

**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. 47/13

Date to Members: 22/11/13

Member's Deadline: 28/11/13 (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 47/13 – 22 NOVEMBER 2013

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK13/3293/F	Approve with Conditions	94 Downend Road Downend South Gloucestershire	Downend	Downend And Bromley Heath Parish Council
2	PK13/3476/F	Approve with Conditions	Unit 18 Pucklechurch Trading Estate Pucklechurch South Gloucestershire BS16 9QH	Boyd Valley	Pucklechurch Parish Council
3	PT13/1471/F	Approve with Conditions	Hambrook Farmhouse 177 Old Gloucester Road Hambrook South Gloucestershire	Winterbourne	Winterbourne Parish Council
4	PT13/1926/F	Approve with Conditions	Land R/o 54 Beesmoor Road Coalpit Heath South Gloucestershire BS36 2RP	Westerleigh	Westerleigh Parish Council
5	PT13/3695/F	Approve with Conditions	1A Lime Grove Alveston South Gloucestershire BS35 3PN	Thornbury South And	Alveston Parish Council

CIRCULATED SCHEDULE NO. 47/13 – 22 NOVEMBER 2013

App No.:	PK13/3293/F	Applicant:	Mr Miah
Site:	94 Downend Road Downend Bristol South Gloucestershire BS16 5EE	Date Reg:	16th September 2013
Proposal:	Erection of single storey side and rear extension to facilitate conversion to 3no flats with associated works	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364686 176528	Ward:	Downend
Application Category:	Minor	Target Date:	6th November 2013



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 100023410, 2008. **N.T.S.** **PK13/3293/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of objection letters from residents.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection a single-storey side and rear extension to facilitate the conversion of a dwelling into three self-contained flats.
- 1.2 The application relates to a semi-detached two-storey dwelling on the north side of Downend Road, Downend.
- 1.3 This is a resubmission planning application and the previous planning application, PK12/3805/F, was refused for the following reasons:

‘The proposal would result in an overdevelopment of the application site that would cause harm by reason of the contrived and cramped form of development proposed and by reason of its detrimental impact on the residential amenities of both the future and neighbouring occupiers.’
- 1.4 The main differences of the proposal are that the length of the proposed rear extension, which has been reduced to 4.2 metres from 6 metres, and there would be a single storey extension to the side of the host dwelling.

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
- H2 Proposals for Residential Development
- H4 Proposals for Development within Residential Curtilages
- H5 Residential Conversions
- T7 Cycle Parking
- T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013

- CS1 High Quality Design
- CS17 Housing Diversity

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist
Residential Parking Standards Approved March 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK08/2843/F: Erection of two storey side and single storey rear extensions to facilitate the conversion of existing dwelling to 5 one bedroom apartments with bin and cycle stores and associated works. Refused: 10 December 2008- Appeal Dismissed: 17 September 2009

Refusal Reasons:

‘The erection of a two-storey extension as proposed, would adversely affect the present well balanced appearance of this pair of semi-detached houses and would create an unacceptable terracing effect, all to the detriment of the street scene and the visual amenities of the locality. The proposal is therefore considered contrary to Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.’

‘By virtue of inadequate off-street parking and insufficient turning facilities on the site, the proposal would lead to increased standing and manoeuvring of vehicles on the public highway thereby interfering with the safe and free flow of traffic on the A432 Downend Road, a principal classified road and in close proximity to a traffic signalled junction and cycle way, all to the detriment of road safety. This would be contrary to Policies T12, H2 and H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.’

- 3.2 PK10/0993/F: Erection of two-storey side & single-storey rear extensions to facilitate conversion of existing dwelling to 5 one-bedroom apartments with bin. Refused: 21 June 2010- Appeal Dismissed; 29 March 2011

Refusal Reasons:

‘By virtue of the removal of all off-street parking within the site, the proposal would lead to an increase of vehicles standing and manoeuvring on the public highway thereby interrupting the safe and free flow of traffic on the A432 Downend Road, a principal classified road, in close proximity to a traffic signal junction. This would be detrimental to highway safety and contrary to Policies T8, T12, H2 and H5 of The South Gloucestershire Local Plan (Adopted) 6 Jan 2006.’

‘The erection of a two-storey extension as proposed, would adversely affect the present well balanced appearance of this pair of semi-detached houses and would create an unacceptable terracing effect, all to the detriment of the street scene and visual amenities of the locality. The proposal is therefore considered to be contrary to Policies D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of The South Gloucestershire Core Strategy Pre-Submission Publication Draft March 2010.’

- 3.3 PK12/3805/F: Demolition of garage and erection of single storey side and rear extension to facilitate the conversion of existing dwelling to form 3no. self contained flats with associated works.

Refused Reasons:

The proposal would result in an overdevelopment of the application site that would cause harm by reason of the contrived and cramped form of development proposed and by reason of its detrimental impact on the residential amenities of both the future and neighbouring occupiers. The proposal would therefore be contrary to Planning Policies D1, H2, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist (Adopted) Supplementary Planning Document.

4. CONSULTATION RESPONSES

4.1 Downend and Bromley Heath Parish Council

The Parish Council object the proposal for the following reasons:

- Over development of the plot.
- It will upset the balance of semi-detached houses in the area.
- Development is out of keeping with the neighbouring properties.
- We also have concerns that there is insufficient turning space for cars to egress the site in a forward facing direction

4.2 Other Consultees

Highways DC: Subject to the parking being marked out as requested above, there is no basis for a transportation objection to this proposed development.

Highway Drainage: No comment.

Other Representations

4.3 Summary of Local Residents Comments:

Ten objection letters expressing the following concerns mainly highway issues and amenity of the locality:

Highway issues:

- There would be insufficient parking spaces for the proposed 3 no. flats, which will have 2 bedrooms
- Size of the vehicles
- More than 1 vehicle per property
- Parking on pavements can obstruct and cause serious inconvenience to pedestrians, children and wheelchairs
- The turning space would be inadequate
- The proposal will increase the parking problems that already exist.
- Extra cars will end up parking across the road which has an extra wide pavement
- Safety hazards

Visual amenity:

- There are already a number of properties have been granted planning permission for the conversion of existing residential properties into smaller units. This seems more than sufficient for the local area.
- Over development
- The neighbouring houses are family residential homes and the site should remain as a family home.
- The property should only be converted into 2 flats within the existing footprint of the building.
- The house was constructed as family homes, and should not be subdivided.
- This is a residential family area with many small children, and totally unsuitable for this kind of development.

Residential Amenity:

- The proposed extension would block light into an already dark room.
- Attract more cars and increased congestions and pollution
- Loss of outlook for neighbours
- Lack of privacy
- It seems no upkeep or maintenance has been spent there hence causing major environmental issues.

Other issues:

- The foundations of the existing neighbouring properties are mainly solid rock therefore the foundations are minimal.
- The building work including the foundations would have an effect upon the structure or support of the party wall and may cause damage to the adjoining side of the neighbouring property.

Six supporting letters (two of them from the same persons) expressing their supports:

- Appreciate smaller units in the area
- The property is located within a walking distance with shopping area
- Tenants can catch a bus if they want to travel further
- The property is close to the Bristol-Bath Cycle track
- More efficient use of large plots
- Well designed scheme by removing the old garage
- The extension seems subservient to the main building
- Welcome increasing the no. of households within the walking distance of the business district

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. However, a word of caution is offered by paragraph 53 of the National Planning Policy Framework which advises: *'Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area'*.

- 5.2 Planning policies H2 and H4 are permissive of proposals for residential development and house extensions within the settlement boundaries subject to considerations of design, residential amenity and highway safety. Further, Policy H5 advises that proposals for the conversion of existing houses into smaller units of self-contained accommodation will be permitted provided that they:
- Would not prejudice the character of the surrounding area; and
 - Would not prejudice residential amenity; and
 - Would provide an acceptable level of off street parking; and
 - Would provide adequate amenity space.

5.3 Planning History

The first application showed a two-storey side addition and a single-storey rear extension (approx. 3.3m in depth). This application was refused for those reasons outlined above and was subsequently dismissed at appeal.

The second application was broadly similar but allowed a subservient appearance to the side extension; this application was also refused for those reasons detailed above. In this instance, the Inspector wrote:

'In my opinion, the small set back from the front elevation would help to distinguish the host dwelling from the extension. Overall, however, an addition of the width and height proposed would constitute a considerable mass which would fail to preserve the architectural dominance of the modest semi-detached house...'

The third application only showed single storey rear extension. This application was refused for those reasons outline above.

5.4 Design/ Visual Amenity

The application relates to a two-storey semi-detached dwelling and seeks approval for the conversion of the existing property into two two-bedroom flats; this would also necessitate part of a new single-storey rear and side addition that would provide a further two-bedroom flat.

The rear extension would measure 4.8 metres (max) in depth, nevertheless, part of the proposed rear extension adjacent to the neighbouring property would be slightly shorter, which is approximately 3.2 metres in depth. The proposed side extension would be approximately 3.6 metres in width and would be significantly set back from the frontage of the host dwelling by 2.9 metres.

The proposed extension would have a fully hipped roof and it is proposed that the materials to be used for the proposed extension would match those of the existing building.

Subdivision of the host dwelling into two flats is considered to be broadly acceptable in principle with the previous planning application. Officers consider that the proposed extensions would be subservient to the host dwelling and the proposed matching materials would help the scheme to be integrated with the character and appearance of the existing dwelling. In addition, the proposed extension would not cause an imbalance to the appearance of this pair of the semi-detached due to its subservient in scale.

Additionally, the proposal demonstrates that there would be adequate provision of amenity space, cycle storage and waste bins storage. It is therefore considered that the proposal would not be over development on this site.

5.5 Residential Amenity

Officers acknowledge concerns regarding the impact upon the residential amenity of the neighbouring properties in terms of loss of light and loss of privacy.

The nearest neighbouring properties to the proposed extensions are No. 96 and No. 92 Downend Road.

Whilst the proposed rear extension would be approximately 4.2 metres in depth, the projection beyond the rear elevation of the neighbouring property, No. 96 Downend Road, would be approximately 3.2 metres. The proposed extension would have a fully hipped roof and the eaves height of the proposed extension would be approximately 2.5 metres. No window is proposed to the side west elevation. It is therefore considered that the proposed extension has been carefully designed in order to minimise the adverse impact upon the neighbouring occupiers, and officers consider that the proposal would not cause significant overlooking, overbearing or loss of light upon the neighbouring occupiers.

The proposed side extension would be approximately 0.9 metres from the side east boundary. The projection beyond the rear elevation of no. 94 would be approximately 4 metres. As the proposed side extension would be set back from the side boundary and would have a hipped roof, it is considered that the proposed extension would not cause significant overbearing impact upon this neighbouring property. A small shower window is proposed on the side east elevation and this window would not cause significant loss of privacy upon the neighbouring occupiers.

Taking consideration of the scale, design and the proximity of the neighbouring properties, officers consider that the proposal, on balance, would not cause significant adverse impact upon the residential amenity of the neighbouring properties to warrant a refusal of this application.

Provision of amenity spaces:

As the proposal would be two-bedroom units it is more reasonable to assume that these might attract couples/ young families. The proposed block plan shows that there would be a shared amenity space for the units. The proposed amenity area would be approximately 11 metres in length and 10 metres in width. In addition, there would be spaces for keeping cycles and waste bins. Officers acknowledge the previous case officer mentioned the prevention of direct views into living room / bedroom from the garden area. It is however considered that the amenity area is designed as communal facilities that would not be unusual layout within a built-up residential area. Therefore officers have no concerns in respect of the residential amenity of the future occupiers and have no objection to the size and layout of the proposed communal amenity area.

Officers acknowledge that concerns being raised regarding the increased pollution. Due to its modest scale and residential nature of the development, it is not considered that the proposal would cause significant environmental issues to be detrimental to the amenity of neighbouring properties.

5.6 Highway Safety

Planning permission is sought to extend the ground floor of the existing three-bed dwelling to facilitate its conversion to three two-bed flats. It is proposed to widen the existing vehicular access onto Downend Road to provide three parking spaces, one for each flat. This level of parking conforms to the Council's new minimum residential parking standards. It should also be noted that the site is located within the Downend shopping area where there is good access to public transport.

To make the parking more efficient and user friendly, the three parking bays (each measuring 2.4m x 4.8m) need to be marked out on the ground and numbered in accordance with the flat numbers.

A turning area is also proposed within the site boundary. It is acknowledged that the Parish Council have concerns that the turning area is insufficient. However, the Council requests that a minimum of 6 metres reversing room is provided and as such there is sufficient space available for a vehicle to enter and leave the site in forward gear.

Subject to the parking being marked out as requested above, there is no basis for a transportation objection to this proposed development.

5.7 Other Issues

Concerns are also raised regarding the impact upon the foundation of the neighbouring properties. It would be the applicant's responsibility to ensure the proposed dwelling would be constructed in accordance with the Building Regulations. In addition, any works may affect the adjoining properties will be subject to the Party Wall Act.

Concerns are also raised regarding the lack of up-keeping and maintenance on site, however this would not be planning material consideration to warrant a refusal of this application.

6. CONCLUSION

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

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

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 Policies D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.
3. Prior to the commencement of development a plan indicating the positions, design, materials and type of boundary treatments, to be erected shall be submitted to the Local Planning Authority for approval. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the future occupiers and to accord with Policies D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the commencement of the development details of the proposed cycles storage and bin storage shall be submitted to and approved in writing by the Local planning Authority. The works shall be carried out in accordance with the approved details prior to the first occupation of the residential units.

Reason

In the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policies D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to the first occupation of the proposed residential units, the proposed three parking bays (each measuring 2.4 metres by 4.8 metres) shall be marked out on the ground and numbered in accordance with the flat numbers.

Reason

To ensure the satisfactory provision of parking facilities, in the interest of highway safety and the amenity of the area, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and the Council Residential Parking Standards March 2013.

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

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policies H2, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 2

CIRCULATED SCHEDULE NO. 47/13 – 22 NOVEMBER 2013

App No.: PK13/3476/F	Applicant: Mr David Downes
Site: Unit 18 Pucklechurch Trading Estate Pucklechurch Bristol South Gloucestershire BS16 9QH	Date Reg: 11th October 2013
Proposal: Erection of industrial goods canopy	Parish: Pucklechurch Parish Council
Map Ref: 369836 175813	Ward: Boyd Valley
Application Category: Minor	Target Date: 3rd December 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule owing to comments made by the Parish Council.

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of an industrial canopy to the south elevation of an industrial unit.
- 1.2 The unit is situated on the far southern edge of Pucklechurch Trading Estate, which is a safeguarded employment area within the established settlement boundary of Pucklechurch. The land to the south of the estate consists of open countryside within the adopted Bath/Bristol Green Belt. A Public Right of Way runs to the southern edge of the application site.
- 1.3 The application description originally read as a 'temporary industrial goods canopy'. However, correspondence from the applicant confirms that there is no set timescale for the use or duration of the structure. Accordingly, the 'temporary' element of the description has been removed.
- 1.4 During the course of the application the applicant has clarified details relating to the 'superior lighting system'. The lights would be contained entirely within the structure facing downwards. The light specification has been described as follows:
 - Standard 250w (240v) Hi-bay Lights that give approx 200 lux levels. These are internal lights designed to go within the canopy itself.

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
- GB1 Development in the Green Belt
- EP1 Environmental Pollution
- E3 Criteria for Assessing Proposals for Employment Development
- E4 Safeguarded Employment Areas

South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013

- CS1 High Quality Design

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2006

3. RELEVANT PLANNING HISTORY

- 3.1 PK12/2223/F - Erection of freestanding industrial canopy. Approved 15th August 2012
- 3.2 PK09/5098/F - Erection of industrial canopy. Approved 15th October 2009
- 3.3 PK04/1627/F - Erection of extension to existing distribution warehouse and re-cladding of existing building. Erection of refuel tanks. Construction of additional car and lorry parking. Approved 25th June 2004

4. CONSULTATION RESPONSES

- 4.1 Pucklechurch Parish Council
No objection in principle however as the application is for a temporary structure the council assumes that this would suggest a permanent solution will be forthcoming so the permission should be time conditioned. Also reference is made to a 'superior lighting system' - what does that consist of? The council also requests a condition to be placed on this that ensures no increase in light pollution from the estate.
- 4.2 PROW
This development is unlikely to affect the nearest public right of way, ref. Restricted Byway LPU58/40 which runs adjacent to the southern boundary of the property. I therefore have no objection.

Other Representations

- 4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application seeks permission to erect an industrial canopy to the south elevation. The proposal is to provide an undercover area for unloading and scanning freight providing protection in inclement weather. The proposal would not create any additional floorspace. Therefore, in accordance with policies D1, E3 and T12 the pertinent issues are design, highway safety, residential amenity and environmental impacts.
- 5.2 Design
The application site is situated within an industrial estate on the edge of the settlement boundary of Pucklechurch. The Unit is situated on the far north of the estate, the land beyond which consists of open countryside within the adopted Bath/Bristol Green Belt. A public right of way is situated adjacent to the southern boundary of the site (and industrial estate), marking the division between the established settlement area and the open countryside beyond. The unit and parking area is screened to the northern boundary by vegetation.

- 5.3 The application proposes a canopy to the south elevation of the existing building, which measures 16.5m by 18m, with a maximum height of 8.9 metres. The design of the canopy consists of single sheet steel cladding with a steel frame. The canopy is similar to the previously approved canopies identified in the planning history above, which have not been implemented. The canopy is considered to represent a modest addition in the context of the building and the estate and would meet the functional needs of the business. The design and materials are in keeping would not cause any harm to the character of the existing building or the surrounding area. Due to its location, scale and design, the proposal would not adversely affect the setting of the adjacent public rights of way or the openness of the green belt.
- 5.4 The applicant indicates that the canopy will contain a superior lighting system. Light specifications have been provided alongside indicative photographs. The lighting is shown to face downwards and contained entirely within the canopy area. This is considered acceptable and should not result in any undue light pollution. As with the previously approved application a condition will be imposed to ensure that there is no external lighting or floodlighting.
- 5.5 Environmental Impacts
It is considered that the proposed canopy, by virtue of its scale, use and construction, would not have any unacceptable environmental impacts.
- 5.6 Highway Safety
The proposal would not affect the existing parking provision for the unit, would not result in an increase in floorspace, and is not adjacent to the highway. Accordingly there are no concerns in terms of highway safety.
- 5.7 Residential amenity
The nearest dwelling to the proposed canopy would be approximately 120m to the east. Therefore the proposal is considered not to result in any materially detrimental impact on the amenity enjoyed by the local residents.
- 5.8 Other Matters
The original description given to the application was for a 'temporary' canopy. However it is confirmed that the duration for which it is to be in place is unspecified. The 'temporary' element of the description was therefore removed. Although it is noted that the Parish Council refers to this in their comments Officers highlight that the canopy is considered to be appropriate in the context of the site and the locality. There are no planning reasons to ensure its removal at a later stage and as such the slight change in the description does not affect the determination of the application.

6. CONCLUSION

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

6.2 The recommendation to 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 below.

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).

2. No floodlighting or external illuminations shall be installed at any time on the proposed canopy hereby approved. The internal lighting system shall be directed downwards only.

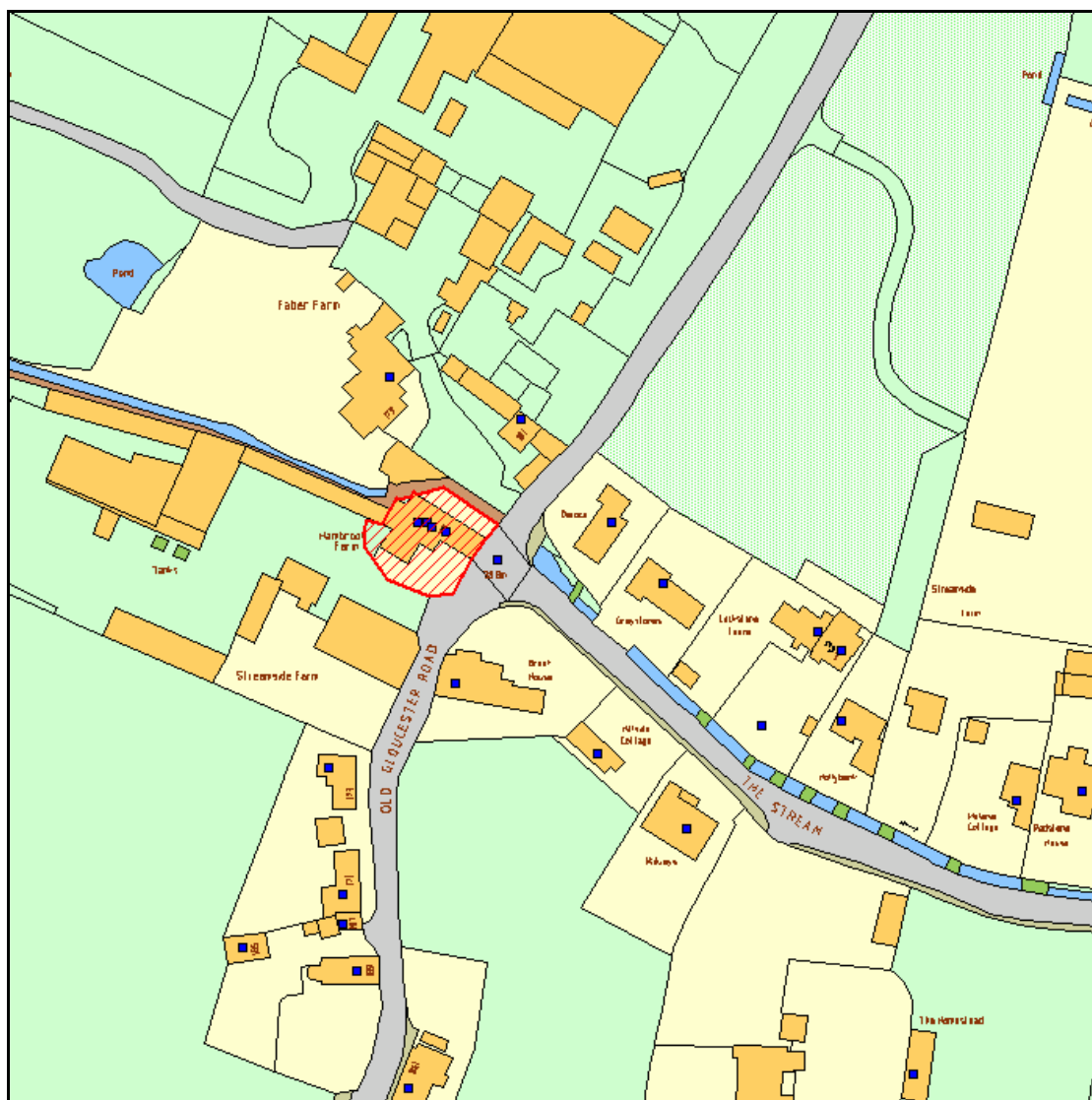
Reason

To reduce light spillage from the estate, in the interests of visual amenity, to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 3

CIRCULATED SCHEDULE NO. 47/13 – 22 NOVEMBER 2013

App No.:	PT13/1471/F	Applicant:	Mr M Savory
Site:	Hambrook Farmhouse 177 Old Gloucester Road Hambrook South Gloucestershire BS16 1RQ	Date Reg:	14th June 2013
Proposal:	Conversion of existing dwelling to form 1no. two bedroom and 1no. three bedroom dwelling.	Parish:	Winterbourne Parish Council
Map Ref:	363841 178826	Ward:	Winterbourne
Application Category:	Minor	Target Date:	4th December 2013



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100023410, 2008. **N.T.S.** **PT13/1471/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule owing to the letters of objection that have been received contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks consent to convert an existing dwelling into two separate dwellings. The application is understood to be partly retrospective as the property is already divided internally. The proposal is to convert the property to form one two bed property and one three bed property.
- 1.2 During the course of the application it was noticed that no off street parking space was shown for the proposed two-bed property. An amended plan was requested and received to show an additional off street parking space.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

Planning (Listed buildings and Conservation areas) Act 1990

South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013

CS1 High Quality Design

CS5 Location of Development

CS15 Distribution of Housing

CS16 Housing Density

CS17 Housing Diversity

South Gloucestershire Local Plan (Adopted) 6th January 2006

D1 Design

L1 Landscape Protection and Enhancement

L12 Conservation Areas

L13 Listed Buildings

L17 & L18 The Water Environment

EP1 Environmental Pollution

EP2 Flood Risk and Development

H4 Development within Existing Residential Curtilages

H5 Residential Conversions, Houses in Multiple Occupation and Re-Use of Buildings for Residential Purposes.

T7 Cycle Parking Provision

T12 Transportation Development Control Policy for New Development

GB1 Development in the Green Belt

Supplementary Planning Guidance

South Gloucestershire Design Checklist (SPD) adopted

South Gloucestershire Council Residential Parking Standards (Approved for development management purposes) 27 March 2013

Green Belt SPD (Adopted)

3. **RELEVANT PLANNING HISTORY**

3.1 No history relating to this specific property

4. **CONSULTATION RESPONSES**

4.1 Winterbourne Parish Council

The comments of the Parish Council are Strong Objection. 8 residents of The Stream attended the meeting to object. The committee understands that this is a retrospective planning application. Work has been carried out with no planning permission. This property is a listed building within a conservation area, the original wooden windows have been replaced by plastic with an additional wooden porch. The property has five bedrooms with only 2 parking spaces, which is totally insufficient for the site meaning residents parking on the road narrowing the junction with the stream. The application has not been submitted as a listed building application.

Your officer would like to clarify that the building is not listed.

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

Conservation Officer

No objection

English Heritage

No comment

Public Rights of Way

No Objection

Drainage Officer

No Objection

Landscape Officer

No Objection

Other Representations

4.3 Local Residents

6 letters of objection have been received in response to the application. A summary of the main points of concern raised is as follows:

- The site is in the Hambrook Conservation area
- All windows have been replaced with plastic – which is unacceptable
- The external appearance has already been altered by the windows and the porch
- Development has a detrimental impact on the conservation area
- Making a mockery of the system because the works have already been carried out

- Insufficient off street parking
- Access is dangerous and congested
- The site is above a tunnelled stream so liable to flooding

4.4 In addition, 1 letter stating no objection has also been received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The NPPF has recently superseded various PPS's and PPG's, not least PPS3 – Housing. The NPPF carries a general presumption in favour of sustainable development. Para.2 of the NPPF makes it clear that applications for planning permission must be determined in accordance with the development plan and this includes the Local Plan. Para 12 states that the NPPF does not change the statutory status of the development plan as the starting point for decision-making. Proposed development that conflicts with an up-to-date development plan should be refused unless material considerations indicate otherwise. At para. 211 the NPPF states that, for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF.

5.2 In this case the relevant Local Plan is The South Gloucestershire Local Plan, which was adopted Jan 6th 2006. The Council considers that the Local Plan policies referred to in this report provide a robust and adequately up to date basis for the determination of the application.

5.3 The site lies with the Hambrook Conservation Area and within the Green Belt but the building itself is not listed.

5.4 Policy H4 of the South Gloucestershire Local Plan allows for development within existing residential curtilages providing it is in keeping with the character of the area and satisfies several criteria relating to design, scale, highway and impact upon visual and residential amenities being met. The property is an existing residential unit, lying within the urban area and as such, the conversion of the existing dwelling falls to be determined under Policy H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006. Policy H5 permits the conversion of existing houses into smaller units of residential accommodation subject to criteria relating to the character of the area, impact on residential amenity and adequate amenity and parking space being provided. Policy T12 sets out the council's requirements in relation highway safety. Parking provision should accord with the South Gloucestershire Residential Parking Standards.

5.5 Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of the South Gloucestershire Core Strategy Submission Draft Dec 2010, both seek to secure good quality designs that are compatible with the character of the site and locality.

5.6 Policy GB1 of the South Gloucestershire Local Plan, as supported by the Green Belt SPD and the NPPF, advises on the limited types of development that may be acceptable in the Green Belt.

- 5.7 Design and impact on Conservation Area
Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 only permits new development where good standards of site planning and design are achieved. Criterion A of Policy D1 requires that siting, overall layout, density, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality. These criteria are carried forward into Policy CS1 of the emerging Core Strategy.
- 5.8 The majority of the works required to facilitate the conversion are internal. Externally, it is accepted that the original windows have been removed and replaced with plastic windows. However, as the property is not listed this is not un-authorized. Similarly, as the building is not listed, the works do not require listed building consent.
- 5.9 Hambrook Farmhouse is located within the Hambrook Conservation Area, in an area described in the conservation area advice note as 'tranquil with a mix of traditional and more modern houses set well back from the lane with substantial tree cover and high boundary walls.' At the end of road, Faber Farm and Hambrook Farm are described as prominent, with 'their imposing size and gabled features adding variety to the streetscape.' The advice note, however, erroneously describes both properties as being listed buildings whereas in fact, only Faber Farm is listed (grade II*). Other listed buildings in the vicinity include the Hambrook Farm Barn and Brook House. The listing of the Barn at Hambrook Farm does not, however, convey any protection onto the farmhouse itself, although development at the farmhouse will need to have regard to the setting of the surrounding listed buildings and the general character of the conservation area.
- 5.10 In this respect, the internal works to the farmhouse are all out of the scope of control of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the residential use of the building also means it benefits from other permitted development rights that are only partly limited due to the conservation area designation.
- 5.11 Consequently, there are no grounds to object to the conversion of the 1 dwelling to 2 dwellings from a conservation perspective. The gardens are proposed to be subdivided which is regrettable but again, there is nothing to stop such division under the existing single dwelling use. The conversion of this unlisted building proposes no significant alterations to the external appearance of the building other than the insertion of a window and the replacement of a porch. Windows may have been replaced elsewhere but these, as with the other alterations, would have been covered under permitted development rights and would have fallen outside the scope of planning control.
- 5.12 Green Belt
The application site lies in the Green Belt. The primary purpose of including land within the Green Belt is to maintain openness. Other than the small porch, all works are internal and will have no greater impact on the openness of the green belt than the previous use as a single property. The volume of the

proposed porch is very minimal, and given its position tucked up within the 'L' shaped footprint of the dwelling, will not have any significant impact on the openness of the green belt. The application therefore accords with the requirements of Policy GB1 of the South Gloucestershire Local Plan (Adopted)

5.13 Parking Provision and Highway Safety

Your officer accepts that access to the site is along roads that have the appearance of a country lane and are in part single carriageway. The property sits next to a commercial site that attracts commercial vehicles including vans and lorries.

5.14 As initially submitted, the plans only showed the provision on two off street parking spaces – both to serve the three bed roomed property. As originally proposed, the two bed roomed property was to have no off street parking. This was considered an unacceptable situation by your officer. In order to address this concern, an amended plan was received showing the provision of an additional parking space on land within the ownership of the applicant to serve the two bed dwelling. The provision of two spaces to serve a three bed roomed dwelling and one space to serve a two bed roomed dwelling are considered to be acceptable and in accordance with the residential parking standards SPD.

5.15 In assessing the impact on the highway network, it is necessary to compare the impact of a five bed roomed property compared to 1 three bed dwellings and 1 two bed dwelling. Given that the total number of bedrooms is not altering, the likely number of residents is unlikely to rise significantly.

5.16 Subject to the attachment of a condition to ensure the provision of the parking spaces, there is no highway objection to the proposed works.

5.17 Environmental and Drainage Issues

The above proposal falls within Flood Zone 3 which is an area with a high probability of flooding, where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year) or 1 in 200 years or less from tidal/coastal sources (i.e. a 0.5% or greater chance in any given year). A flood risk assessment has been submitted with the application which has been assessed by the Environment Agency. Given that this application is a conversion, no sequential test is required.

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 below.

Contact Officer: Marie Bath
Tel. No. 01454 864769

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 and the amenity of the area, and to accord with Policies T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 4

CIRCULATED SCHEDULE NO. 47/13 – 22 NOVEMBER 2013

App No.: PT13/1926/F
Site: Land R/o 54 Beesmoor Road Coalpit
Heath South Gloucestershire BS36
2RP

Applicant: Mrs J MacFarlane
Date Reg: 23rd July 2013

Proposal: Erection of 1no. detached bungalow
with access and associated works.

Parish: Westerleigh Parish
Council

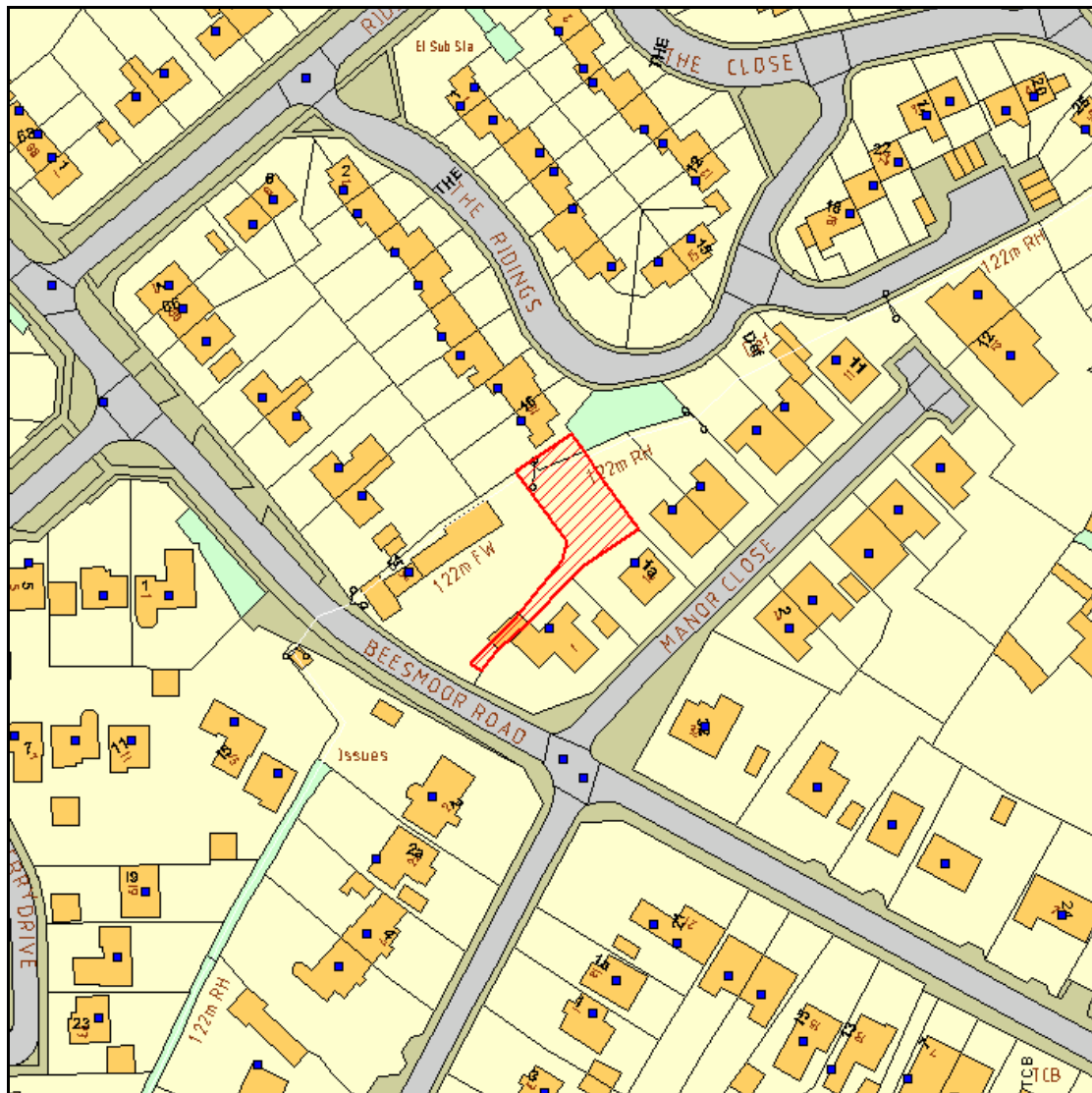
Map Ref: 367135 180754

Ward: Westerleigh
Target 12th September

Application Minor

Date: 2013

Category:



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N.T.S.

PT13/1926/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been forwarded to the Council's Circulated Schedule of applications as representations have been received raising views contrary to the Officer recommendation.

1. THE PROPOSAL

1.1 The application site is situated centrally within Coalpit Heath on the north side of Beesmoor Road. The site forms part of the rear garden of 54 Beesmoor Road occupying an area behind the existing dwelling. The site is rectangular in shape with an additional strip of land extending south west to Beesmoor Road. The site is bounded by residential development on all sides with a strip of land leading south west connecting the main site with the highway. A number of trees are situated within the site and a water course runs along the south east boundary. A single storey flat roofed garage outbuilding currently occupies part of the proposed access track.

The application site is situated within the settlement boundary of Coalpit Heath. The application site is situated outside flood zones 2 and 3. Public Right of Way LWE/83 runs adjacent to the north east boundary of the site connecting Manor Close to the south with The Ridings to the north.

1.2 The application proposes erection of 1no. detached bungalow with access and associated works. The existing garage outbuilding would be demolished as part of the proposed development.

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L1	Landscape Protection and Enhancement
L17 & L18	The Water Environment
EP2	Flood Risk and Development
T8	Parking Standards
T12	Transportation for New Development
H2	Residential Development within the Urban Area
H4	Development within Existing Residential Curtilages

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

CS1	High Quality Design
CS5	Location of Development
CS8	Improving Accessibility
CS15	Distribution of Housing

CS16	Housing Density
CS17	Housing Diversity

2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist – August 2007

3. **RELEVANT PLANNING HISTORY**

3.1 None

4. **CONSULTATION RESPONSES**

4.1 Westerleigh Parish Council

No response received

Frampton Cotterell Parish Council

No response received

4.2 Other Consultees

Rights of Way Officer – No objection. Standard informative should be attached to the decision notice.

Drainage Engineer – No objection subject to condition requiring a sustainable drainage system to be implemented in accordance with submitted details. Additionally, enclosing the watercourse is acceptable, standard informatives to be attached to the decision to advise applicant.

Sustainable Transport – Adequate parking provisions are provided for both the new and existing dwellings along with turning areas. As use of the access will be intensified visibility will need to be improved. Subject to visibility being achieved with a setback of 2m with no obstruction greater than 0.9m high, there are no transportation objections.

Other Representations

4.3 Local Residents

One objection received from the occupiers of 1a Manor Close raising the following concerns:

- Concern in relation to privacy and noise
- The proposal will include removal of some trees on the boundary with 1a which will open the site to 1a resulting in loss of privacy from the proposed house.
- Any replacement planting shown on the plan must be planted and controls in place to ensure planting is implemented
- New tree planting should not be overbearing, the existing *Laylandii* currently are overbearing
- Parking and turning area would be situated close to the boundary with 1a causing possible noise, smell and disturbance. Landscaping and screening on the boundary would help to reduce this impact.

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.

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity. The site is located within an existing settlement and within an existing residential curtilage (no.54) and as such in principle the proposal can be supported.

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.

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 Further Main Modifications (FMM). The FMM have been subject to a further hearing session that was held on 7 March 2013. An independent report was commissioned by the Council from BNP Paribas to determine housing land supply in the District. The independent report has been forwarded to the Inspector for consideration. The Inspector has indicated that he will now prepare his final report which is due to be published by 15th November 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 there are no significant differences between the relevant adopted Development Plan policies and the Core Strategy.

5.2 Visual impact

No. 54 is a long thin two storey dwelling of traditional design, located on the north boundary of the residential plot in an unorthodox position at right angles to the street. The residential curtilage is large and extends south from the dwelling (to the front) and north east (to the side). The application site is situated in the rear garden of no.54 forming about one third of the area of the curtilage at the north east end with a thin length of land projecting south west connecting the site to the highway.

The site is situated within an area which is characterised by suburban residential dwellings of varied design, scale and style. Generally, dwellings are more modern than traditional, however, no.54 is an exception to this pattern being a traditional dwelling.

The south west boundary of the site which fronts onto Beesmoor Road comprises a traditional stone build wall approximately 2m in height with a cock and hen coping feature. The wall provides a visual screen along the full length of the south west boundary other than at the bell mouthed entrance towards the southern corner. A number of mature trees also line the south west boundary behind the wall. Public Right of Way LWE/83 is enclosed along the full length of the north east boundary by a 2m high closed boarded fence. Considering the significant screening on the street frontage and the proposed position of the dwelling back from the street frontage it is considered that the site is not visually prominent and in fact is well screened from public views. The proposal involves the lowering of a substantial part of the front boundary wall to a height

of 0.9m, in order to provide a required visibility splay at the site access. The wall is a prominent feature in the street scene. However, as the wall is not situated within a Conservation Area or surrounding a Listed Building, demolition of the wall is outside the Council's control. The applicant could remove the wall at any time without needing consent. The applicant intends however to retain the wall at a height of 0.9m. A condition is recommended to ensure the wall is finished and designed appropriately. It is considered that although the existing boundary wall is distinctive due to its height, the reduced wall would not be out of keeping with the character, distinctiveness and amenity of the surrounding area, which is characterised by front boundary walls of varied styles, sizes and designs.

The proposal would provide a single detached dwelling of chalet style with accommodation in the roof and dormer windows at first floor level other than a two storey front gable. The dwelling would be of modern design with mainly rendered walls including stone quoins and a recon stone gable feature. The roof would use double Roman tiles with lead dressed dormers. The design and materials would be of good quality in keeping with the character of the existing adjacent dwelling and would respect the character distinctiveness and amenity of the surrounding area. Although the application site would be slightly more visible once the boundary wall is reduced in height, the proposed dwelling for the reasons expressed above would be acceptable in visual terms and would be situated some distance back from the highway in a position which would not be visually prominent. As such it is considered that the design of the proposal accords with the criteria of Policy D1.

The proposal would result in the subdivision of a private garden which are recognised as important in the NPPF which reads in par.53,

Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

The existing residential plot for no.54 is substantial in size and is significantly larger than surrounding dwellings. The subdivision would result in the provision of two plots which would not be dissimilar to the surrounding area. The proposed dwelling although situated behind the main street frontage on Beesmoor Road would relate well to the surrounding dwellings and the pattern of development in the area. The proposal is therefore considered to be in keeping with the pattern of development and the street scene and would not result in inappropriate development of a residential garden.

5.3 Residential amenity

The proposal would include an area at the front of the new dwelling measuring approximately 80m² which would be used as private garden. This is considered to be sufficient size for a 3/4 bed family home. A further garden area measuring 3m by 12m would be located at the rear which would be used for outside storage, bin storage and outbuildings.

The layout for the proposed dwelling has been amended to provide a bathroom at the front of the dwelling (first floor) and landing dormer. The only principle room in the front first floor elevation would be a dormer on the west side serving a bedroom (bed 3). This window would be located 20m from the rear elevation of the neighbour to the south east (3 Manor Gardens) and 21m from the rear elevation of 1a Manor Close to the south. This is considered to be sufficient distance to ensure no significant harm from loss of privacy through facing windows. Any trees to be removed which provide a further screen on the south east boundary would be replaced through the landscape scheme. This will in time provide further screening to nos 1a and 3.

The proposed rear elevation facing north west would have only 2 rooflights serving bedroom 4. These would face towards the blank side gable of no. 16 The Ridings to the north only. The window located in the side gable serving bedroom 4 would be high level and would create no overlooking as a result. Overall the proposal as amended would not prejudice the amenity of neighbouring occupiers in terms of overlooking and loss of privacy.

The proposed dwelling would be situated 5.2m from the side elevation of 16 The Ridings. The new dwelling would project by 3.7m beyond the rear elevation of no.16. The proposed dwelling would be 2.9m in height to eaves and would be a chalet style unit. Due to the distance and position of the proposed dwelling in relation to no.16 and the modest scale of the dwelling it is considered that the dwelling would not prejudice the amenity of neighbouring occupier at no.16 The Ridings in terms of loss of daylight/sunlight, overshadowing or overbearing/bulky development. The proposal would be situated a minimum of 20m from the dwellings to the south and south east on Manor Close. This is considered to be sufficient distance to ensure no material harm in terms of loss of daylight/sunlight, overshadowing or overbearing/bulky development.

5.4 Trees

The proposal has been accompanied by a tree impact assessment and constraints plan prepared by SJ Stephens Associates dated 18.07.2013. The assessment recognises most trees on the site as being of low quality and not worthy of protection. However 3 trees on the front boundary (2x Birch and 1x Beech) are worthy of protection. A number of other trees of less quality (ornamental or Leyland Cypress) are also shown to be retained. Trees to be removed are mainly Leyland Cypress, ornamental or Field Maple, Cedar and Willow. All are considered not to be of sufficient quality to be worthy of protection by TPO and as such are to be removed. A landscape plan will be required post decision and this will contain details of replacements for the removed trees within the site. It is expected that removed trees will be replaced with suitable native species within the site.

Protected trees will be surrounded by protective fencing during construction and part of the access drive will be a no dig area where only top soil will be removed and surface laid in the interest of protecting the Birch tree in the southern corner. A condition is recommended to require a revised tree protection plan and arboricultural assessment to be submitted which take full

account of the proposed demolition of the front boundary wall. Conditions are recommended to ensure these details are submitted and approved prior to commencement of any development on site and the scheme implemented in accordance with the approved revised arboricultural assessment and tree protection plan.

Subject to the recommended conditions the proposal would not result in material harm to the character, distinctiveness and amenity of the area through damage to or loss of trees in accordance with Policies L1 and D1 of the adopted Local Plan.

5.5 Highway and transportation matters

The proposal would provide parking and turning for a minimum of 2 cars within the site. The proposal meets the required parking standard and would allow vehicles to turn within the site so they may access and egress in a forward gear. The proposal would meet the Council's adopted parking standard.

The applicant has demonstrated that sufficient visibility can be achieved on both sides of the access, subject to the front boundary wall being reduced to 0.9m in height. A condition is recommended to ensure that the wall reduction is implemented before the development is first occupied. Subject to this condition, the proposal would provide adequate visibility and as such the proposal would result in no severe highway safety issues.

5.6 The water environment

The application suite is situated outside any area defined as flood sensitive on the Environment Agency's flood records. The proposal would therefore be unlikely to be at risk of flooding. A small water course is situated at the rear of the site (south east side). The water course is open for a length close to the boundary with 1a Manor Close and is then channelled underground moving south west and north east. The water course is very modest and is unlikely to create floor issues. The applicant intends to provide a surfaced parking and turning area for the new dwelling over the open length of the water course. The applicant intends to cover the water course in this location by providing an underground pipe connecting to the existing underground lengths of the water course at either side. This system is considered to be acceptable and will create no significant additional issues in relation to flooding. A condition is recommended to ensure the enclosure scheme is implemented in full prior to occupation of the proposed dwelling.

Surface water would be managed through soak away within the site using a sustainable drainage system (SuDS). A condition is recommended for a SuDS scheme to be approved and implemented before occupation of the dwelling.

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 below.

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).

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

Reason

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

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

Reason

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

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

Reason

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

5. Prior to commencement of development including any demolition or site clearance a 1:200 scale detailed planting plan with plant schedules, shall be first submitted to and approved in writing by the Local Planning Authority. The approved plan shall detail the size, type and specification of all proposed tree and shrub planting. The approved planting scheme shall be implemented in the first planting season following first occupation of the dwelling hereby approved.

Reason

To protect the character and appearance of the area and to provide new tree planting as mitigation for trees lost due to development in accordance with Policies H4, D1, L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. Notwithstanding the submitted details, no development including any demolition and site clearance shall commence until a tree survey and arboricultural 'no dig' method statement with regard to all existing trees within the site edged red on the approved plan, has been first submitted to and agreed in writing by the Local Planning Authority, consistent with the proposed detailed layout and including the protection of the trees along the road frontage whilst carrying out works to the existing boundary walls including any demolition to the wall. Thereafter the development shall be implemented in accordance with the agreed details. All tree works to be in accordance with BS5837 (2012).

Reason

To protect the character and appearance of the area to accord with Policies H4, D1, L1 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) including a scheme specifically for planting of replacement trees for the trees to be removed; boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

Reason

To protect the character and appearance of the area to accord with Policies H4, D1, L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

To protect the character and appearance of the area to accord with Policies H4, D1, L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

9. Any trees or plants shown on the approved landscaping scheme (condition 7) and the approved detailed planting plan (condition 5) to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost.

Reason

To protect the character and appearance of the area to accord with Policies H4, D1, L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

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

11. The water course shall be enclosed in the area shown on the approved Proposed Site Plan in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. The watercourse enclosure scheme shall be implemented in full prior to commencement of development of the parking area and access drive hereby approved and the dwelling shall not be occupied until the watercourse enclosure scheme is completed in full.

Reason

To prevent flooding, and to accord with Policies L17, L18 and EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

12. Prior to the use or occupation of the dwelling hereby permitted, and at all times thereafter, the proposed first floor window on the front (south east) elevation gable shown as bathroom on the approved proposed first floor plan shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

13. Notwithstanding the approved details, no development including any demolition and site clearance shall commence until a Tree Protection Plan including the location of the tree protection fencing has been first submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the Tree Protection Plan shall accord with the proposed site layout as agreed under condition 6 of this decision

notice; and shall be in accordance with BS5837 (2012). Thereafter the development shall be implemented in accordance with the agreed details, with all tree protection fencing erected PRIOR to any site clearance works.

Reason:

To avoid any damage to existing trees to be retained and ensure the existing trees are protected during the works, in accordance with best arboricultural practice and to protect the character and appearance of the area to accord with Policies H4, D1, L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

14. No development shall commence until a scheme for lowering the front boundary wall to a height of 0.9m has been first submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the method of demolition, storage of stone from the wall within the site once removed and an elevation plan showing the lowered wall including detail of any coping finish to the top of the wall and the design of any changes in height. The wall shall be implemented in accordance with the approved scheme prior to occupation of the dwelling hereby approved.

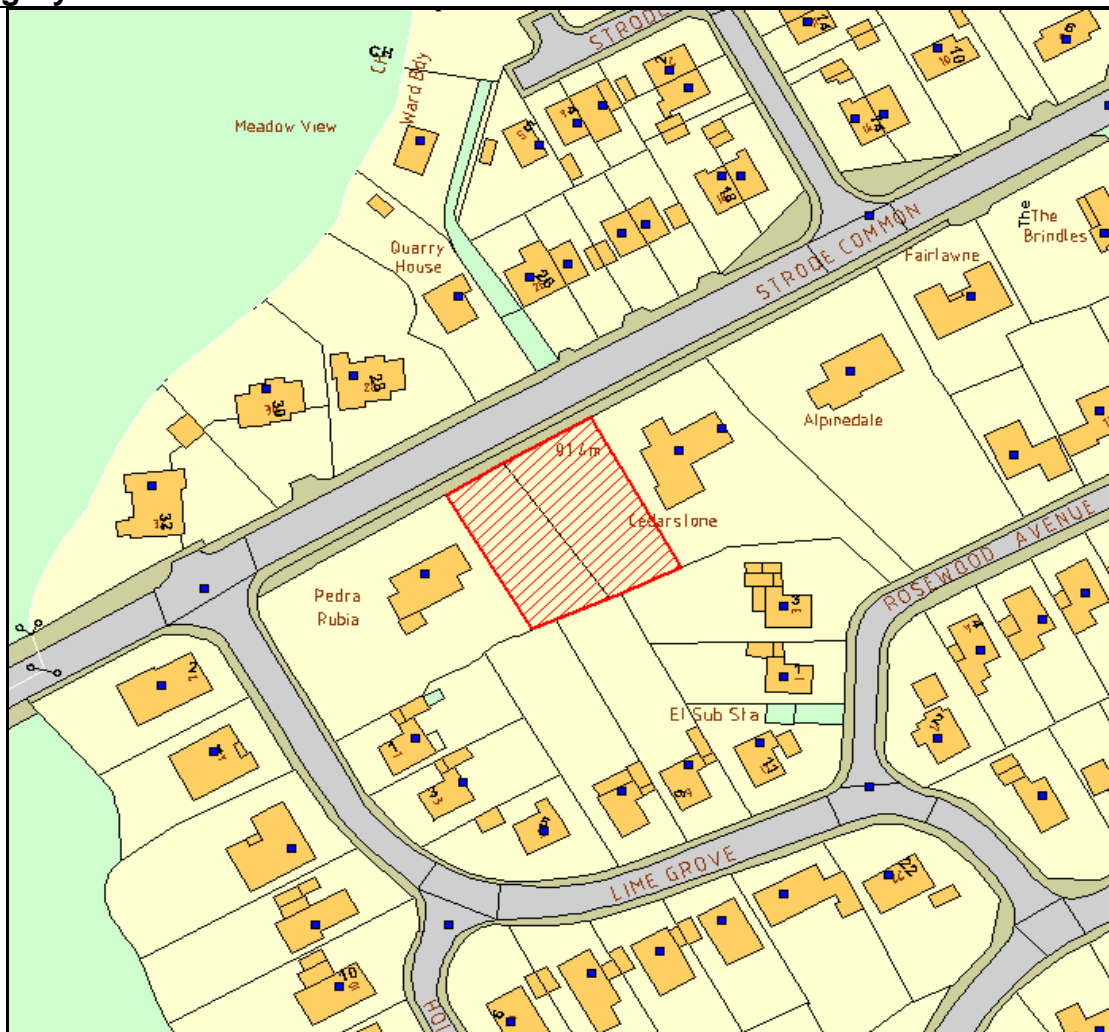
Reason:

To protect the character, distinctiveness and amenity of the surrounding area and in the interest of highway safety in accordance with Policies H4, D1, L1, T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 5

CIRCULATED SCHEDULE NO. 47/13 – 22 NOVEMBER 2013

App No.:	PT13/3695/F	Applicant:	Robins Homes LtdRobins Homes Ltd
Site:	1A Lime Grove Alveston Bristol South Gloucestershire BS35 3PN	Date Reg:	10th October 2013
Proposal:	Erection of 2no. detached chalet bungalows with associated works and construction of new access.	Parish:	Alveston Parish Council
Map Ref:	362676 188016	Ward:	Thornbury South And Alveston
Application Category:	Minor	Target Date:	2nd December 2013



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100023410, 2008. **N.T.S.** **PT13/3695/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of 2no. detached chalet bungalows with associated works and the construction of a new access.
- 1.2 The application site comprises approximately 0.13 hectares of garden land associated with the properties Cedarstone and no.1a Lime Grove. The site is on the southeastern side of Strode Common within the defined Alveston settlement boundary, which is washed over by the Bristol/Bath Green Belt.
- 1.3 There is a wide variety of architectural styles in the surrounding area. Cedarstone and no.1a Lime Grove to the sides are detached split-level white rendered bungalows built circa 1980. Cedarstone has recently been subdivided to form an additional dwelling. Two storey detached brick and render properties are located to the rear of the site and are accessed off the cul-de-sac Lime Grove. Large modern two-storey, detached properties constructed of brick are located opposite the site.
- 1.4 The proposed dwellings are set back from the street and the front elevations accord with the building line formed by Cedarstone and no.1a Lime Grove. Two new accesses are proposed off Strode Common to serve the properties and the area to the front of the properties is to be entirely laid for parking.

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
H2 Proposals for New Residential Development within Existing Urban Areas and Boundaries of Settlements
H4 Residential Development within Existing Residential Curtilages
T12 Transportation Development Control Policy for New Development
EP1 Environmental Pollution
EP6 Contaminated Land
L17/L18 The Water Environment
L9 Species Protection
L5 Open Areas within Existing Urban Areas
L11 Archaeology

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and Further (March 2013) Main Modifications
CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility

- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)
The South Gloucestershire Residential Parking Standards SPD
The South Gloucestershire Development in the Green Belt SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/1700/NMA, non Material Amendment to PT11/3194/F to install 1 no. sunpipe to roof of house one and 2 no. sunpipes to roof of house two. Undecided.
- 3.2 PT11/3194/F, alterations to existing dwelling and erection of extension to form 1no. additional detached dwelling with associated works. Creation of new access from Strode Common. Erection of detached single garage, approval, 25/11/11.
- 3.3 PT10/1927/F, erection of 2 no. semi detached dwellings with integral garages. Creation of new vehicular access and associated works, 18/10/10. Refused for the following reason:

The proposed dwellings by reason of their size, siting, scale and massing would be a cramped form of development and would have a harmful impact upon the character of the surrounding area. The footprint would be disproportionate to the size of the plot and be harmful to visual amenity. This is contrary to policies H2, H4 and D1 of the South Gloucestershire Local Plan (adopted) January 2006, and the adopted South Gloucestershire Design checklist Supplementary Planning Document.

- 3.4 P89/2734, erection of detached dwelling house; construction of new vehicular access. (Outline), refusal, 25/10/89. Appeal dismissed.
- 3.5 N2545, erection of detached bungalow with integral three car garage; construction of vehicular access. (Details following outline). To be read in conjunction with planning permission Ref. No. SG.1715/9, approval, 30/04/76.
- 3.6 N2544, erection of detached bungalow with integral garage and car port. Construction of vehicular access. (Details following outline). To be read in conjunction with planning permission Ref.No. SG.1715/9, approval, 30/04/76.

4. CONSULTATION RESPONSES

- 4.1 Alveston Parish Council
The Parish Council object to PT13/3695/F on the basis that this application had not followed process and at the time of meeting the residents of Live Grove had not been consulted.

A previous application (PT10/1927/F) was refused in August 2010. The proposal represents over development of the site. The proposal is out of

keeping with adjacent bungalows in Strode Common. The proposal will have an overbearing impact on occupiers of properties in Rosewood and will introduce overlooking issues.

4.2 Drainage Officer

No objection subject to condition

4.3 Transportation DC Officer

No objection

4.4 Environmental Protection Officer

No objection

4.5 Archaeological Officer

No objection subject to a watching brief condition

4.6 Ecological Officer

No objection

Other Representations

4.3 Local Residents

8 letters of objection have been received from members of the public. The following is a summary of the reasons given for objecting:

- Insufficient consultation;
- Section plan submitted uses a three storey house as its datum points for roof heights, which is misleading;
- The ground investigation report does not cover land associated with Pedra Rubia and is therefore, inadequate;
- No mention about what will happen to a garage and two wildlife ponds on land associated with Pedra Rubia;
- Over-development of the site to the detrimental of the character of the area;
- Out of keeping with neighbouring bungalows;
- Cramped form of development;
- Proposal will adversely affect neighbouring occupiers;
- No information on what the housing requirements are for the local area.
- The Alveston area has been subject to aggressive infill development recently;
- Loss of green space between bungalows;
- Loss of amenity space to serve Cedarstone;
- The potential impact on bats;
- Design and access statement refers to outdated policies;
- Application is a former quarry and the foundations will need to be pile driven which will cause a nuisance to neighbours;
- Drainage system cannot cope with an additional dwelling;
- No access should be from Lime Grove for construction vehicles;
- Section drawings are chosen to misconstrue the actual height impact of the proposal;

11 letters of support have been received from members of the public. The following is a summary of the reasons given in support:

- The design of the dwellings is in-keeping with other properties;
- The dwellings will not adversely affect neighbouring properties;
- There is not enough houses in Alveston;
- Principle of development in this location has been established;
- Vegetation on rear boundary will screen proposal from dwellings in Lime Grove;
- Proposal has a more spacious feel;

A statement of support has been submitted by LPC Trull on behalf of the agent. The statement seeks to clarify the following points:

- The development constitutes limited infilling in the settlement boundary washed over by Green Belt and the principle is therefore, acceptable;
- Policy guidance encourages the efficient use of land;
- The number of objections received is not a reason in itself to refuse an application;
- Cedar stone is a two-storey building and Pedra Rubia is three storeys, therefore, the area comprises a diverse range of architectural styles of dwellings;
- The proposal will be a similar height to neighbouring dwellings;
- The proposal accords with policies in the Local Plan;
- The proposal will not introduce any adverse overlooking issues.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Planning policy GB1 of the South Gloucestershire Local Plan (adopted) January 2006 allows for limited infilling within defined settlement boundaries. The South Gloucestershire Development in the Green Belt SPD (adopted) defines infill development as being small scale and which fits into an existing built up area in a defined settlement boundary, normally in-between existing buildings, in a linear formation. The proposal is for two dwellings, which are located between two existing properties within the Alveston settlement boundary. Accordingly, the proposal complies with the definition of limited infilling and is therefore, considered to be appropriate development in the Green Belt. The proposed dwellings are set well back from the street and will be viewed against the backdrop of the existing built form; therefore, it is not considered that there will be a significant adverse effect on the openness of the

- Green Belt. Comments received relating to the fact that no information has been provided on the housing needs for the area and that the Alveston has been subjected to aggressive in-filling recently are noted. Policies H2 and GB1 of the Local Plan allow for the principle of the development and do not require consideration in relation to housing need. Whilst it is noted that Alveston area has been subjected to infill development, the proposal is required to be assessed on its own merits in terms of the effect on the character of the area.
- 5.2 Planning policies H2, H4 and GB1 allow for the principle of the development proposed. The main issues to consider are the appearance/form of the proposal and the impact on the character of the area (policies D1, H2 and H4 of the Local Plan); the density of the development (policies D1 and H2 of the Local Plan); the environmental effects (policy H2 of the Local Plan); the transportation effects (policies T12, H2 and H4 of the Local Plan); and the residential amenity impacts (policies H2 and H4 of the Local Plan).
- 5.3 Appearance/Form and Impact on the Character of the Area
The proposed dwellings are set back approximately 12 metres from the street and accord with the building line set by the properties either side. The dwellings have first floor windows built into the roof to keep the ridge height low, which is considered to be a sympathetic approach given the scale of the neighbouring bungalows either side when viewed from Strode Common.
- 5.4 The dwellings comprise a relatively simple 1.5 storey pitched gabled core, which reflects the simple gabled form of neighbouring properties. Single storey hipped roof additions are located to the front and side, which are set back from the principal core of the building; therefore, whilst the dwellings comprise a relatively wide footprint, which extends to close proximity to the flank boundaries, the single storey additions to the sides, helps reduce the bulk and mass of the dwellings.
- 5.5 The proposed dwellings are approximately 12 metres from Strode Common, 11.5 metres from the rear southeastern boundary and 1 metre from the flank boundaries. Given the set back from the street, and the design of the dwellings incorporating single storey hipped additions to the sides, it is considered that the proposal will not appear adversely cramped. A mature hedge is to be retained along the front boundary; therefore, the proposal will be well screened from views from the surrounding area notwithstanding glimpses through the accesses. The previous application (PT10/1927/F) for the erection of 2no. semi detached properties was refused on the basis that it represented a cramped form of development, which would be detrimental to the character of the area. The proposal now incorporates land from the neighbouring property Pedra Rubia to enlarge the application site. The larger site area and detached nature of the proposed development allows for a more spacious form of development, which is more in-keeping with the character of the area. Whilst the proposal will result in some loss of openness between Cedarstone and Pedra Rubia the site is currently screened by mature Leylandii hedges. Therefore, the openness of the site is not considered to be a characteristic of the site that is prominent from the public realm. Accordingly, it is not considered that the openness of the area makes a significant contribution to the character or distinctiveness of the locality.

- 5.6 The proposed dwellings measure approximately 6.3 metres at ridge height and 4.3 metres at the eaves at 1.5 storey level and 2.3 metres at ground floor level. A streetview plan has been submitted to demonstrate the dwellings in context of the bungalows either side. The dwellings are not significantly higher than the neighbouring bungalows at ridge height and accord with the ground floor eaves level. It is noted that the eaves height at 1.5 storey level will be higher than the eaves of neighbouring properties; however, it is considered that the proposal will not appear adversely out of keeping with the scale of the neighbouring built form. Weight is given to the wide variety of architectural style of dwellings located in the surrounding area.
- 5.7 The applicant has specified the materials slate look concrete tiles for the roof; reconstructed stone, smooth render and horizontal weatherboarding for the walls; and timber double glazed units for the doors and windows. The proposal comprises a wide palette of materials, which general reflect the character of surrounding properties and will ensure a high quality standard of external appearance. If a permission is granted a condition is recommended for the materials to be agreed with the Local Planning Authority.
- 5.8 Residential Amenity
Natural Light/Outlook
The dwellings align approximately with the rear elevation of Cedar Stone; therefore, they will not have an unreasonable effect in terms of loss of outlook or natural light on principal windows in the rear elevation of the dwelling. Although the dwellings proposed will extend past the rear elevation of no.1A Lime Grove, this neighbouring property is located directly to the southwest; therefore, it is not considered that occupiers will be adversely affected through loss of natural light. No principal windows in the neighbouring properties either side of the application site will face the proposed dwellings; therefore, it is not considered that the outlook of neighbouring occupiers will be significantly adversely affected.
- 5.9 The closest neighbouring dwellings to the rear (south of the site) are approximately 30 metres from the proposed dwellings; accordingly, it is not considered that neighbouring occupiers will be significantly adversely affected through loss of natural light.
- 5.10 Privacy
The only windows proposed above ground floor level in the side elevations of the dwelling are located in the roof. These will not allow for views towards neighbouring properties, therefore, it is not considered that the privacy of occupiers will be adversely harmed. Other openings at ground floor level in the side elevation could be mitigated adequately through fencing to ensure that there are no adverse inter-visibility issues between the proposed dwellings.
- 5.11 Full glazed Juliet balconies with windows either side are proposed in the rear elevation at first floor level, which will face neighbouring properties to the rear (south). The closest neighbouring property is no. 3 Rosewood Avenue to the southeast. The proposal is approximately 11.5 metres from the neighbouring garden and approximately 30 metres from the neighbouring property. The

orientation of the neighbouring property is such that rear windows in the proposed dwelling will not directly face the principal rear windows in the neighbouring property. Accordingly, given the level of separation, it is not considered that the privacy of neighbouring occupiers will be adversely affected through an unacceptable degree of inter-visibility. Whilst the proposal will allow for some views into the neighbouring garden these will primarily be at an oblique angle into the more intimate parts. Accordingly, given the level of separation between the proposed dwelling and the neighbouring garden, it is not considered that there will be a significant adverse effect on the privacy of neighbouring occupiers. Weight is given to the fact that application PT10/1927/F was not refused on the basis of loss of privacy.

- 5.12 Whilst the rear elevation of the proposed dwelling to the east of the site will directly face the rear of no. 9 Lime Grove the level of separation between the propose and neighbouring dwelling (approximately 35 metres) is sufficient to ensure that the privacy of neighbouring occupiers will not be significantly adversely affected.
- 5.13 An adequate amount of private amenity space is proposed to serve the dwellings; the internal layout of the dwellings is such that they will provide an adequate standard of amenity for future occupiers. No first floor side windows in the neighbouring property Pedra Rubia will face towards the proposed dwellings. The neighbouring property Cedarstone benefits from a balcony/terrace to the side of the dwelling, which provides a raised outdoor living space, which will allow for views towards the proposed dwellings. However, any resulting views from the terrace/balcony will primarily face the side wall of the dwelling where there are no first floor windows. In addition, views into the garden of the proposed dwelling will be at an oblique angle, which will lessen the degree of the impact. As such, given that the rear of Cedar Stones is set at a lower level than the proposed dwelling, and the level of separation (9 metres approx), it is not considered that future occupiers will be adversely overlooked to the detriment of their residential amenity. It is considered that sufficient private amenity space will be left to serve the neighbouring properties Cedarstone and Pedra Rubia.
- 5.14 Objections received raise concerns regarding the impact on neighbouring occupiers during construction due to the type of foundations that may be required. If permission is granted, a condition is therefore, recommended to control working hours to ensure that neighbouring occupiers are not adversely affected.
- 5.15 Density
The overarching aim of the National Planning Policy Framework is to achieve sustainable growth. Accordingly, it is important that proposals make the most effective use of land, which is compatible with the character of the area. The proposal calculates to a density of approximately 14 dwellings per hectare. This is considered to be commensurate to the density of the surrounding built form; a higher density would have a harmful effect on the visual amenity of the area. The previously refused scheme achieved a density of approximately 40 dwellings per hectare; therefore, the proposal represents a more spacious design that is more in keeping with the character of the area.

5.16 Environmental Ecology

Comments have been raised on the basis of ecological impacts relating to wildlife ponds and a shed located in the garden of Pedra Rubia. The application site comprises residential gardens, which are surrounded by further residential properties; therefore, it is considered that it is unlikely to comprise significant ecological value. The ponds are outside the footprint of the proposed building and are to be retained. Nevertheless the development will be immediately adjacent to it and involves the removal of an adjoining Leylandii hedge and there is therefore, the danger that the pond could be affected by run off, storage of materials or ground disturbance. A condition is recommended to ensure that a method statement for its protection is drawn up and agreed with the Local Planning Authority. It is unlikely that the trees within the site are host to any bats given their size and maturity; bats are more likely to be roosting in the surrounding dwellinghouses. Moreover, the shed/garage to be removed is very dilapidated and it is unlikely that it is host to bats. An informative is recommended if permission is granted as a precautionary measure to advise that it should be taken down carefully. Given the nature of the front hedge it is not considered that the gaps for the access will adversely affect ecology; the hedge is exempt from hedgerow regulations.

Trees

It is not considered that any trees that make a significant contribution to the character and visual amenity of the area will be adversely affected by the development. If permission is granted, a condition is recommended to ensure that trees to be retained are protected adequately throughout the course of the development.

5.17 Transportation

The two proposed access points are located where adequate visibility is achieved in both directions. Off street parking is proposed to the front of both dwellings with adequate manoeuvring space to allow vehicles to leave the site in forward gear. Accordingly, whilst the concerns raised by neighbouring occupiers are noted, there are no objections in relation to transportation.

5.18 Archaeology

The Council's Archaeological Officer initially objected to the development due to a lack of archaeological information submitted. However, the agent has clarified that the site is on the former Alveston quarry site where excavation has already previously taken place. The Council's Archaeological Officer considers that since there is evidence to suggest extensive quarrying across the site the need for a pre-determination assessment is no longer necessary. Although archaeological deposits are likely to have been destroyed by the quarrying activity some archaeology may survive, particularly as the site exists in an area of known archaeological interest and a lime kiln was formerly extant upon the site. Accordingly if permission is granted a HC11 condition for an archaeological watching brief is recommended.

5.19 Drainage

The concerns raised by members of the public relating to drainage are noted; however, the Council's Drainage Officer has raised no objections to the proposal subject to a condition, if permission is granted, to ensure that a Sustainable Urban Drainage System (SUDS) scheme is agreed in writing with the Local Planning Authority.

5.20 Contamination

The applicant has submitted a ground investigation report by Geo-Testing "Services Report on Ground Investigation at Cedarstone, Alveston" no. 2012/150 dated June 2012. The report is the same as that submitted in respect of the previous application at the site (PT11/3194/F). Although the investigation only covers the Cedarstone site the investigation and conclusions of the report are considered to be adequate for the current application and weight is given to the fact that the Council's Environmental Protection Officer has raised no objections to the proposal. Accordingly, there are no objections on the basis of contamination. If permission is granted a condition is recommended for mitigation measures to be agreed in writing with the Local Planning Authority should any unexpected contamination be found on site.

5.21 Further Matters

Whilst consultations were originally missed when the application was registered, the consultations have subsequently been carried out in accordance with the Council's Statement of Community Involvement SPD (adopted).

5.22 Whilst it is noted that the Design and Access Statement submitted refers to outdated policy; the proposal has been assessed against up to date and relevant national and local policies.

5.23 It is considered that the plans submitted are sufficiently accurate to allow the Local Planning Authority to properly assess the proposal.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning permission is GRANTED subject to the following conditions.

Contact Officer: 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, unless the Local Planning Authority agrees in writing to any variation.

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

Reason

In the interests of the character and appearance of the area and to accord with policies D1 and H2 of the South Gloucestershire Local Plan (adopted) January 2006.

4. If unexpected contamination is found after the development is begun, development shall immediately cease upon the part of the site affected. The Local Planning Authority must be informed immediately in writing. A further investigation and risk assessment should be undertaken and where necessary an additional remediation scheme prepared. The findings and report should be submitted to and agreed in writing to the Local Planning Authority prior to works recommencing. Thereafter the works shall be implemented in accordance with any further mitigation measures so agreed.

Reason

To ensure that adequate measures have been taken to mitigate against contaminated land and to accord with Policies EP6 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to the commencement of the development a tree protection plan (in compliance with British Standard 5837:2005 - Recommendations for Tree Work) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In the interests of the character and appearance of the area and to accord with policies L1 and 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 a satisfactory means of drainage is provided and to accord with policies L17 and L18 of the South Gloucestershire Local Plan (adopted) January 2006.

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

Monday - Friday 7:30am - 6:00pm

Saturday - 8:00am - 1:00pm

No working shall take place on Sundays or Public Holidays.

The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of the site.

Reason

In the interests of the residential amenity of neighbouring occupiers and to accord with policies H2 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.

8. No first floor windows shall be inserted at any time into the northeastern and southwestern (side) elevations of the properties.

Reason

In the interests of the privacy of neighbouring occupiers and to accord with policies H2 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.

9. The parking and turning areas shown on the approved site plan no. 10 B received by the Council on 7th October 2013 shall be provided prior to the first occupation of the dwellings.

Reason

In the interests of highway safety and to accord with policies T12 and H2 of the South Gloucestershire Local Plan (adopted) January 2006.

10. Prior to the commencement of the development a method statement for the protection of ponds and any associated wildlife during the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason

In the ecological interests of the site and to accord with policies L9 and H2 of the South Gloucestershire Local Plan (adopted) January 2006.