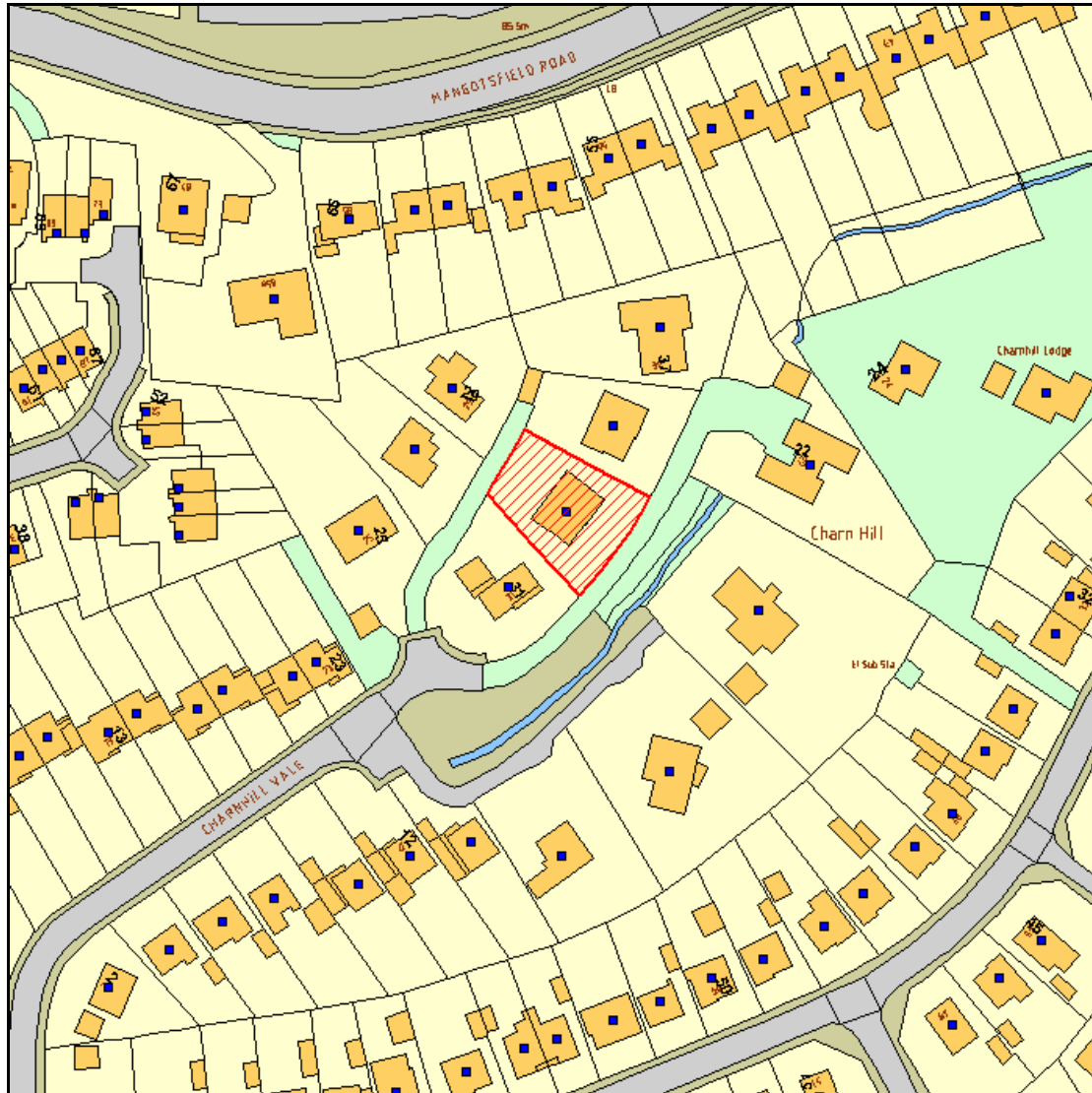
3. No windows shall be inserted at any time in the eastern elevation of the extension.

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. 29/13 – 19 JULY 2013

App No.:	PK13/2058/CLP	Applicant:	Mrs Anne Salway
Site:	33 Charnhill Vale Mangotsfield Bristol South Gloucestershire BS16 9JT	Date Reg:	13th June 2013
Proposal:	Erection of single storey rear extension	Parish:	None
Map Ref:	365879 175815	Ward:	Rodway
Application Category:	Minor	Target Date:	5th August 2013



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PK13/2058/CLP

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is for a Certificate of Lawfulness, and as such, according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the proposed erection of a single storey rear extension at 33 Charnhill Vale, Mangotsfield would be lawful. This is based on the assertion that the proposal falls within the permitted development rights normally afforded to householders under the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008. .
- 1.2 This application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit; the decision is based on the facts presented.
- 1.3 During the course of the application a revised proposed elevations plan was submitted to show the parapet wall on the rear extension.

2. POLICY CONTEXT

- 2.1 National Guidance
Town and Country Planning (General Procedures) Order 1995 Article 24
Town and Country Planning (General Permitted Development) Order 1995 (As Amended), Schedule 2, Part 1, Class A.

3. RELEVANT PLANNING HISTORY

- 3.1 No planning history

4. CONSULTATION RESPONSES

- 4.1 Parish Council
Unparished
- 4.2 Highway Drainage
No comment

Other Representations

- 4.3 Local Residents
No comments received

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

5.1 PLANS

Received 10th June 2013: Site Location and Block Plans; Existing Elevations; Existing First Floor Plan; Existing Ground Floor Plan; Proposed First Floor Plan; Proposed Ground Floor Plan.

Received 12th July 2013: Proposed Elevations.

6. EVALUATION

6.1 Principle of Development

The application for a Certificate of Lawfulness is purely an evidential test and is a formal way of establishing whether or not the proposed development can be implemented lawfully without the need for Planning Consent. Accordingly there is no consideration of planning merit, the planning application is based on the facts presented. The submission is not a planning application and thus the Development Plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful on the balance of probabilities, the Local Planning Authority must grant a Certificate confirming that the proposed development is lawful.

The key issue is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1, Class A of the GDPO (As Amended) 1995.

- 6.2 The proposed development consists of a rear extension. This development would fall under the criteria of *Schedule 2, Part 1, Class A*, of Town and Country Planning (General Permitted Development) Order 1995 (As Amended), which refers to the enlargement, improvement or other alteration of a dwellinghouse. This allows for the enlargement, improvement or other alteration of a house, provided it meets the criteria as detailed below:

6 Erection of a single storey rear extension

A1 Development is not permitted by Class A if –

- (a) **As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);** The proposed extension would not exceed 50% of the total area of the curtilage.
- (b) **The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;**
The maximum height of the proposal would not exceed the maximum height of the existing dwellinghouse. As such the proposal meets this criterion.

- (c) **The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;**

The revised plan received 12th July 2013 includes a parapet wall to the top of the proposed rear extension. The Permitted Development for Householders Technical Guidance (2013) states that parapet walls must not be included when calculating eaves height. The proposed eaves height shown on the plan therefore falls below the eaves height of the existing dwelling. As such the proposal meets this criterion.

- (d) **The enlarged part of the dwellinghouse would extend beyond a wall which—**

- (i) **fronts a highway, and**
- (ii) **forms either the principal elevation or a side elevation of the original dwellinghouse;**

The proposed extension would be to the rear of the dwelling not on a principal or side elevation and not fronting a highway, as such the proposal accords with this criterion.

- (e) **The enlarged part of the dwellinghouse would have a single storey and—**

- (i) **extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or**
- (ii) **exceed 4 metres in height;**

The host dwelling is a detached property. The proposed extension would be single storey and would extend a maximum of 3 metres in depth. Furthermore the proposed extension would have a maximum height of 3.1 metres. As such the proposal accords with this criterion.

- (f) **The enlarged part of the dwellinghouse would have more than one storey**

The proposal is single storey.

- (g) **The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;**

The proposal would not be located within 2 metres of the boundary of the curtilage of the dwellinghouse.

- (h) **The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would:**

- (i) **exceed 4 metres in height**
- (ii) **have more than one storey, or**
- (iii) **have a width greater than half the width of the original dwellinghouse; or**

The proposal would extend beyond the rear elevation of the dwelling only.

- (i) **It would consist of or include—**

- (i) **The construction or provision of a veranda, balcony or raised platform,**

- (ii) The installation, alteration or replacement of a microwave antenna,
- (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (iv) An alteration to any part of the roof of the dwellinghouse.

The proposal does not include any of the above and consequently meets this criterion.

A2 In the case of a dwellinghouse on article 1(5) land, development is not permitted if:

- (a) It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles :
- (a) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- (c) The enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.

The site is not located within article 1(5) land and as such the proposal meets this criterion.

A3 Conditions

Development is permitted by Class A subject to the following conditions:

- (a) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
The proposal would be finished in materials to match those of the existing dwellinghouse.
- (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

The proposal does not include the installation of any upper floor windows.

- (c) Where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposal is single storey.

7. RECOMMENDATION

- 7.1 That a certificate of Lawfulness for Proposed Development is granted for the following reason:

Evidence has been provided to demonstrate that the development falls within permitted development within the curtilage of the dwellinghouse under Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (As Amended)

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CIRCULATED SCHEDULE NO. 29/13 – 19 JULY 2013

App No.:	PK13/2089/TRE	Applicant:	Mr Robert Brown
Site:	1 Wood Road Kingswood Bristol South Gloucestershire BS15 8DT	Date Reg:	17th June 2013
Proposal:	Works to 2no. Copper Beech trees to crown reduce by radial 3m. and crown lift to 4m. covered by Tree Preservation Order KTPO 12/91 dated 23 March 1992.	Parish:	None
Map Ref:	364625 173607	Ward:	Woodstock
Application Category:		Target Date:	7th August 2013



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PK13/2089/TRE

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to Circulated Schedule as an objection has been received that is prior to officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks consent to carry out works to 2no. Copper Beech trees to crown reduce by radial 3m. and crown lift to 4m. The trees are covered by Tree Preservation Order KTPO 12/91 dated 23 March 1992.
- 1.2 The trees is located in the front garden of a residential property, namely 1 Wood Road, Kingswood, BS15 8DT.

2. POLICY CONTEXT

- 2.1 National Guidance
Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation) (England) Regulations 2012
- 2.2 Local Plan
South Gloucestershire Local Plan (Adopted January 2006) – Policy L1

3. RELEVANT PLANNING HISTORY

- 3.1 PK08/1518/TRE: Works to crown reduce by 30% 2no. Beech trees covered by South Gloucestershire Council Tree Preservation Order KTPO12/91 dated 23 March 1992. Decision date 07.07.2008. **Refused.**

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
No parish council in operation in this part of the district.
- 4.2 Tree Officer
No objection.

Other Representations

- 4.3 Local Residents
One objection received from a resident stating the proposed works should not be carried out until after the bird nesting season, in accordance with the Wildlife and Conservation Act 1981.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The issue to consider in this application is whether the proposed works will adversely affect the health and appearance of the tree, which makes a significant contribution to the character and visual amenity of the area.

5.2 Consideration of Proposal

The trees are two mature purple Beech in a prominent position on the front boundary of a corner property.

5.3 The works are required as the crown of the trees are blocking light into the property. The growth of the trees is also having some effect on a stone boundary wall at the front of the site which is beginning to bulge. In addition the crown of tree T1 is growing across the footpath and carriageway of Halls Road to the west of the property.

5.4 A resident has objected to the works taking place until after the bird nesting season in accordance with the Wildlife and Conservation Act 1981. It is for the applicant and works contractor to ensure the proposed works comply with this legislation, and is not for the planning regime to enforce. An informative will be applied to the decision notice informing the applicant of the requirements of this legislation.

6. **CONCLUSION**

6.1 The proposed works are in accordance with good arboricultural practice and there are no objections to this application.

7. **RECOMMENDATION**

7.1 It is recommended that permission for these works be GRANTED subject to the conditions on the decision notice.

Contact Officer: Christopher Roe
Tel. No. 01454 863427

CONDITIONS

1. The works hereby authorised shall be carried out within two years of the date on which consent is granted.

Reason

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

2. The works hereby authorised shall comply with British Standard 3998: 2010 - Recommendations for Tree Work.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree, and to accord with The Town and Country Planning (Tree Preservation) (England) Regulations 2012

CIRCULATED SCHEDULE NO. 29/13 – 19 JULY 2013

App No.: PK13/2090/F
Site: 56 Leap Valley Crescent Downend
 Bristol South Gloucestershire
 BS16 6TN

Applicant: Mr C Bennett
Date Reg: 17th June 2013

Proposal: Erection of detached garage.

Parish: Mangotsfield Rural
 Parish Council

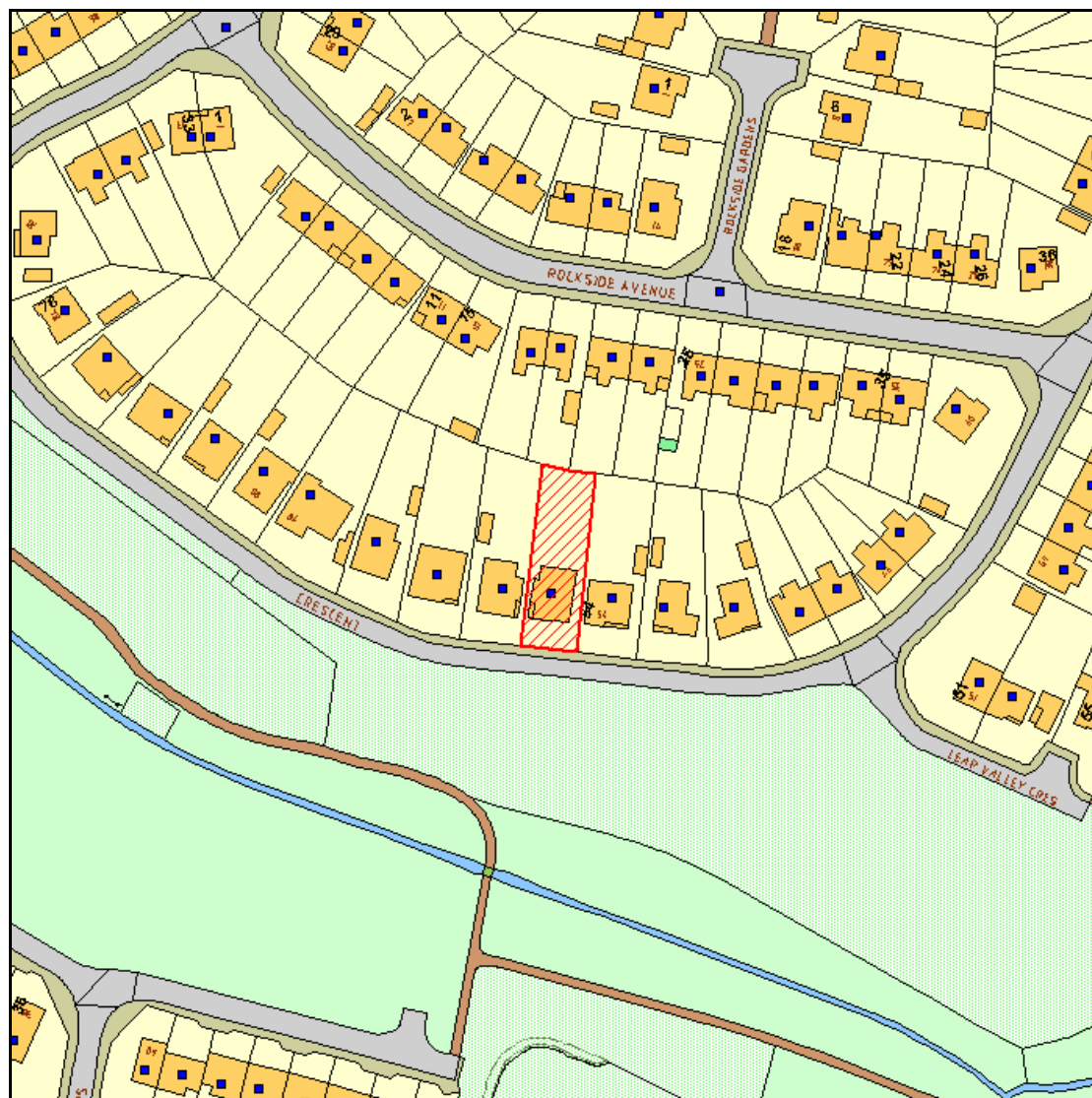
Map Ref: 365921 177757

Ward: Emersons Green

Application Category: Householder

Target Date: 7th August 2013

Category:



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PK13/2090/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has been referred to the circulated schedule as a representation has been made by the Parish Council, which is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of a single detached garage in the rear garden of 56 Leap Valley, Downend.
- 1.2 The application site consists of a detached bungalow situated within an predominantly residential area. An application has recently been approved on the site (ref. PK13/1204/F) for the installation of 3 no. front dormer windows to facilitate a loft conversion, and the erection of a single storey rear extension to provide additional living accommodation.

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

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007
South Gloucestershire Residential Parking Standards SPD (Adopted for Development Management Purposes) March 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK13/1204/F - Installation of 3 no. front dormer windows to facilitate loft conversion and erection of single storey rear extension to provide additional living accommodation. Approved 5th June 2013
- 3.2 K1055 - Retention of carport. Approved 13th November 1975

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council
No Objection in principle. However, the Committee questions the large size of the proposed garage, particularly its width and also why it is positioned so far to the back of the garden.

- 4.2 Highway Drainage
No comment

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of a detached garage in the rear garden of the site. Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 permits this type of development in principle subject to criteria relating to residential amenity, highways and design.

5.2 Residential Amenity

The application site consists of a detached residential dwelling situated within a predominantly residential area of Downend. The site has recently obtained planning permission for extensions and alterations to the dwelling in order to form additional living accommodation. The application proposes the erection of a detached garage to be situated in the northeast corner of the rear garden, which has a depth of five metres, a width of four metres, and a maximum height of 3.6 metres. The garage would be situated one metre from the side boundary of number 54 Leap Valley Crescent, and two metres from the rear boundary of number 17 and 19 Rockside Avenue.

- 5.3 Given the scale of the proposed garage and its location at the rear of the garden it is not considered that the proposal would affect the residential amenity of the neighbouring properties in terms of overbearing impact and loss of light, and raises no concerns in terms of loss of privacy. Adequate private amenity space would remain to serve the dwelling. As such the proposal is considered acceptable in terms of policy H4 of the adopted Local Plan

5.4 Highway Safety

The proposal is to erect a garage at the rear of the site. The proposal would not result in an increase in bedroom space and would not reduce the existing parking provision on the site. Although the proposed garage falls below the minimum size standards dictated by the Council's Residential Parking Standards SPD the proposal would not prejudice the existing parking provision and as such is considered satisfactory. There were no objections to the previously approved application in terms of highway safety. Accordingly the proposal does not raise any concerns in terms of highway safety.

5.5 Design

The proposed garage is considered to be an appropriate scale in the context of the site, remaining proportionate to the host dwelling. The materials and design detailing have been informed by and respect the character of the site and the locality. Concern has been raised by the Parish Council relating to the width and location of the proposed garage.

The proposed width of four metres is not, however, considered excessive or disproportionate to the original dwelling. The location of the garage at the rear of the garden is not considered to be a concern. It is noted that a garage or outbuilding of a much larger footprint could be erected at the rear of the site under permitted development. The proposal is therefore considered acceptable in terms of policies D1 and H4 of the adopted Local Plan.

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. 29/13 – 19 JULY 2013

App No.: PT13/0649/F

Applicant: Arc Developments
South West LtdSite: Premier House The Common East Bradley
Stoke Bristol South Gloucestershire

Date Reg: 5th March 2013

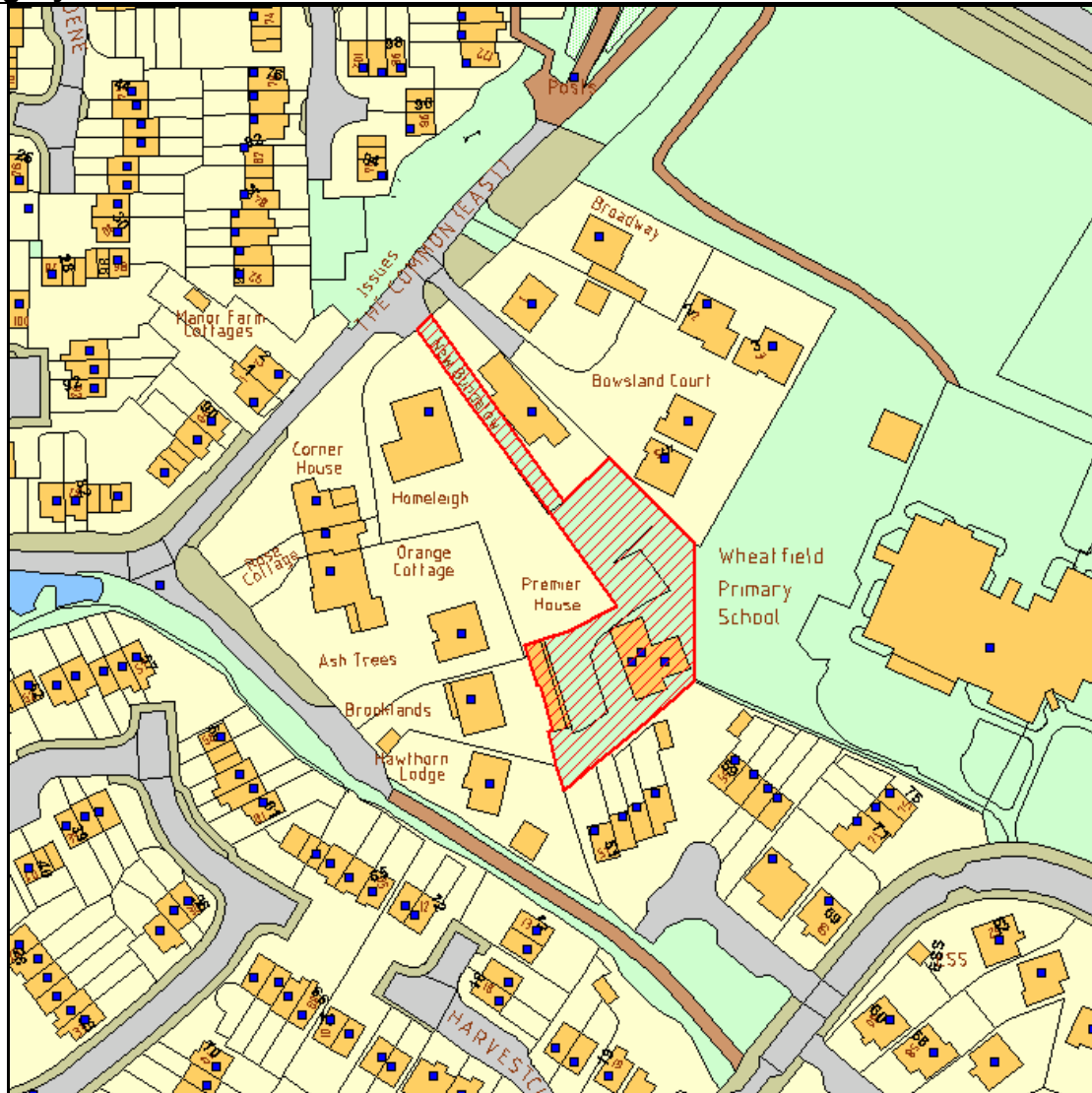
Proposal: Demolition of office block to facilitate the
erection of 4no. dwellings with garaging,
parking and associated landscaping.Parish: Bradley Stoke Town
Council

Map Ref: 361577 182392

Ward: Bradley Stoke Central
And Stoke Lodge

Application Category: Minor

Target Date: 29th April 2013



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PT13/0649/F

INTRODUCTION

This application has been referred to the Circulated Schedule for a second time in view of the additional letters of objection that has been received in response to the amended plans and given an alteration that has been necessary to facilitate access to the development by refuse vehicles.

1. THE PROPOSAL

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

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework (March 2012)

National Planning Policy Framework (Technical Guidance)

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development

L1: Landscape Protection and Enhancement

L9: Species Protection

L11: Archaeology

L18: The Water Environment

H2: Proposals for Residential Development

T8: Parking Standards

T12: Transportation Development Control Policy for New Development

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

CS1: High Quality Design

CS5: Location of Development

CS13: Non-Safeguarded Economic Development Sites

CS16: Housing Density

CS17: Housing Diversity

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

Residential Parking Standards (Approved)

3. RELEVANT PLANNING HISTORY

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

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
No Objection

- 4.2 In response to the amended plans:

No objection provided proposals comply with the new parking standards

- 4.3 Other Consultees

Highways DC: no objection subject to condition

Technical Services (Drainage): no objection in principle

Ecology Officer: no objection subject to informatives

Environmental Services: no objections in principle

Historic Records Officer: condition required

Other Representations

- 4.4 Summary of Local Residents Comments:

1 letter received in support of the proposal:

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

2 letters of objection received expressing the following concerns:

- o Plot 3 will overlook the house and garden behind;

- o It is contravention of the Human Rights Act which states that a person has the right to the peaceful enjoyment of their all possessions;
 - o Plot 3 should be reoriented so the side elevation faces the property behind;
 - o If approved, obscure glass should be fitted to the first floor rear elevation of plot 3;
 - o Plot 4 will have an adverse impact on the residential amenities of the property behind by reason of its height, length, bulk and proximity, will tunnel in this dwelling, will overlook it and restrict sunlight;
 - o The existing stable block on this west boundary affords privacy to the existing residents;
 - o Existing properties around The Common (East) are all contained on good size plots in contrast to the proposal where the houses are too big for the plot sizes;
 - o Demolition of the stable block might compromise the garden of the adjoining property;
 - o There is a considerable amount of industrial and building waste buried under the grass at the southern site corner during the construction of Premier House, and there is concern about the potential release of pollutants if this is disturbed during re-development.
- 4.5 Two further letters in response to amended plans:
- o Revised plans show marginal improvements thus objections remain;
 - o Length and height of plot 4 remain the same that would be intrusive and overbearing on neighbouring house and limit sunlight;
 - o Any building close to boundary of plot 4 should be single-storey;
 - o There is no drainage provision;
 - o Plots 3 & 4 will overlook neighbouring properties;
 - o Boundary treatment concerns raised;
 - o Bats are a protected species and use the application site;
 - o Sunlight will be restricted to neighbouring properties.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

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

- 5.2 Planning policy H2 is permissive of proposals for residential development within the built up area subject to considerations related to design, residential amenity and highway safety.
- 5.3 Policy CS13 of the emerging Core Strategy document relates to non-safeguarded economic development sites. In this instance, if approved, the proposal would result in the loss of an employment site but, given the status of this document (not yet adopted) and with the proposal to provide much needed housing, it is considered that there could be no sustainable objection to the proposal on this basis.
- 5.4 Design/ Visual Amenity
The application seeks full planning permission for the erection of four detached two-storey dwellings on land accessed via The Common (East) that currently provides a modern two-storey office building (albeit with first floor accommodation contained under a lower roof height with the building characterised by dormer windows). This existing building occupies a relatively limited part of the site positioned within the southeast corner (there is also a stable type structure on the western boundary used for storage). The site is closely adjoined by residential development that near surrounds the premises. The site is also relatively well screened from public view sat back behind those properties fronting The Common (East) and accessed via a lengthy drive.
- 5.5 The four detached dwellings would adjoin the south and east boundaries primarily orientated towards The Common (East). Plot 1 (of similar design to plot 3) would stand further forward overlooking the proposed turning head with its detached single garage building stood to the far side of the turning head. It is considered that the design of this dwelling type is the most pleasing of the three designs shown with its size also having been reduced as part of the amended plans received.
- 5.6 Plot 2 would most accurately occupy the position of the existing office building and would be sited at the far end of the new entrance drive. This property would benefit from a detached single garage building that would stand alongside the proposed rear garden associated with plot 1.
- 5.7 Plot 3 is noted to reflect the design of plot 1 and would stand alongside plot 4 that would adjoin the far western site boundary and which would benefit from a detached double garage that would stand forwards of the dwelling orientated eastwards (allowing cars to drive straight in). The design of this dwelling as initially submitted was considered unacceptable with the amended plans having allowed a reduction in its size and with the garage no longer attached (and devoid of accommodation above). This helps to address previous concerns regarding the cramped appearance of this dwelling.
- 5.8 In the same way that plot 4 was considered to appear cramped, there were similar concerns regarding the site layout as a whole. Therefore, the architect was requested to amend the plans to allow a greater degree of spacing around the buildings through a reduction in their size (albeit with the principle of four dwellings considered to be broadly acceptable). The amended plans are considered to offer an improvement even if the reductions shown are not as

significant as envisaged. Nevertheless, these changes do provide a scheme that appears more in keeping with the character of the wider area with it also noted that the irregular shape of the site further hinders development. For these reasons, on balance, there is no objection to the proposal on design/visual amenity grounds.

5.9 Residential Amenity

As noted above, the site is tightly constrained by residential development with a number of neighbouring dwellings overlooking the rear of the site within a relatively close proximity. It is considered that these neighbouring dwellings benefit from the existing more spacious site layout of the current development.

5.10 Plot 1 would stand roughly aside the neighbouring two-storey dwelling within Bowsland Court albeit with a generous level of separation between these dwellings. Further, it would also be the side elevations of these two dwellings that would face one another with views at the front and rear at an oblique angle. This is not uncommon within a residential area. On this basis, it is not considered that any significant adverse impact in residential amenity would be caused to these neighbouring occupiers.

5.11 Concerning the impact of the proposals on those two dwellings at the front of the site facing The Common (East), these dwellings are both single-storey with the rear garden to Homeleigh also providing a considerable 'buffer' to the area of the development. On this basis, and having regard to the general separation distances, it is not considered that any significant adverse impact in residential amenity would be caused. In reaching this conclusion, regard has been had to the impact of the driveway on 'New Bungalow' given the close proximity of this dwelling to this access and with a number of main habitable room windows facing this drive. However, because this drive currently serves this office building, it is not considered that there could be any sustainable objection to the application on this basis.

5.12 Wheatfield Primary School stands to the rear of plot 2 with the school building inset from this boundary. This relationship is considered to be acceptable.

5.13 Properties to the rear of plots 3 and 4 comprise a terrace of smaller two-storey dwellings that overlook the application site at the rear (their rear gardens adjoin the site boundaries). The proposal would have an impact on these dwellings that currently overlook the existing grassed area to this side of the office building. However, there would be a minimum of 20m retained between the rear of these existing properties and the rear of plots 3 and 4 thus on balance, it is considered that any associated refusal reason would prove difficult to sustain. Any suggestion of obscure glass to the rear of plots 3 and 4 would be unreasonable and also unacceptable where in respect of bedroom windows.

5.14 The proposed relationship between the rear of plot 4 and Brooklands is improved by the amended plans owing to the reduction in the scale and massing of this new dwelling. For this reason, on balance there is no objection to the application on this basis subject to a condition preventing any further windows within the facing side elevation on plot 4.

5.15 Highway Safety

There is no in-principle transportation objection having regard to issues of highway safety despite some concerns that have been raised regarding the difficulty of manoeuvring within the site (given the position/ orientation of buildings and the irregular site shape). Nonetheless, no highway objection has been raised with the amended plan providing sufficient space for a refuse vehicle.

- 5.16 In response to the concerns raised by the Parish Council, these are four bedroom properties and thus a minimum of two car parking spaces must be provided having regard to the Councils Residential Parking Standards document. All dwellings have a minimum of two car parking spaces.

5.17 Archaeology

A number of excavations in the surrounding areas have revealed extensive traces of an archaeologically significant Bronze Age settlement. Advice from the Councils Historic Records Officer advises that whilst an archaeological assessment might appear to be the appropriate response, it is expected that considerable disturbance has already been caused to the archaeology, and that in this case an archaeological watching brief (that could form the basis of an appropriately worded condition in the event that permission is granted) would be the appropriate response.

5.18 Affordable Housing

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

5.19 Outstanding Issues

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

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Peter Burridge
Tel. No. 01454 865262

CONDITIONS

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

Reason

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

2. Prior to the commencement of development, details of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

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

Reason:

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

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

Reason

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

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

Reason

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

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

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with Planning Policy L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

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

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

Reason

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

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

Reason

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

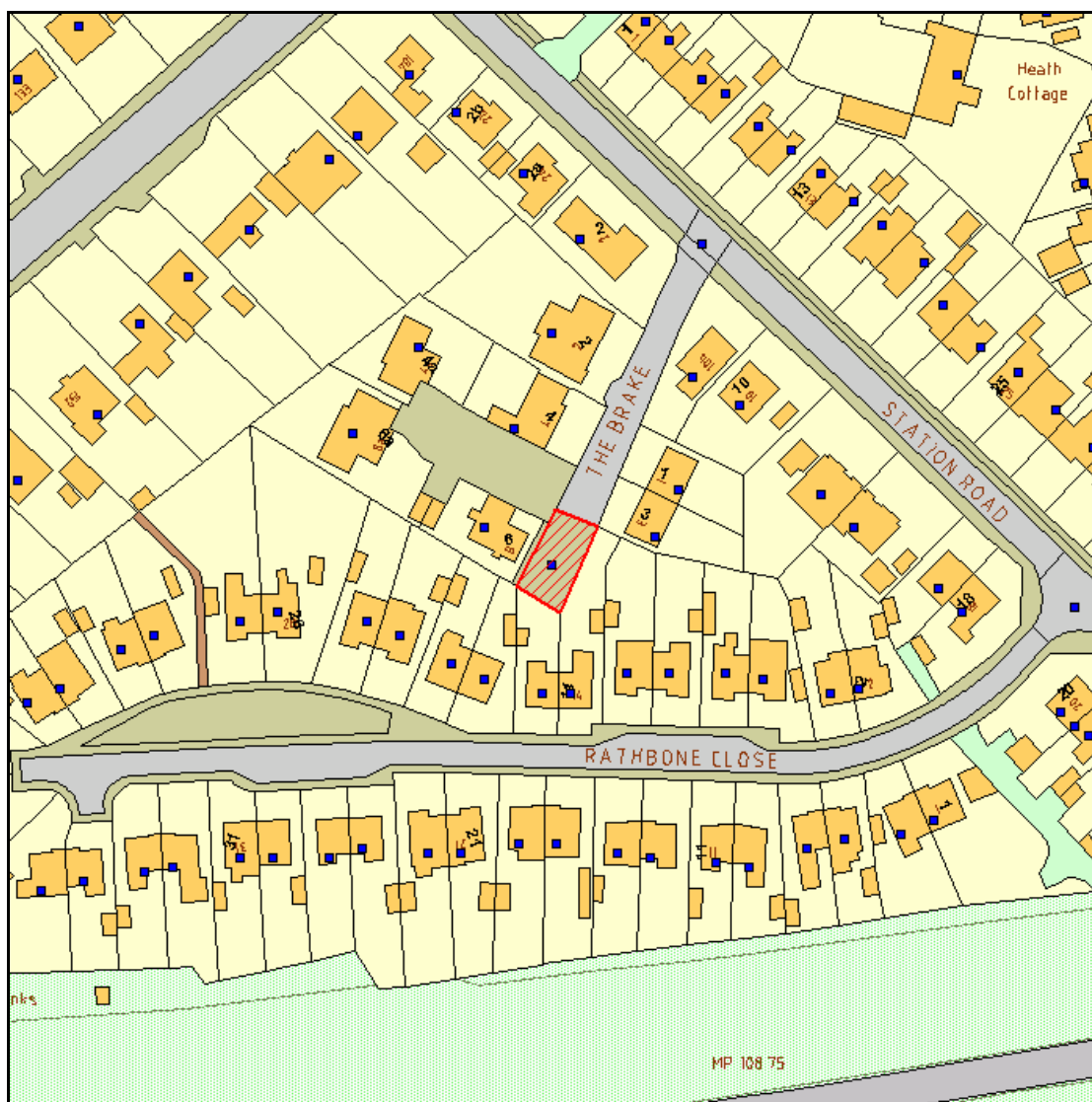
10. The developer shall appoint an archaeological contractor not less than three weeks prior to the commencement of any ground disturbance on site, and shall afford him or other archaeologist nominated by the Local Planning Authority access at all reasonable times in order to observe the excavations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

Reason

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

CIRCULATED SCHEDULE NO. 29/13 – 19 JULY 2013

App No.:	PT13/1684/F	Applicant:	Mr Liam Wilson
Site:	Land Adj. 6 The Brake Coalpit Heath Bristol South Gloucestershire BS36 2TL	Date Reg:	21st May 2013
Proposal:	Erection of 1 no. dwelling with access, parking and associated works. (Amendment to previously approved scheme PT12/4086/F).	Parish:	Westerleigh Parish Council
Map Ref:	367218 180364	Ward:	Westerleigh
Application Category:	Minor	Target Date:	11th July 2013



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100023410, 2008.

N.T.S.

PT13/1684/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

Objections have been received, contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a three bedroom dormer bungalow on land to the side of No. 6 the Brake. The site has been used as garden area in association with No. 6, but is not part of its curtilage or even in residential use. However, planning permission was approved (see 3.11 below) earlier in 2013 for a dwelling to be erected on this site and that dwelling had been completed up to eaves level at the time of the site visit. Works constructing the roof have progressed since then. It should be noted that as part of this approval, conditions were appended, with relation to (condition 6) removal of permitted development rights, including enlargements and alterations to its roof and condition 7 which states: No rooflight shall be inserted in any roof slope of the dwelling hereby approved. The site is divided from the bungalows to the rear of the site by tall fences and from No. 6 by a low wall. The site is the focal point in views down the Brake, which is a private road, from Station Road.
- 1.2 This scheme provides two open parking spaces and an enclosed rear garden to serve the dwelling, which has been constructed of render and tile, in common with the street in which it stands. The applicant owns the entire roadway of the Brake, as well as the site and nos. 4 and 6, as indicated through the red and blue lines on the submitted site location plan.
- 1.3 There are differences between this proposal and the approved scheme which amount to more than the introduction of a front-facing dormer. These are as follows: Hips removed from roof to show two side-facing gable ends; one high level small velux in the front elevation and three in the rear, the central one being set in an otherwise tiled dormer.

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
H2 Residential development
H4 Development within residential cartilages
T8 Parking standards
T12 Highway Safety

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

Supplementary Planning Guidance
Residential Parking Standards (April 2013)

3. RELEVANT PLANNING HISTORY

- 3.1 PT04/4134/O Erection of 1no. bungalow and 2 garages (outline).
Approved 21 March 2005.
- 3.2 PT04/2702/O Erection of 2 no. bungalows with garages and
replacement garage (outline).
Refused 16 September 2004.
- 3.3 PT05/3281/O Erection of 2 no. dwellings (outline).
Refused 29 December 2005.
- 3.4 PT05/3441/F Erection of 1 no. dwelling.
Approved 9 March 2006.
- 3.5 PT05/3540/F Demolition of existing garage. Erection of single
storey side extension to form integral garage. Installation of
2 rear dormers.
Approved 10 March 2006.
- 3.6 PT06/3535/F Erection of 1 no. dwelling (amendment to
PT05/3441/F)
Refused 18 January 2007 on the following grounds:-
1) overbearing impact;
2) overlooking.
Appeal allowed 2 August 2007.
- 3.7 PT07/2410/O Erection of 1 no. detached bungalow (outline).
Refused 26 September 2007 on the following
grounds:-
1) restricted size of site /cramped form of development;
2) overlooking.

Appeal dismissed 29 January 2008
- 3.8 PT09/0936/CLP Application for Certificate of Lawfulness for the
proposed erection of a detached building within the
curtilage of the existing building for purposes incidental to
the use of the existing dwelling house.
Refused 26 June 2009. This application site is the same as
the current application.
- 3.9 PT11/3931/F Change of use of land to residential curtilage and erection
of residential annex ancillary to the main dwelling. Refused
2012
- 3.10 PT12/3379/F Erection of one dwelling with parking, access and
associated works. Refused 2012

- 3.11 PT12/4086/F Erection of one dwelling with parking, access and associated works including erection of 1.8 metre high boundary wall. Approved 2013

4. CONSULTATION RESPONSES

4.1 Westerleigh Parish Council

Object due to limited size of site, which does not allow adequate amenity space and detriment to views from properties at the rear of the site.

4.2 Sustainable Transportation

The proposed dwelling would have two parking spaces, as previously approved which would serve a dwelling in accordance with the new residential parking guidelines of up to 4 bedrooms. No objection.

Technical Services

No objection in principle subject to the submission of a drainage plan incorporating sustainable drainage principles and stipulating the parking area to be constructed of a permeable surface.

Other Representations

4.3 Local Residents

1 letter has been received objecting to the proposal on the following grounds:

- the previous permission did not allow any extension to the roof

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

As can be seen from the planning history above, the site has been the subject of repeated planning applications, finally resulting in the approval of a scheme in February 2013 for a detached bungalow with living area, two bedrooms, a kitchen, toilet and a bathroom. The approval also included the use of land that was originally part of the private road of The Brake to serve the new dwelling. In assessing this application the main policies to consider are policies H2 and H4 of the adopted local plan. The principle of development has been accepted in the determination of the previous approval and therefore the following analysis will concentrate on the differences between the approved scheme and this one, with particular relation to the amount of amenity space provided, the function and number of the rooms and impact on residential amenity. This application stands to be assessed against the policies listed above, in the light of all material considerations.

5.2 Design and Visual Amenity

While the roof is not shown as being taller than originally approved, it does take a different form. While there are generally hipped roofs in the vicinity, it is considered that, as this dwelling forms the focal point in views down the Brake, there is some licence for a departure from the predominant roof form and that a refusal reason in this regard is not warranted. The dormers proposed are not in keeping with each other, with the front one shown as a standard bonnet dormer and the rear one having a lean-to type roof.

The most important elevation in terms of visual amenity is considered to be the front and the proposed dormer on that elevation is considered to sit comfortably on the roof, in proportion to the frontage of the dwelling. For this reason, it is considered that the design of the principle elevation would accord with policy D1 of the adopted Local Plan.

5.3 Residential Amenity

The dormer shown as part of this proposal would be front-facing, giving a view down the Brake. It is not considered that this would have any adverse impact on residential amenity through overlooking. The increased height of the roof is considered to have a marginal effect on existing levels of residential amenity, as it would present a taller gable end to the property immediately to the east of the site, but this effect would only be felt at the rear of its garden and the increase in height is not considered to be sufficient to cause any harm to residential amenity. The other windows are shown on the plans to be high level and provide additional lighting for one upstairs bedroom, while providing the only natural light for another. In the other cases, the proposed rooflights would light non-habitable rooms. Views out of all of these rooflights could not be obtained at standing eye level and therefore it is considered that they would not compromise existing levels of residential amenity. The condition on the planning permission earlier this year was intended to protect residential amenity for adjoining occupiers and it is considered that the revised scheme does avoid this effect. While there would be one bedroom that has no outlook and would be lit solely by a small rooflight, rather than warranting a refusal reason for this proposal in itself, it is considered to reduce the attractiveness of that bedroom, but falls short of having a harmful impact on the residential amenity for future occupiers.

In terms of amenity space provision for the proposed dwelling, the plans indicate 86 square metres, an increase on the 78 square metres of amenity space shown to serve the approved two bedroom dwelling. As the footprint has not been reduced or the site area increased, the new figure is assumed to include the front garden, which is not considered to be private or readily usable. It is considered that some 65 square metres would be private and useable, all located to the rear of the bungalow. There is a slight inconsistency between the plans showing the location and floorplate of the bungalow, with the site block plan, drawn at a different scale, showing the rear garden at 61 square metres. The functionality of the amenity space is subject to the retention of the boundary treatment between the dwellings. The plans show a 0.9 metre fence proposed to be attached to the existing low wall and this has been implemented. The amount of amenity space provided was considered to be adequate to serve a two bedroom bungalow, as evidenced by the existing planning permission. Under this submission, plans 3170-01 A and 3170-03 A both show the proposed ground floor plan for the dwelling. One shows a bedroom at ground floor level, while the other shows this room as a study. Reading the ground floor of one plan with the first floor of the other, the dwelling becomes a three bedroom dwelling and this is considered to provide a more realistic rationale for this re-submission. The dwelling would also have an additional bathroom at first floor level, in addition to the retention of the ground floor bathroom from the approved scheme.

For the three bedroom dwelling that has been proposed, the area of amenity space shown on the plans, at over 60 square metres, is considered to be adequate to meet the needs of future occupiers. This takes into account the recent appeal decision at 38 Stone Lane, Winterbourne Down, where the Inspector ruled that 46 square metres of amenity space was satisfactory for a four bedroom dwelling.

5.4 Transportation

Two parking spaces shown on the approved scheme have been maintained as part of this proposal. Since permission was approved in February, the Council has adopted, for Development Control purposes, residential parking standards and for three or four bedroom dwellings, two off-street parking spaces are required. This proposal meets that requirement and therefore the parking provision, as shown, is considered to be acceptable.

5.5 Other Issues

With regard to the issue raised through the consultation process by the Parish Council, there is no right to a view and in respect of the properties to the rear of the site, in any event there are long rear gardens, meaning that the view from there of the dwelling on site is fairly distant. In addition to this, the change in roof form from that previously approved is not considered to make a significant difference in visual terms.

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, with the conditions brought forward and adapted as appropriate from the previous planning permission.

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CONDITIONS

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

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety, sustainable drainage and the amenity of the area, and to accord with Policies EP1, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. Within one month of the date of this decision 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, L1L8 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the first occupation of the dwelling, details of the existing construction of the Brake along with details for its make-up to adoptable standard shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the proposed dwelling, the approved works to the Brake shall be completed in all respects with the approved plans.

Reason

To ensure adequate access to a highway maintainable at public expense is provided in the interests of highway safety and to accord with policy T12 of the adopted South Gloucestershire Local Plan.

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

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

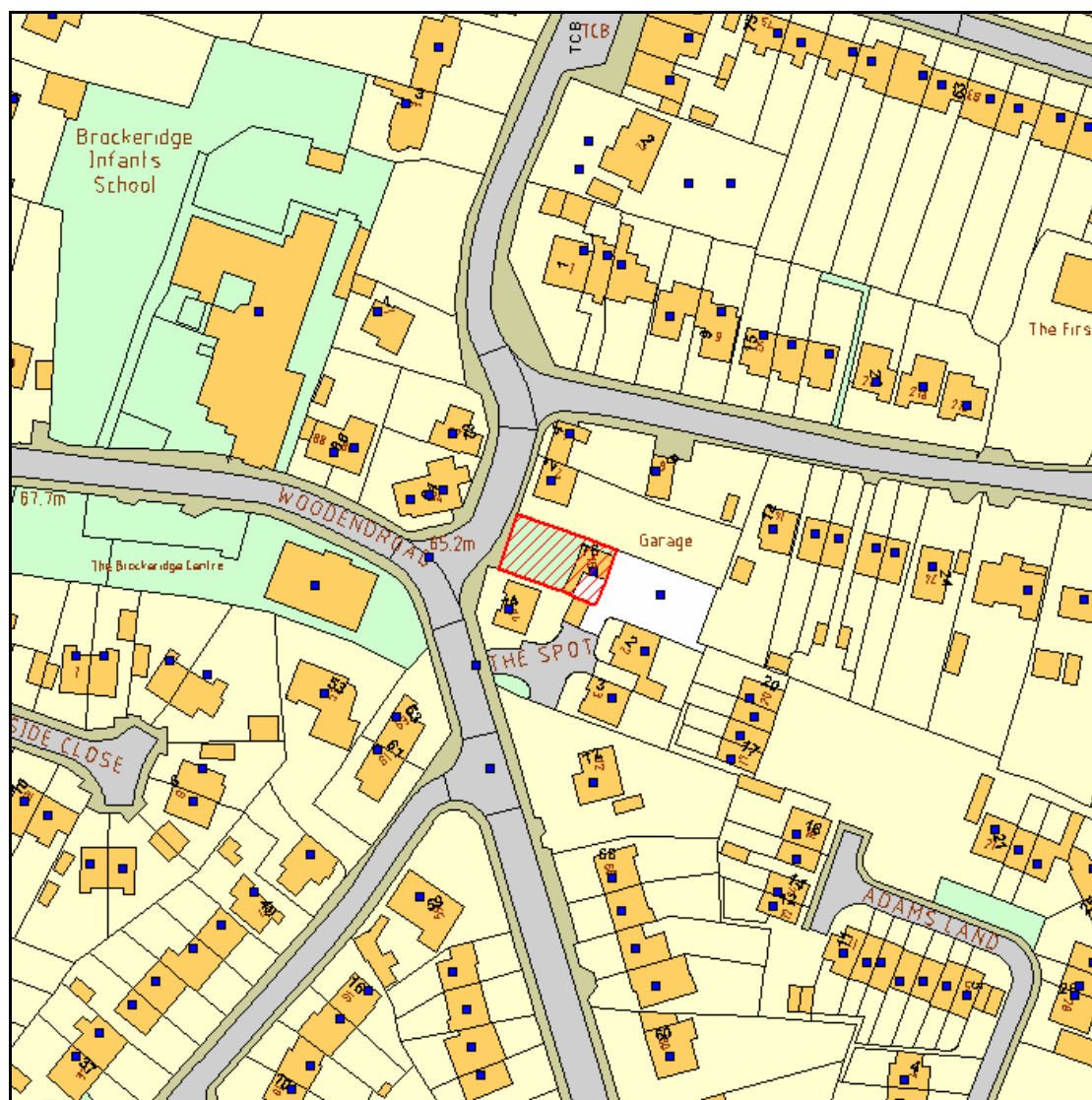
5. No rooflights other than those indicated on the approved plans shall be inserted in any roof slope of the dwelling hereby approved.

Reason

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

CIRCULATED SCHEDULE NO. 29/13 - 19 JULY 2013

App No.:	PT13/1788/RVC	Applicant:	Mr Paul Endicott
Site:	76 Woodend Road Coalpit Heath Bristol South Gloucestershire BS36 2LH	Date Reg:	28th May 2013
Proposal:	Variation of conditions no. 4 of PT09/5477/F to change hours of operation from Mon-Fri 8am to 6pm, Sat 8am to 1pm, none on Sundays/Bank Holidays to Mon - Fri 7am - 7pm, Sat 8am to 4pm, none on Sunday/Bank Holidays	Parish:	Frampton Cotterell Parish Council
Map Ref:	367383 181270	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	17th July 2013



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PT13/1788/RVC

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt of two letters of objection from local residents and also an objection from the Parish Council.

1. THE PROPOSAL

- 1.1 This application seeks consent to relax condition 4 attached to application PT09/5477/F which was approved in January 2010. Condition 4 reads as follows:

'No engineering works, deliveries and customer visits shall take place outside of the following times;

Mon - Fri 8am to 6pm

Sat 8am to 1pm

None on Sundays/Bank Holidays'

The reason for the condition was:

'To minimise disturbance to occupiers of residential properties nearby and to accord with Policies E3 and EP1 of the South Gloucestershire Local Plan (adopted) January 2006.'

- 1.2 The application seeks to vary the wording of the condition to allow longer hours of opening. The applicants are applying to vary the hours of opening to those as follows:

'No engineering works, deliveries and customer visits shall take place outside of the following times;

Mon - Fri 7am to 7pm

Sat 8am to 4pm

None on Sundays/Bank Holidays'

- 1.3 This application site relates to a vehicle maintenance and MOT garage sited on a small rectangular plot of land on the eastern side of Woodend Road opposite the Lower Stone Close junction within the established residential area of Coalpit Heath. Until 2009 the garage operated in a completely unrestricted manner with no planning conditions – conditions were only added to the 2009 application.

2. POLICY CONTEXT

- 2.1 National Planning Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

E3 Employment Development within the Urban Area

EP1 Environmental Pollution

T12 Transportation Development Control

T8 Parking Standards
L17/18 The Water Environment
EP2 Development and Flood Risk

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

CS1 Design

CS5 Location of Development

2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

3.1 PT09/5477/F Erection of replacement building as MOT station and
vehicle maintenance garage with associated works.
Approved January 2010

3.2 PT07/2795/F Demolition of existing garage to facilitate erection of 2 no.
dwellings and associated works.
Approved November 2007

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council
Objects on the grounds that the proposal will increase noise and disturbance to
neighbouring residential properties particularly during anti social hours.

4.2 Environmental Protection
No objection

4.3 Highway Drainage
No Objection

4.4 Transportation Officer
No Objection

4.5 Local Residents
Two letters of objection have been received from local residents. A summary of
the key points of concern is as follows:

- The amount of traffic generated has already created an unacceptable parking problem
- The owner of the garage uses other land for parking in an unauthorised manner
- The proposed extension of hours will only exacerbate the problem
- Parking, noise and increased traffic will all injure the amenity of the area
- The request is out of keeping with other garages in the area.
- Suggest that the hours should actually be reduced not increased
- An increase of 13 hours per week is not modest
- Cannot ignore the needs of children or shift workers who need to sleep

- Represents an unacceptable harm to residents environment and prevents the quiet enjoyment of their properties out of working hours.
- Hours are more suited to an industrial estate

One letter support

- Good to see a very successful business in the village
- People need to drop of vehicles before and after work
- Other land next to the writers house is ideal to take cars off the road
- Would be safer if cars were parked off the road

5. **ANALYSIS OF PROPOSAL**

5.1 The application seeks consent to allow engineering works, deliveries and customer visits to the garage to take place for longer periods than currently allowed. The applicants would like to carry out the restricted businesses for one hour longer weekday mornings, one-hour later weekday evenings, and for three additional hours on a Saturday afternoon. The assessment to be made is whether these additional hours will have any significantly detrimental impact on the existing level of residential amenity afforded to neighbouring dwellings.

5.2 **Assessment**

This application is to amend the hours of engineering operations, deliveries and customer visits only. The garage will operate in exactly the same way as it currently does – just for longer hours. All other conditions attached to the 2009 consent will remain the same. Given that the wording of the original condition related to the impact on neighbouring dwellings, it is necessary to ensure that the impact on neighbouring properties remains acceptable.

5.3 Your officer is sensitive of the fact that the garage is adjacent to residential properties and certainly does not dispute that at times, noise from the garage is bound to be heard and residential properties. Your officer also understands that the site has been used as a garage for a long time. Information submitted with the application confirms that the additional weekday hours are needed primarily to allow customers to drop off and collect their cars before and after work. The additional weekend hours are to make more efficient use of resources.

5.4 It is noted that local residents are concerned about parking issues in the locality. It is important to stress that the garage is to work in exactly the same way as before and it is unlikely that the longer hours will bring any significant extra traffic to the site. Whilst the longer hours may spread the arrival and departure of traffic over a longer period, this could actually have a beneficial impact in terms of highway movements as it may reduce the peaks and troughs. The Councils highway officers have been consulted regarding the proposal and raise no objection.

5.5 It is of course true that the requested longer hours will mean vehicles can enter and leave the site earlier than later than before. As a consequence, it is necessary to assess the impact this additional movement may have on neighbouring properties. The proposed longer hours of opening are not

considered unreasonable and the weekday increase will certainly allow clients to drop off and collect cars after work. With regards to Saturday afternoon working, this is not considered to be unusual with many businesses now working throughout the weekend. Your officer is mindful of the government drive to promote economic development and is keen to ensure the viability of local business as far as possible.

- 5.6 It is important to note that the Councils environmental protection team have been consulted on the proposed variation and raise no objection to the proposal but do recommend a slightly differently worded condition. It is the opinion of the environmental protection officers that the engineering works should be restricted to a greater degree than customer deliveries. Your planning officer agrees with this view particular in respect that engineering activities (hammering, grinding, drilling, cutting, metal fabrication etc) have potential to impact on neighbours to a greater extent than vehicle movements. Your planning officer does not feel it appropriate however to distinguish between customer deliveries and other deliveries as such a condition would be un-enforceable.
- 5.7 Environmental Protection officers have suggested that engineering operations should not commence before 7.30 on weekdays and finish by 6pm on weekdays with Saturday hours being acceptable as requested.
- 5.8 Therefore, leaving engineering operations aside, the judgement then has to be made as to whether customer and vehicle movements for the proposed extended hours would be sufficiently damaging to warrant refusal of the application. Whilst your officer cannot categorically state that neighbouring residents will not hear vehicle movements, given that the site is adjacent to the road, it is not considered that the noise and disturbance is likely to be sufficient to warrant refusal of the application.
- 5.9 Conditions
The conditions attached to the application PT09/5477/F will be copied over to the new decision notice as relevant with the altered wording of condition 4.

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 be approved subject to the conditions on the decision notice.

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason

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

2. No machinery shall be operated (including hand held tools) outside of the workshops in the yard area. For the avoidance of doubt this precludes the following activities from being undertaken outside of the replacement building - hammering, grinding, drilling, cutting, metal fabrication.

Reason

To minimise disturbance to occupiers of neighbouring properties and to accord with Policies E3 and EP1 of the South Gloucestershire Local Plan (adopted) 2006.

3. There shall be no paint spraying of vehicles at anytime on the site.

Reason

To protect the amenities of nearby dwellinghouses, and to accord with Policies E3 and EP1 of the South Gloucestershire Local Plan (adopted) January 2006.

4. No engineering works shall take place outside of the following times;

Mon - Fri 7.30 am to 6pm

Sat 8am to 4pm

None on Sundays/Bank Holidays

Reason

To minimise disturbance to occupiers of residential properties nearby and to accord with Policies E3 and EP1 of the South Gloucestershire Local Plan (adopted) January 2006.

5. No deliveries and customer visits shall take place outside of the following times;

Mon - Fri 7am to 7pm

Sat 8am to 4pm

None on Sundays/Bank Holidays

Reason

In the interests of visual amenity and to protect the amenity enjoyed by those living in the locality to accord with Policies E3 and EP1 of the South Gloucestershire Local Plan (adopted) January 2006.

6. Any car sales that take place from the site can only do so as an ancillary part of the vehicle repair and MOT use permitted. Car sales should not form a primary or mixed use part of the planning unit.

Reason

To protect the surrounding area from additional on street parking arising from the planning use permitted to accord with policy T12 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 29/13 – 19 JULY 2013

App No.: PT13/1798/F
Site: 47 Breaches Gate Bradley Stoke Bristol South Gloucestershire BS32 8AY

Applicant: Mr Ian Osborne
Date Reg: 5th June 2013

Proposal: Conversion of existing garage, alterations to rear windows and erection of first floor side extension to provide additional living accommodation

Parish: Bradley Stoke Town Council

Map Ref: 362821 180818

Ward: Bradley Stoke South

Application Category: Householder

Target Date: 26th July 2013



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PT13/1798/F

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The application is for the erection of the conversion of the existing single attached garage, alteration to rear windows and erection of first floor side extension, above the existing garage, to provide additional living accommodation
- 1.2 The property is a relatively modern detached dwelling situated at the end of a cul-de-sac containing similar style properties and is located within the residential area of Bradley Stoke.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12 Transportation Development Control Policy for New Development

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

3. RELEVANT PLANNING HISTORY

- 3.1 P99/1624 – Erection of single storey side extension and two storey side extension. Approved 14th July 1999.

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
Objection on the basis that the proposals represent over development of the site, are out of keeping with the streetscene and not in line with new parking standards.

Highways
After initial objections on the basis of available off street parking, revised plans

reducing the number of bedrooms have been provided and further clarification and demonstration of the availability of off street parking produced. The level of parking conforms with the new residential parking standards and as such there is no objection to the proposed development.

Archaeology

No objections

Other Representations

4.2 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Design / Visual Amenity

The proposed extension is of an appropriate standard in design and is not out of keeping with the character of the main dwelling house and surrounding properties. The extension is of an acceptable size in comparison to the existing dwelling and the site and surroundings. It is not considered that the proposals for a first floor extension above the garage would represent overdevelopment or indeed have a significant or material impact upon the streetscene at this location. Materials used will match those of the existing dwelling.

5.3 Residential Amenity

Given the overall scale of the extension and its relationship with the existing dwelling and surrounding properties it is not considered that it would give rise to a significant or material overbearing impact upon neighbouring properties. It is considered therefore that the proposal would be acceptable in terms of residential amenity.

5.4 Sustainable Transportation

The number of bedrooms subject to the original proposals have been revised and reduced from 5 to 4. The applicants have demonstrated that two off –street parking spaces can be used and this accords with the requirements of the Council's current parking standards.

6. CONCLUSION

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

considerations indicate otherwise.

- 6.2 The proposed extension is of an appropriate standard in design and is not out of keeping with the main dwelling house and surrounding properties. Furthermore the proposal would not materially harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact. Sufficient off-street parking provision exists at the site. As such the proposals accord with Policies D1, T12 and H4 of the South Gloucestershire Local Plan (Adopted) 2006 and the Council's Residential Parking Standards (Approved for development management purposes) 27th March 2013.
- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission is granted.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

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

Reason

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

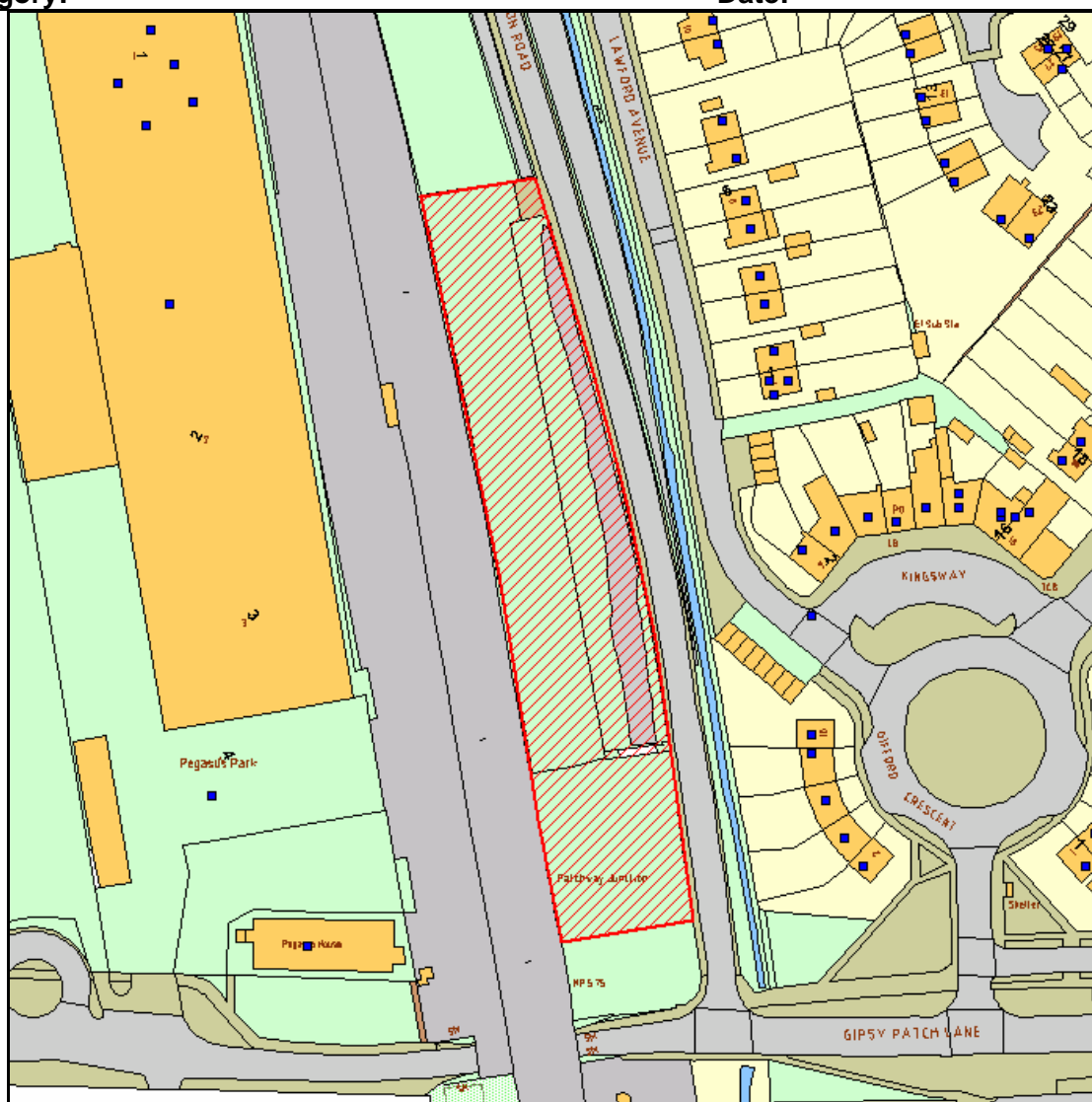
3. No windows shall be inserted at any time in the south eastern elevation of the property.

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.

CIRCULATED SCHEDULE NO. 29/13 – 19 JULY 2013

App No.:	PT13/1812/F	Applicant:	Bristol Properties Ltd And Admiral's Yard Self Storage
Site:	Land At Station Road Patchway Bristol South Gloucestershire BS34 6LP	Date Reg:	5th June 2013
Proposal:	Change of use from Coach/Car park (Sui Generis) to Class B8 Storage as defined in the Town and Country Planning (Use Classes) Order 1985 (as amended). Siting of portacabin	Parish:	Stoke Gifford Parish Council
Map Ref:	360771 181614	Ward:	Bradley Stoke Central And Stoke Lodge
Application Category:	Minor	Target Date:	26th July 2013



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PT13/1812/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule further to the concerns that have been raised by local residents and the Town and Parish Councils.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the change of use of land from a coach/ car park (sui generis) to allow for storage (class B8). As submitted, this proposed use would comprise a self-store facility formed of 132 metal storage containers arranged in two rows along either side of the site.
- 1.2 The application relates to land on the west side of Station Road, Patchway. The site adjoins the railway line along its western side (close to Patchway station) with the southern site boundary close to Gipsy Patch Lane. The site falls within the built up area.
- 1.3 The most recent planning application (PT10/2246/F) that allowed use of this land for bus and coach parking comprised a temporary permission that expires on November 30th 2015. The site is now empty.
- 1.4 As submitted, the application sought planning permission for a storage and distribution use. However, in view of the proposed use, the applicant has agreed to amend the proposal to storage only.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Quality Design in New Development
E3: Employment Proposals in the Built up Area
T12: Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.
CS1: High Quality Design
CS5: Location of Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT10/2246/F: Change of use from former Watson's car park (sui generis) to ancillary car/coach parking for users of South Gloucestershire Bus and Coach Company and siting of a mobile tea/coffee shop (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987. Permitted: 7 October 2012
- 3.2 PT10/0636/F: Erection of 2.4 metre high-galvanised palisade fence with 1 pedestrian gate. Permitted: 19 May 2010
- 3.3 PT07/3021/F: Erection of 1 office and 1 storage building to be used as a maintenance delivery unit (MDU) and 2.4 metre high boundary fence. Refused: 11 March 2008- Appeal Dismissed: 3 October 2008
- 3.4 PT02/3636/F: Use of former Watson's car park for coach parking and former station yard for staff car parking in connection with bus and coach business. Withdrawn: 24 March 2003
- 3.5 P87/1480: Construction of car park. Approved: 29 July 1987

4. CONSULTATION RESPONSES

- 4.1 Patchway Town Council
Objection – Station Road is narrow and congested with use of the amenity site and the approach to Patchway Station. The proposal would create substantial additional use by cars and vans for these storage units.

The application is considered to be misleading in that it states 'siting of portacabin' but the application is for 132 portacabins with some two-storeys in height.

- 4.2 Stoke Gifford Parish Council
Objection – 'Due to long hours of operation and poor access/ noise & light pollution concerns'

- 4.3 Other Consultees
Drainage Officer: no comment
Highways DC: no objection subject to condition
Environmental Protection: no objection in principle
Network Rail: no objection

Other Representations

- 4.4 Summary of Local Residents Comments
Three letters of objection expressing the following concerns:
- The postcode for the site is incorrect;

- Previous application for Network Rail was refused, on appeal because operational hours that were deemed to affect local siting that Station Road is adjacent to a residential area;
- Hours of operation proposed are unreasonable;
- Car headlamps would directly shine into houses in Lawford Avenue and this is understood to be a cause of complaint in the past when site was used for Wessex Buses;
- The old Rolls Royce East Works site would be more appropriate;
- There is also no parking for users/ employees;
- Will cause noise disturbance- opening/ shutting doors;
- Station Road is not wide/ strong enough to support lorries;
- Drainage concerns raised as containers would limit site permeability;
- Without knowing the nature materials stored, there is risk of vermin;
- Screening is mainly deciduous thus would be ineffective for 6 months;
- Concerns raised as to nature of stored material- i.e. hazardous;
- Stream and trees harbor an array of wildlife;
- The site access offers poor visibility;
- Self-storage customers might park along road blocking access;
- Would embankment be able to support weight of 132 containers?
- Site should provide overflow parking for railway station;
- At higher level to houses and would overlook properties;
- There is no car parking identified for staff;
- Railway line provides a good barrier for residential development;
- Many storage facilities use better purpose built buildings;
- Any development should enhance character of area.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Planning policy E3 advises that proposals for employment uses will be permitted provided that (considered here most relevant):

- It would not have an unacceptable environmental impact; and
- Adequate provision is made for service and delivery and the proposal would not give rise to unacceptable levels of vehicular traffic; and
- It would not prejudice residential amenity; and
- It would not adversely affect the character of the area; and
- The maximum density compatible with the sites location is achieved.

5.2 The Proposal

The application seeks the change of use of land from Sui Generis (coach and car parking) to Class B8 storage to provide a self-store facility. This would include the siting of 132 storage containers, a site office (portacabin), the installation of lighting and an additional sliding gate. The Design and Access Statement advises that the containers would not be fixed to the ground thus in essence the proposal would allow an open storage use.

- 5.3 The site office would be open Monday to Friday 09.00- 17.30 and 09.00- 13.00 on Saturdays. Outside of these hours, approved customers would have access to the site for cars and lights vans during the hours of 06.00- 20.00 Monday to Saturday and 08.00- 20.00 on Sundays.

5.4 Design/ Visual Amenity

The site layout plan shows two rows of storage containers with one row set against the railway line (two-storeys in height) and second the tree screening fronting Station Road thus allowing vehicular access through the centre of the site. Five 3m high lighting columns are shown through the centre of the site with new entrance gates close to the site entrance stood tangentially to the railway line and running to the belt of tree screening. The site office would be seen from the main public viewpoints with this in the rear northwest corner behind the vehicular entrance.

- 5.5 The layout as shown is considered acceptable in design/ visual amenity terms with the site screening helping to shield views of the proposal. However, in the event that planning permission is granted, it is considered that conditions should be attached preventing outside storage, and in respect of the height of storage allowed, the maximum number containers and the lighting. Further, it is considered that a more permanent site office should be provided in the longer term (once the use is established) to help accord with the provisions of policy D1 and therefore this should also be the subject of a condition. (This latter point has been discussed with the agent who has resisted this condition given all the other storage containers on site. However, the office would provide accommodation and would be sited at the entrance to the site that would be visible. This condition is therefore considered to be reasonable.)

5.6 Residential Amenity

To the east of the site lie residential properties off Lawford Avenue and Gifford Crescent; these are at a lower level. It is considered that the use of the site itself for storage would not have any significant adverse impact upon the residential amenity of nearby occupiers given the level of separation that would be afforded and because the proposed site use would not be a high noise generator. Moreover, noise levels around the site are already fairly high due to busy traffic on Gipsy Patch Lane, the adjacent mainline railway and the industrial estate beyond to the west. It is also noted that the containers might help to limit noise from the railway line to these houses given that it would provide a barrier.

- 5.7 Notwithstanding the above, the hours of use proposed are considered to be excessive extending into the early morning and evening periods; this should therefore form the basis of an appropriately worded condition in the event that planning permission is granted. A landscaping condition should also be attached given that the existing tree screening provides a good level of cover and would help to address concerns in respect of the lights from vehicles.
- 5.8 Concerning what would be stored on the site, the storage of hazardous materials would be very likely to require further consents (for example as part of Environmental Health legislation).
- 5.9 Concerning issues of land stability, advice from the Councils Building Control Officer cites that a railway embankment would be designed to withstand a considerable load given the moving weight of a train whilst bus and coaches would also be of greater weight than a static container. The weight of a filled container is unknown and therefore it would be more difficult to assess this. On

balance, it is not considered that planning permission could be reasonably withheld on this basis with any survey hindered by the unknown weight of the filled containers. .

5.10 Highway Safety / Analysis of Proposed Parking Provision

Comments from the Councils Highways Engineer advise that regard must be had to alternative uses that this site has, and the trip profile that this site would generate in the event that planning permission were granted. In this regard, the site currently has permission for use as a coach/ car park albeit under a temporary permission (at the request of the applicant) until 2015 and with the site currently empty. The proposal is considered to be consummate with the historical site uses in relation to the amount of vehicle movements.

5.11 Self-storage is a particularly low traffic generator and the Highway Officer concurs with the figures presented in relation to the anticipated vehicle movements once the site is up and running. For comparison, if the site returned as a car park with 70 spaces assuming that users arrived in the morning and left in the evening and didn't go out at lunchtime, each working day would generate about 140 trips which in a month would relate to approx 3600 vehicle movements a month. The figures associated with the submission suggest about 290 vehicle movements per month. Even considering variations in trip generation, what is proposed in terms of this application is approx 10% of what the extant use could produce.

5.12 The greatest impact of the proposal in highway terms would therefore be during the initial site set up; once this phase is completed then traffic generation and the impact of the proposal would be acceptable. On this basis, no transportation objection has been raised subject to submission and approval of a delivery management strategy that could form the basis of an appropriately worded condition in the event that planning planning were granted.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Peter Burridge
Tel. No. 01454 865262

CONDITIONS

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

Reason

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

2. The site shall be used for storage only and for no other purpose (including any other purpose in Class B8; of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason

In the interests of visual and residential amenity and to accord with Planning Policy E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The use hereby permitted shall not be open to customers outside the following times:

Monday - Friday 08.00- 20.00

Saturday 08.00- 19.00

Sundays 09.00- 18.00

Reason

In the interests of residential amenity and to accord with Planning Policy E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

In the interests of visual and residential amenity and to accord with Planning Policy E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. No outside storage shall take place at the premises.

Reason

In the interests of visual amenity and to accord with Planning Policy E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The office building hereby permitted shall be removed and the land restored to its former condition on or before 3 years from the date of this planning permission.

Reason

The building comprises a temporary storage container and is not considered to be acceptable in design terms as a long-term solution at this more prominent location at

the site entrance and to accord with Planning Policies D1 and E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. All existing tree/hedgerow screening along the site frontage (facing Station Road) shall be retained.

Reason

In the interest of visual and residential amenity and to accord with Planning Policies D1, L1 and E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. Storage containers shall not exceed two containers in height with all storage below 6m in height (measured from ground level).

Reason

In the interests of visual amenity and to accord with Planning Policy E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

9. There shall be no more than 132 storage containers stored on the application site.

Reason

In the interests of visual amenity and to accord with Planning Policy E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

10. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include hours of construction, timing of deliveries, management of the site during initial set-up so as to avoid vehicles waiting on Station Road, temporary storage areas for equipment/ containers, details of manoeuvring space, working space (for crane or similar) and on site parking during this phase. Development shall strictly accord with these approved details.

Reason

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

CIRCULATED SCHEDULE NO. 29/13 - 19 JULY 2013

App No.:	PT13/1942/F	Applicant:	Mr S Evans
Site:	36 Elderberry Way Almondsbury Bristol South Gloucestershire BS32 4FH	Date Reg:	5th June 2013
Proposal:	Erection of two storey side extension to form additional living accommodation.	Parish:	Almondsbury Parish Council
Map Ref:	362010 184294	Ward:	Almondsbury
Application Category:	Householder	Target Date:	26th July 2013



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PT13/1942/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as an objection has been received from the Parish Council and a neighbouring occupier contrary to the officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two storey side extension to form additional living accommodation.
- 1.2 The application site comprises a two storey detached property located on the northern side of the cul-de-sac Elderberry Way within the Hortham Hospital major residential redevelopment site. The site is washed over by the Bristol/Bath Green Belt.

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
GB1 Development in the Green Belt
GB3 Redevelopment of the Major Development Site in the Green Belt at Hortham Hospital Almondsbury
H1 Proposed Sites for New Residential Development Mix Use Schemes including Residential Development
H4 Residential Development within Existing Residential Curtilages

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)
The South Gloucestershire Development in the Green Belt SPD (adopted)
The South Gloucestershire Residential Parking Standards SPD

3. RELEVANT PLANNING HISTORY

- 3.1 PT12/1244/F, erection of rear conservatory, approval, 06/06/12.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
Objection; we believe restrictions were placed on these properties preventing extensions. We therefore, object in principle.
- 4.2 Landscape Officer
No comment

4.3 Archaeological Officer

The application exists within the area of a known Roman settlement, although the extents of this are unclear. An evaluation undertaken in 1999, did find archaeological activity in the general vicinity.

Therefore, to ensure that archaeological deposits, if present, are adequately recorded a HC11 condition for a programme of archaeological investigation comprising a watching brief should be applied to any consent granted.

4.4 Drainage Officer

No comment

4.5 Transportation DC Officer

No objection

4.6 Local Residents

One letter of objection has been received from a neighbouring occupier. The following is a summary of the reasons given for objecting:

- ☐ Highway issues in terms of traffic generation and vehicular access/highway safety;
- ☐ The proposal will be visible from a number of major roads in my house unlike the existing situation;
- ☐ Loss of view of trees (the only enjoyable existing view) will be lost;
- ☐ Extension will have an overbearing impact and result in a loss of privacy;
- ☐ Extension will cause a terracing effect.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The comments of the Parish Council are noted; restrictions were put in place under policies H1 and GB3, which relate to the redevelopment of the Hortham Hospital site to ensure that the redevelopment would not have a materially greater impact on the openness of the Green Belt. Restrictions were put in place regarding the height of the buildings and the size of the site to ensure that the Hortham residential development was proportionate to the development that it replaced. The Hortham development is now complete; therefore, the main issues to consider are whether the proposed extension is appropriate development in the Green Belt. Planning policies GB1 and H4 allow for limited extension to properties in the Green Belt provided that they do not result in disproportionate additions over and above the size of the original dwelling.

- 5.2 Taking into account the previous conservatory extension granted planning permission at the site, the proposal results in a cumulative volume increase of approximately 21% over the volume of the original dwelling. Significant weight is given to the South Gloucestershire Development in the Green Belt SPD (adopted), which states that extensions under 30% of the volume of the original dwelling are likely to be considered acceptable. Accordingly, the proposed extension is considered to be proportionate to the existing dwelling and appropriate development in the Green Belt.

5.3 The principle of the development is acceptable by virtue of policies GB1 and H4 of the Local Plan. The main issues to consider are the appearance/form of the extension (policies D1 and H4 of the Local Plan); the impact 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).

5.4 Appearance/Form

The proposal is a two-storey side extension, which is set well back from the front elevation and extends back flush with the rear wall of an existing two-storey rear gabled projection. It measures approximately 3 metres in width and is encompassed by an asymmetric pitched roof whereby the ridge is set down lower than the existing roof ridge and the eaves are level with the existing eaves on the rear elevation and set down lower on the front elevation. The extension appears subservient to the existing dwelling when viewed from the principal elevation and is sympathetic to its symmetrical appearance. The style and proportions of the window in the front elevation, which is built partly into the roof, matches the character of existing windows in the property.

5.5 The extension extends flush with the rear wall of an existing two-story projecting gable on the rear elevation and the proportions and form of the gable are partly lost as a consequence. Consideration was given as to whether the extension could be moved forward to break up the massing, however, this is not viable as it would leave insufficient room for parking. Given that this part of the scheme is relatively well screened from views from the public realm by existing built form, and is located to the rear of the dwelling, it is not considered that it will have a significant adverse impact on the character or visual amenity of the dwelling or surrounding area. The materials render and slate are proposed, which are considered to be acceptable, if permission is granted a condition is recommended to ensure that they match the appearance of the existing dwelling.

5.6 Residential Amenity

The concerns of the neighbouring occupier are noted; the extension will directly face the rear garden of no.34 to the southeast. Therefore, a careful objective assessment is required with regards to the impact on the residential amenity of occupiers. Whilst the extension may be visible from the principal windows in the rear elevation of the property it will be at an oblique angle. The rear windows in the property already directly face the rear elevation of no.34. Accordingly, it is not considered that the proposal will have a significantly adversely more harmful effect than the existing situation in terms of loss of outlook in this relatively high-density residential area. The high-density character of the area is such that the rear view of the neighbouring dwelling (no.34) is partly enclosed by the host dwelling and no.38. It is noted that the proposal will exacerbate the existing situation, however, the relatively small scale of the extension in comparison to the existing built form is such that it cannot be said that there will be a significantly adversely more harmful impact than the existing situation. Weight is given to the fact that no.34 is located south of the host dwelling, therefore, there will not be a significant adverse effect in terms of loss of natural light. Whilst the proposal will block the views the neighbour currently enjoys of

trees, it is not considered that this will adversely affect the living conditions of occupiers.

- 5.7 The objection in respect of loss of privacy is noted; however, the first floor rear window serves an ensuite; therefore, subject to a condition to ensure that the window is at all times obscure glazed, it is not considered that there will be a significantly greater impact on the privacy of neighbouring occupiers than the existing situation.
- 5.8 It is considered that all other neighbouring properties are located at a sufficient distance from the site to ensure that occupiers are not significantly adversely affected through loss of natural light or privacy.
- 5.9 Transportation
The concerns raised by the neighbouring occupier in respect of potential transportation issues are noted. Whilst the development may result in the loss of a single parking space, two further spaces are retained alongside the retention of the existing garage. Given that the extension proposed will provide for a dressing room and not a further bedroom, the existing quantity of 4 bedrooms is retained and thus the provision of 2 spaces meets the provisions set out in the South Gloucestershire Council's Residential Parking Standards SPD; weight is given to the fact that the plans indicate that the 'dressing room' is accessed via a bedroom and thus may not be easily annexed off to provide a standalone bedroom.

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. Prior to the commencement of development a programme of archaeological investigation and recording for the site shall be submitted to and approved by the Local Planning Authority. Thereafter, the approved programme shall be implemented in all respects.

Reason

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

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

Reason

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

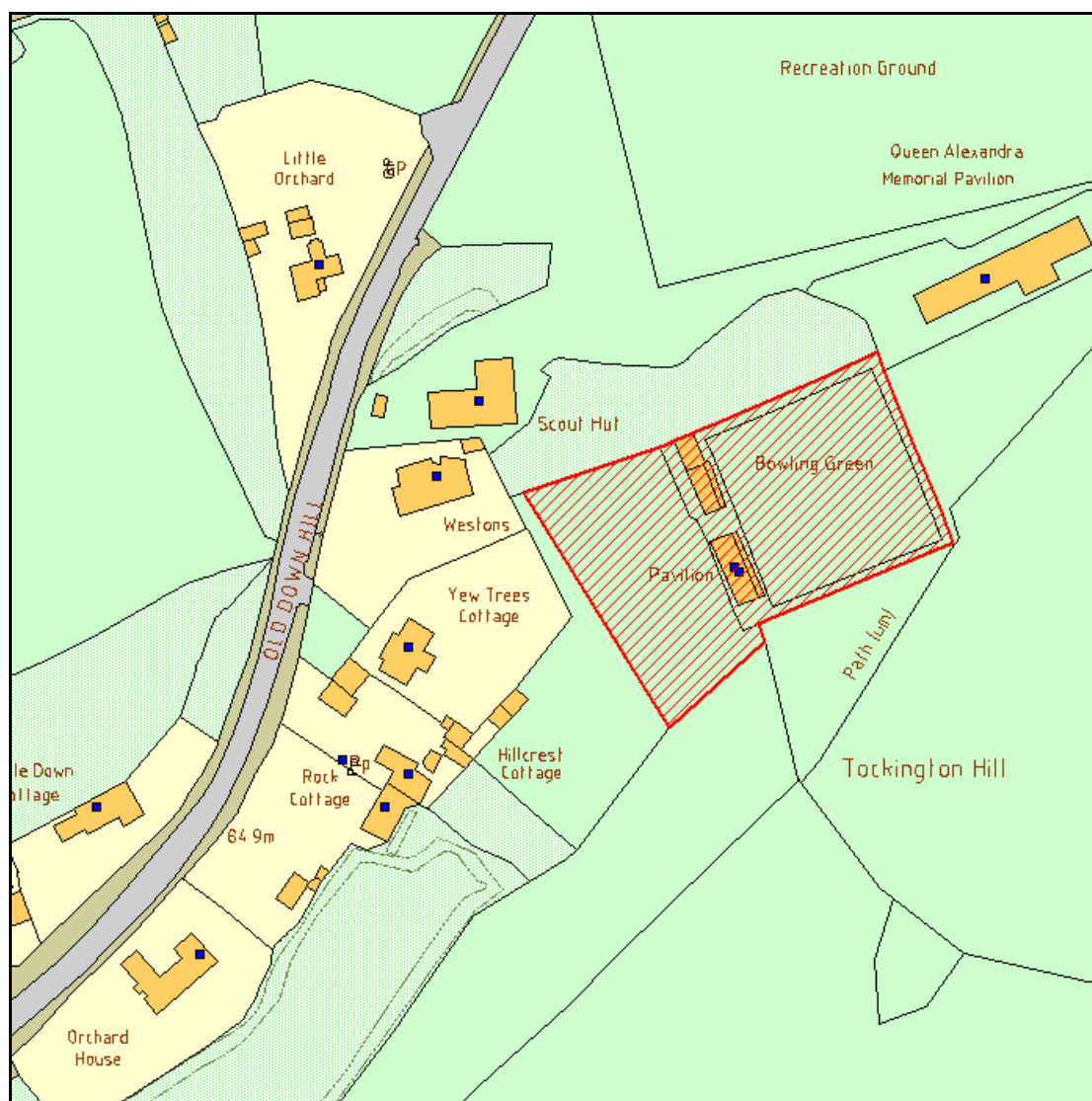
4. Prior to the first occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor ensuite window on the eastern (rear) elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

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. 29/13 – 19 JULY 2013

App No.:	PT13/1946/F	Applicant:	Olveston Bowling Club
Site:	Olveston Bowling Club Old Down Tockington Bristol South Gloucestershire	Date Reg:	6th June 2013
Proposal:	Erection of extensions and alterations to existing clubhouse and changing rooms. Change of use of land from agricultural to form additional bowling green.	Parish:	Olveston Parish Council
Map Ref:	361180 187144	Ward:	Severn
Application Category:	Minor	Target Date:	29th July 2013



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PT13/1946/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because an objection has been received from a member of the public contrary to the officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of extensions and alterations to the existing clubhouse and changing rooms and the change of use of land from agricultural to form an additional bowling green (Use Class D2).
- 1.2 The application site comprises an existing bowling club located to the east of Alveston Road within the open countryside outside of any defined settlement boundary and within the open Green Belt. Public Rights of Ways extend directly to the south of the site. The site consists of a bowling green and single storey ancillary buildings used as a clubhouse and changing rooms. Access is off Alveston Road onto a long 'L' shaped driveway; parking is located around the edges of the driveway. The site is set well back from Alveston Road behind a football pitch and ancillary club house buildings; additional pitches and open fields are located to the south and east; whilst residential gardens are located to the west.
- 1.3 The proposed bowling green is located to the southeast of the site behind existing clubhouse and changing room buildings and measures approximately 631 square metres in area. The existing changing room building is to be increased by approximately 2 metres in length and 1 metre in height. The existing clubhouse building is to be extended by approximately 3 metres in length and 1 metre in height.
- 1.4 Letters of support have been submitted by the applicant from the West of England Sport Trust; Steve Webb MP; and Bowls England. These letters were not submitted as part of the statutory consultation process.

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
GB1 Development in the Green Belt
LC5 Proposals for Outdoor Sports and Recreation Outside Existing Urban Areas and Boundaries of Settlements
T12 Transportation Development Control Policy for New Development
T8 Parking Standards
L1 Landscape Protection and Enhancement
L8 Sites of Regional and Local Nature Conservation Interest
L9 Species Protection
L16 Protecting the Best Agricultural Land
LC12 Recreational Routes

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

CS1 High Quality Design

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage

CS34 Rural Areas

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)

The South Gloucestershire Development in the Green Belt SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 N8394, erection of single storey extension to pavilion to form dressing rooms, approval, 09/12/82.
- 3.2 PT06/0388/F, erection of single storey extension to existing pavilion to provide kitchen, bar and store, refusal, 17/03/06.
- 3.3 P88/3185, erection of clubhouse with toilet and kitchen facilities, approval, 06/12/88.
- 3.4 P91/2285, erection of sports pavilion, approval, 02/10/91.
- 3.5 PT00/2118/F, change of use for the purposes of a bowling green and associated activities, refusal, 04/10/00.
- 3.6 P91/1315, construction of extension to existing car park, refusal, 19/06/91.

4. CONSULTATION RESPONSES

- 4.1 Olveston Parish Council
Support application; although it should be noted that there are ongoing parking concerns within this area.
- 4.2 Landscape Officer
The southern boundary treatment of the proposed 2nd green needs to be determined. Either evergreen hedge to match the existing hedge to the east or native hedge to match the hedge to the north would be acceptable. Once the boundary treatment has been submitted and approved there will be no landscape objection to the proposals.
- 4.3 Drainage Officer
No comment
- 4.4 Public Rights of Way Officer
It does not appear that the proposal will affect the nearest recorded public rights of way which run outside the part of the site to be developed. However, the applicants should be made aware that the corner or the existing bowling

green at present obstructs the Definitive line of footpath OOL53 by approximately 6m and, although people can presently deviate around the edge of the green, this obstruction is nonetheless on the Councils records and may become enforceable.

Other Representations

4.5 Local Residents

One letter of objection has been received from Olveston Sports and Social Club. The following is a summary of the objection received:

- ☐ Insufficient parking on the site as other community uses frequently clash;
- ☐ The area is also popular with dog walkers and ramblers and this exacerbates the problem;
- ☐ Illegal parking has caused problems with existing pipe work used for drainage.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The National Planning Policy Framework is a somewhat condensed version of previous National advice. There is however, more of an emphasis on adopting a positive planning approach and achieving economic growth. There is also a presumption In favour of sustainable development.

5.2 *Green Belt*

Guidance contained in the NPPF is that Local Planning Authorities should plan positively to enhance the beneficial use of the Green Belt such as looking for opportunities to provide...opportunities for outdoor sport and recreation. The Government continues to attach great importance to Green Belts, with their fundamental aim being to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The NPPF also states that Local Planning Authorities should plan positively for the provision and use of community facilities such as sports venues.

5.3 This advice is generally reflected by policies GB1 and LC5 of the South Gloucestershire Local Plan (adopted) January 2006. Policy GB1 allows for the change of use of land where it would not have a materially greater impact than the present authorised use on the openness of the Green Belt and would not conflict with the purpose of including land in it. The use of land as a bowling green is considered to be a use that will not have a materially greater impact on the openness of the Green Belt than the existing agricultural use; it is therefore, a use that is compatible with the aims of the Green Belt. Weight is given to the fact that in the previous application (PT06/0388/F) it was accepted that a bowling green would preserve the openness of the Green Belt.

5.4 Policy GB1 of the South Gloucestershire Local Plan (adopted) January 2006 only allows for new buildings in the Green Belt for essential facilities for outdoor sport and recreation. This is in conflict with the NPPF, which now allows for the

extension and alteration of buildings provided that it does not result in disproportionate additions over and above the size of the original building. The NPPF is more up to date than the Council's development plan; therefore, it holds more weight. Accordingly, whilst the previous application no.PT06/0388/F for the extension of the buildings was refused on the basis that it represented inappropriate development in the Green Belt, recent changes to Green Belt policy set out in the NPPF are such that the principle of the extension of non domestic buildings in the Green Belt can be acceptable.

- 5.5 The NPPF does not include a definition of what constitutes a disproportionate addition. The extension to the existing clubhouse represents a floor area increase of approximately 48% over the floor area of the existing building, and when considering the advice contained in the South Gloucestershire Development in the Green Belt SPD (adopted), it is considered that the extension is at the top end of acceptability. However, weight is given to the appearance of the extension, it is not considered that it will appear adversely disproportionate in terms of its scale or character. Whilst there will be an increase in the height of the building, there will also be an improvement to the appearance of the building overall.
- 5.6 The existing changing rooms are very mean in terms of size. Given the intensification of the use, it is not considered unreasonable for the proposal, which will allow for four separate changing rooms for male/female and home/away teams, as well as a male, female and disabled w/c, to be considered as an essential facility to allow the bowling club to function to a reasonable standard. The extension results in a significant improvement to the appearance of the building, replacing a flat roof section with a pitched roof, rationalising the fenestration and providing a more balanced appearance. The extension results in a floor area increase of approximately 41% over the existing building; accordingly, it is considered that this indicates that the proposal represents a proportionate addition. Given the above, it is considered that the extensions, when considered on balance, are proportionate to the existing buildings and therefore, appropriate development in the Green Belt.
- 5.7 *Loss of Agricultural Land*
Given the relatively small scale of the site, it is not considered that the loss of agricultural land will be contrary to the aims of policy L16 of the South Gloucestershire Local Plan (adopted) January 2006. Moreover, the use proposed is such that the land could revert back to agricultural use if required in future.
- 5.8 Planning policies GB1 and LC5 allow for the principle of the development. The main issues to consider are the transportation impacts in terms of parking, highway safety, potential increase in levels of vehicular traffic and the accessibility of the site by non car modes of travel such as by public transport, foot and bicycle (policies T12 and LC5 of the Local Plan); the appearance/form of the proposal and the impact on the character of the landscape and surrounding area (policies D1, LC5 and L1 of the Local Plan); the environmental effects (policies L1, L8, L9 and LC5 of the Local Plan); the residential amenity impacts (policy LC5 of the Local Plan) the affect of any

advertisements or external lighting in terms of amenity and road safety (policy LC5 of the Local Plan).

- 5.9 Appearance/Form and Impact on the Character of the Area and Landscape
The buildings to be extended are pavilion style with a horizontal emphasis; constructed of timber with green felt roofs; both have projecting front verandas. The clubhouse extension measures approximately 3 metres in length, extends the full width of the building and increases the ridge height of the building by approximately 0.8 metres. Increasing the length of the clubhouse gives the building a relatively squat form; however, it is not considered that this will adversely harm the character of the building or surrounding area. Weight is also given to the fact that the other alterations to the building including the relocation of the main entrance, the alteration of fenestration and the inclusion of a central roof gable will result in a more balanced and high quality standard of appearance over the existing situation.
- 5.10 The changing room extension measures approximately 2 metres in length, extends the full width of the building and increases the ridge height by 1 metre. The extension is encompassed by a pitched roof with half hipped ends, which helps to reduce the overall bulk of the building. The existing building comprises a low quality standard of appearance with a portion of the building having a flat roof. The extension and alterations are considered to be sympathetic to the character of the building and will improve its overall appearance. The size of the buildings proposed are considered to be commensurate to the use of the land for outdoor sport and recreation.
- 5.11 The site is set well back from Alveston Hill and is well screened by existing built form and vegetation. A public right of way extends along open fields to the south of the site, and in order for the development to preserve the character of the landscape the boundary treatment for the proposed bowling green should be carefully considered. The boundary treatment of the existing bowling green is an evergreen hedge and there is a native hedge running along the western boundary of the area of the proposed bowling green. The southern boundary treatment needs to be determined. Either an evergreen hedge to match the existing hedge to the east or a native hedge to match the hedge to the north would be acceptable. If permission is granted a landscaping condition is recommended on this basis.
- 5.12 No advertisement or illumination is proposed. If permission is granted, a condition is recommended to restrict floodlighting at the site in the interests of the character and amenities of the area.
- 5.13 Residential Amenity
Neighbouring properties and associated residential gardens are located to the west of the site. Occupiers are likely to be already affected through noise and disturbance generated by the existing unfettered use. Careful consideration is required as to whether the proposal will increase the existing impact by an unreasonable degree. The proposal will move the building line of the clubhouse and the changing rooms closer to the boundaries of neighbouring properties to the northwest. However, given that the buildings will remain single storey and the level of separation, it is not considered that occupiers will be significantly

adversely affected through loss of natural light or privacy. Whilst the proposed additional bowling green is likely to have a greater impact on neighbouring occupiers through noise and disturbance due to the proximity to the western boundary a condition in respect of operating times is recommended to reduce the impact on neighbouring occupiers. Accordingly, given that the proposal allows the Local Planning Authority the opportunity to control a previously unfettered use, it is considered that it will not have a significantly greater impact on the residential amenity of neighbouring occupiers than the existing situation.

5.14 Transportation

When considering how accessible the site is to non car modes of travel weight is given to the fact that it already functions for a number of community uses, including the application bowling club. The proposal relates to the intensification of an existing use. Accordingly, whilst the site is somewhat isolated there are no objections in terms of accessibility. Whilst the proposed development will likely lead to an increase in vehicular traffic it is not considered that this will have a materially greater effect on local highway conditions than the existing situation. The concerns made by the Olveston Sports and Social Club regarding the affect on parking are noted; however, weight is given to the fact that the Highway Authority have not objected to the development proposed. Notwithstanding this, it is considered that the existing parking facilities may not easily accommodate the addition traffic from the proposed intensification of the use. A condition is therefore, recommended if permission is granted, to ensure that a full parking study of the parking demands arising from all users of the site, i.e. the Bowling Club; Football Club; Cricket Club; Cycle Club and Social Club is carried out. From this assessment, a parking plan and event management strategy to accommodate all users shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented accordingly.

5.15 Environmental Impacts

Trees

No trees that make a significant contribution to the character and visual amenity of the area will be significantly adversely affected by the proposal.

5.16 Ecology

The site consists of an area of grassland, which previously formed part of parkland designated as Tockington Hill and Quarry Site of Nature Conservation Interest (SNCI) for its unimproved and semi-improved calcareous grassland interests, augmented by a block of native broadleaved woodland. Policy L8 of the South Gloucestershire Local Plan ('saved' within the Core Strategy) relates to sites of local nature conservation or geological interest and states that:-

'Development that would cause damage to local nature conservation or geological interest will not be permitted unless the importance of the development outweighs the value of the substantive interests affected.'

'Where development is to proceed, measures will be required to minimise and offset the impact of the development on the nature conservation interest'.

- 5.17 Notwithstanding the above, subsequent to a previous application to extend the clubhouse, the field was re-graded and re-seeded to accommodate a marquee for club events; and has been routinely treated with a herbicide. Part of the application site is also currently used by members to grow vegetables (beds). Accordingly, whilst contiguous with the wider area of parkland comprising the Tockington Hill and Quarry SNCI, its nature conservation value is minimal to negligible.
- 5.18 Given this, it is considered that development would not be contrary to Policy L8 or adversely or materially impact upon the nature conservation value of the wider SNCI.
- 5.19 Further Matters
The proposed development will not affect the nearest recorded public right of way. However, the corner of the existing bowling green at currently obstructs the Definitive line of footpath OOL53 by approximately 6 metres. Although people can presently deviate around the edge of the green, this obstruction is nonetheless on the Councils records and may become enforceable. An informative note is recommended to make the applicant aware of this.

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 materials to be used in the construction of the external walls of the extensions hereby permitted shall match those used in the existing buildings.

Reason

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

3. Prior to the first use of the bowling green hereby approved a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details. (For the avoidance of doubt the southern boundary of the approved bowling green shall be planted with either an evergreen hedge to match the existing hedge to the east or a native hedge to match the hedge to the north).

Reason

In the interests of the character and visual amenity of the area and to accord with policies D1, L1 and LC5 of the South Gloucestershire Local Plan (adopted) January 2006.

4. There shall be no flood lighting installed on the site at any time unless approved in writing by the Local Planning Authority.

Reason

In the interests of the character and amenities of the area and to accord with policies L1 and LC5 of the South Gloucestershire Local Plan (adopted) January 2006.

5. The bowling green hereby approved shall not be used by customers outside the following times: 08:00hrs to 20:30hrs daily.

Reason

In the interests of the residential amenity of neighbouring occupiers and to accord with policy LC5 of the South Gloucestershire Local Plan (adopted) January 2006.

6. Prior to the first use of the bowling green hereby approved a full parking study of the parking demands arising from all users of the site shall be carried out. From this assessment, a parking plan and event management strategy to accommodate all users shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to the first use of the bowling green hereby approved. (For the avoidance of doubt 'all users of the site' includes the Bowling Club, Football Club, Cricket Club, Cycle Club and Social Club).

Reason

To ensure that adequate parking facilities are provided to avoid congestion in the interests of highway safety and to accord with policies T12 and LC5 of the South Gloucestershire Local Plan (adopted) January 2006.

7. The clubhouse shall not be occupied at any time other than for purposes ancillary to the use of the bowling club.

Reason

In the interests of sustainability and in the interests of the amenities of the area and to accord with policies T12 and LC5 of the South Gloucestershire Local Plan (adopted) January 2006.

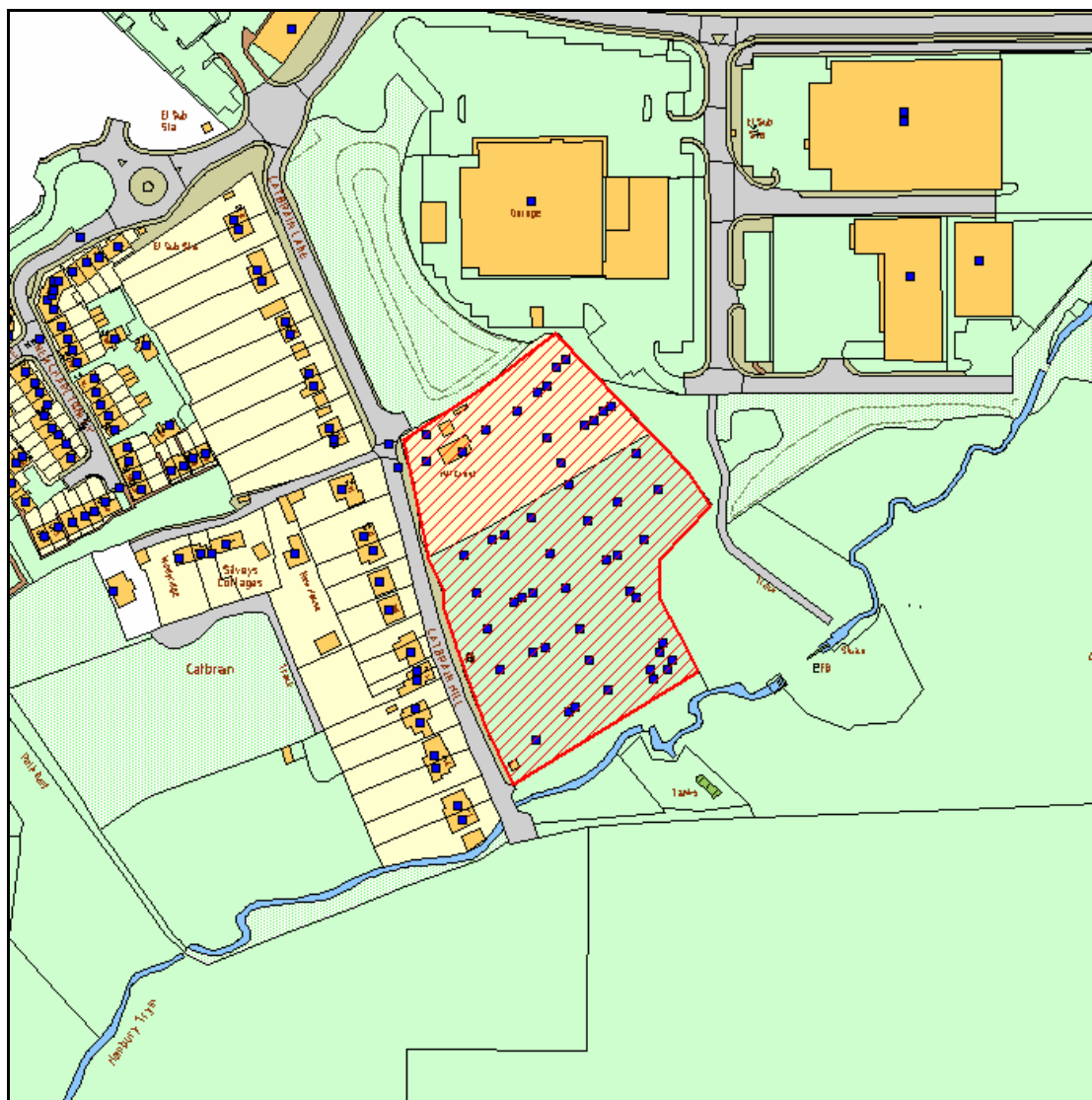
8. Prior to the commencement of the development a sample of the proposed roof tiles shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason

To provide an adequate standard of external appearance and to accord with policy D1 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 29/13 – 19 JULY 2013

App No.:	PT13/1954/RVC	Applicant:	Persimmon Homes Ltd
Site:	Hillcrest Land Off Catbrian Hill Easter Compton Bristol South Gloucestershire	Date Reg:	4th June 2013
Proposal:	Variation of condition no. 21 of PT10/3060/F to allow alternative layout for plots 31-35 and 39. All other parts of the scheme to remain unchanged.	Parish:	Almondsbury Parish Council
Map Ref:	357618 180416	Ward:	Patchway
Application Category:	Major	Target Date:	28th August 2013



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PT13/1954/RVC

INTRODUCTION

This application is referred to the Circulated Schedule due to an objection being received to the application from a local resident,

1. THE PROPOSAL

- 1.1 This application relates to a previous planning permission (PT10/3060/F) which gave detailed planning approval for the construction of 51no. dwellings with associated works.
- 1.2 Following the approval of a Section 93A application which added a new condition (no.21) to the consent to list all the approved plans, this application now seeks to vary condition 21 to substitute the approved plans with a revised layout.
- 1.3 The revision to the layout relates to 6 units to the southern end of the site, where due to the need to insert surface water drainage tanks, the houses need to be moved further back into the site and to provide a sufficient easement, the units are arranged in a more compact manner to the southern boundary than as approved.
- 1.4 Although the configuration of the units has changed, the design and scale of the houstypes remains consistent with the houstypes previously approved.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
E4	Safeguarded Employment Areas
L1	Landscape Protection and Enhancement
L5	Open Areas within the Existing Urban Areas and Defined Settlements
L9	Species Protection
L11	Archaeology
L17/L18	The Water Environment
EP1	Environmental Pollution
EP2	Flood Risk and Development
EP4	Noise-Sensitive Development
EP8	Safety Hazards
T6	Cycle Routes and Pedestrian Routes
T7	Cycle Parking
T8	Parking Standards
T9	Car Parking Standards for People with Disabilities
T12	Transportation Development Control Policy for New Development

LC1	Provision for Built Sports, Leisure and Community Facilities
LC2	Provision for Education Facilities
LC8	Open Space and Children's Play

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

CS1	High Quality Design
CS5	Location of Development
CS14	Town Centres and Retail

3. RELEVANT PLANNING HISTORY

- 3.1 PT10/3060/F – Demolition of existing dwellings to allow for a redevelopment comprising of 51no. dwellings with parking, access and open space and landscaping. Approved 22nd August 2012.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
No consultation response was received.

- 4.2 The Environment Agency
No consultation response was received.

- 4.3 Local Residents

1no. consultation response was received from local residents which expressed the following summarised views:

- There is nothing wrong with the original plan and with this new plan they are losing garages and so there will not be enough room to park the cars;
- All drains are blocked at the bottom of the hill;

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks approval for amendments to the proposed development through the variation of condition 21 which details approved plans.

- 5.2 Principle of Development
The development of the site for residential purposes comprising of 51 dwellings is established by virtue of the previous planning consent under PT10/3060/F. The site is located within the existing urban area and is not subject to any land use designations or constraints. The principle of development was therefore acceptable under Policy H2 of the SGLP (Adopted 2006).

- 5.3 Design, Layout and Appearance.
There are no urban design objections to the proposed scheme, as with housetypes of similar scale and appearance, there will be no material impact on the approved character, layout and appearance of the development.

Landscape

- 5.4 There are no landscape objections to the proposed revisions to the scheme, as the hard and soft landscaping and character secured through the detailed approval will not be significantly altered.

Trees

- 5.5 Located to the southern boundary away from the TPO trees to the north and boundary planting to the east and west boundaries, there are no arboricultural objections to the proposed amendment. A site wide tree protection plan was however approved as a condition of the full permission.

Archaeology

- 5.6 No objections as there is an archaeological condition that is in effect and has been implemented following the commencement of works.

Ecology

- 5.7 There are no ecological constraints to granting planning permission. The following information is also however is also recommended to be attached to any consent.

If breeding birds are present, development including clearance of vegetation should only take place outside the breeding season to avoid any potential offences under the Wildlife & Countryside Act 1981 (as amended) or CROW Act 2000. Generally speaking, this is between March and August inclusively, although it will vary according to seasonal temperatures.

- 5.8 The site wide ecological management plan was approved as part of the full planning permission.

Affordable Housing

- 5.9 The revised layout covers a portion of the south part of the site adjacent to affordable housing provision on plots 36 and 37, and near affordable housing on plots 25 - 30.
- 5.10 The proposed revised layout is acceptable as it does not impact adversely on the affordable housing. Clustering of the affordable housing in clusters of no more than 6 units is maintained. Affordable housing to be built at the same time as the rest of the housing on site in line with agreed triggers as per S.106 agreement. All other terms set out in the S106 Agreement for the above site dated 21st August 2012 should apply to this revised layout.

Transportation

- 5.11 No transportation objections as parking provision remains in keeping with the policy standard and although two shared detached garages have been removed, they have been replaced with off-street parking spaces so there has been no reduction in parking space provision as suggested by the local resident. There is also no impact on the 'homezone' layout.

Construction Compounds

- 5.12 The construction compound to serve the development of the site was approved as a condition of the full permission. It is therefore not necessary to request this information again.

Play Equipment

- 5.13 The play equipment has been approved as part of a condition of the full application and so if not necessary to seek again, although as with the tree protection plan and construction compound details, a condition that this new consent accords with these approved details will be added.

Other Issues

- 5.12 The parking issue raised by the local resident is addressed above and with regard to the levels, to address drainage issues the levels at the southern end of the site are to be increased by 1m with the levels reduced at the northern end by the same amount. This will be addressed through a non-material amendment application. Although no consultation response was received by the Environment Agency, it was considered that as this will ensure the finished floor levels are increased even more above the minimum datum required (see condition 4), there would have been no objections to the proposal.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 It is concluded that the proposed amendments are minor in nature and would not materially alter the scope of the previously approved development. Therefore the proposed scheme would not harm the existing landscape and through its design, would result in an complementary residential development and so the proposed scheme can be considered to comply with Policies D1 and L1 of the SGLP. In light
- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report. In light of the drainage strategies proposed it is not considered that the proposed scheme would lead to any increase in flood risk and so is considered compliant with Policy EP2 of the South Gloucestershire Local Plan (Adopted January 2006). The parking provision and impact of the proposed scheme on the surrounding transport network is considered acceptable subject to the mitigation measures outlined and so the proposed scheme is considered compliant with Policies, T7,T8,T9, and T12 of the South Gloucestershire Local Plan (Adopted January 2006). The level of provision and tenure mix of the affordable housing is considered acceptable and so is complaint with Policy H6 of the SGLP. The proposed scheme will also seek to preserve ecological and geological interests to an acceptable level and so the proposal can be considered complaint with Policies L7, L8 and L9 of the SGLP. The proposed

scheme will also make sufficient provision to protect any archaeological interests and so the proposed scheme can be considered compliant with Policy L11 of the SGLP. The environmental impacts of the proposed scheme are also considered acceptable in that noise and pollution levels will not be sufficient to be detrimental to either existing neighbouring or prospective residents, and so the proposed scheme can be considered compliant with Policy EP1 and EP4 of the South Gloucestershire Local Plan (Adopted January 2006). The proposed scheme makes the required provision for offsetting its impact on the local library services and so the proposed scheme can be considered compliant with Policies LC1 and LC2 of the South Gloucestershire Local Plan (Adopted January 2006). The proposed scheme also makes sufficient provision on-site and provision off for all required categories of public open space and so the proposed scheme can be considered compliant with Policy LC8 of the South Gloucestershire Local Plan (Adopted January 2006),

7. RECOMMENDATION

7.1 Planning permission is to be APPROVED subject to the following conditions:

Contact Officer: Robert Nicholson
Tel. No.

CONDITIONS

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

Reason

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

2. Prior to the commencement of development details and samples of the proposed roofing and external facing materials 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.

3. The hours of working on site during the period of construction shall be restricted to Monday - Friday 7.30 - 18.00 and Saturday 8.00 - 13.00 and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the amenity enjoyed by those living in the locality and to accord with Policy EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The finished floor levels of the buildings shall be constructed no lower than 44.00 m above Ordnance Datum.

Reason

To prevent the risk of flooding in accordance with Policy EP6 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority (LPA). The drainage works shall be completed in accordance with the details and timetable agreed.

Reason

To prevent the risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and to accord with Policy EP6 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. No development approved by this permission shall be commenced until a full operation and maintenance strategy for surface water drainage has been submitted to and formally approved in writing by the Local Planning Authority. The strategy shall identify all future land use limitations, identify the ownership, operational and maintenance arrangements for the works over the lifetime of the scheme.

Reason

To ensure that the works provide the necessary mitigation against flooding for the lifetime of the existing and proposed development, all in accordance with Policy EP6 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. Prior to the commencement of development, a lighting strategy is to be submitted to the local planning authority for written approval that shall include measures to control light spillage. Development shall be carried out in accordance with the approved details.

Reason

In the interests of visual amenity, security and to protect the amenity enjoyed by those living in the locality to accord with Policies D1 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. No development hereby shall take place until the Local Planning Authority has been provided with, and has hereby approved in writing, a Pre-Assessment of the development carried out by a BRE Licensed Code for Sustainable Homes (CSH) Assessor, proving CSH Level 3 achievement for all housing units.

Reason:

To ensure the development minimises the use of energy and natural resources as required by PPS1 and its supplement 'Planning and Climate Change', SGLP Policy D1 and the South Gloucestershire Design Checklist SPD.

9. Each residential unit shall be subject to a post completion CSH assessment by a BRE Licensed CSH Assessor and a final Code Certificate of compliance for each dwelling shall be submitted to, and confirmed in writing by, the local planning authority prior to the first occupation of the dwelling which the certificate relates.

Reason:

To ensure the development minimises the use of energy and natural resources as required by PPS1 and its supplement 'Planning and Climate Change', SGLP Policy D1 and the South Gloucestershire Design Checklist SPD.

10. The hedgerow that runs down the western boundary of the site (as indicated on the Soft Landscape Proposals plan drg no.C.0318_25-B) shall be retained and if any part is removed, damaged or dies prior to the adoption and transfer of management liability to the Local Planning Authority, the applicant/owner shall undertake replacement planting of the same species at the same place unless the Local Planning Authority gives its written consent to any variation

Reason

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

11. If breeding birds are present, development including clearance of vegetation should only take place outside the breeding season to avoid any potential offences under the Wildlife & Countryside Act 1981 (as amended) or CROW Act 2000. Generally speaking, this is between March and August inclusively, although it will vary according to seasonal temperatures.

Reason

To ensure the ecological interests of the site are safeguarded and to accord with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006.

12. This development shall proceed in accordance with the details previously submitted to discharge condition 3 (tree protection plan); 6 (construction compound); ecological management plan (condition 8); and play equipment (condition 20) of planning application PT10/3060/F, as all confirmed in a letter dated 18th September 2012 apart from condition 20, which was discharged in a letter dated 29th May 2013.

To ensure the development proceeds in accordance with previously approved details.

13. The application has been approved on the basis of the list of drawings below:
Site location plan (drg no.C.0318_01-1);
Detailed layout (as approved) (drg no.C.0318_02-14);
Revised site layout (drg no.C.0318_02-17);
Revised materials plan (drg no.C.0318_22-55);
Revised street scenes (drg no.C.0318_26-3);
Illustrative overlay plans (drg no.C.0318_37-1);
Housetypes (drg no.C.0318_12-4);
Revised soft landscaping scheme (drg no.C.0318_34-4).
As all received by South Gloucestershire Council on 29th May 2013.

Reason

To ensure that the development is carried out in accordance with the approved plans in order to comply with the policies in the South Gloucestershire Local Plan