



**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. 26/13

Date to Members: 28/06/13

Member's Deadline: 04/07/13 (5pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

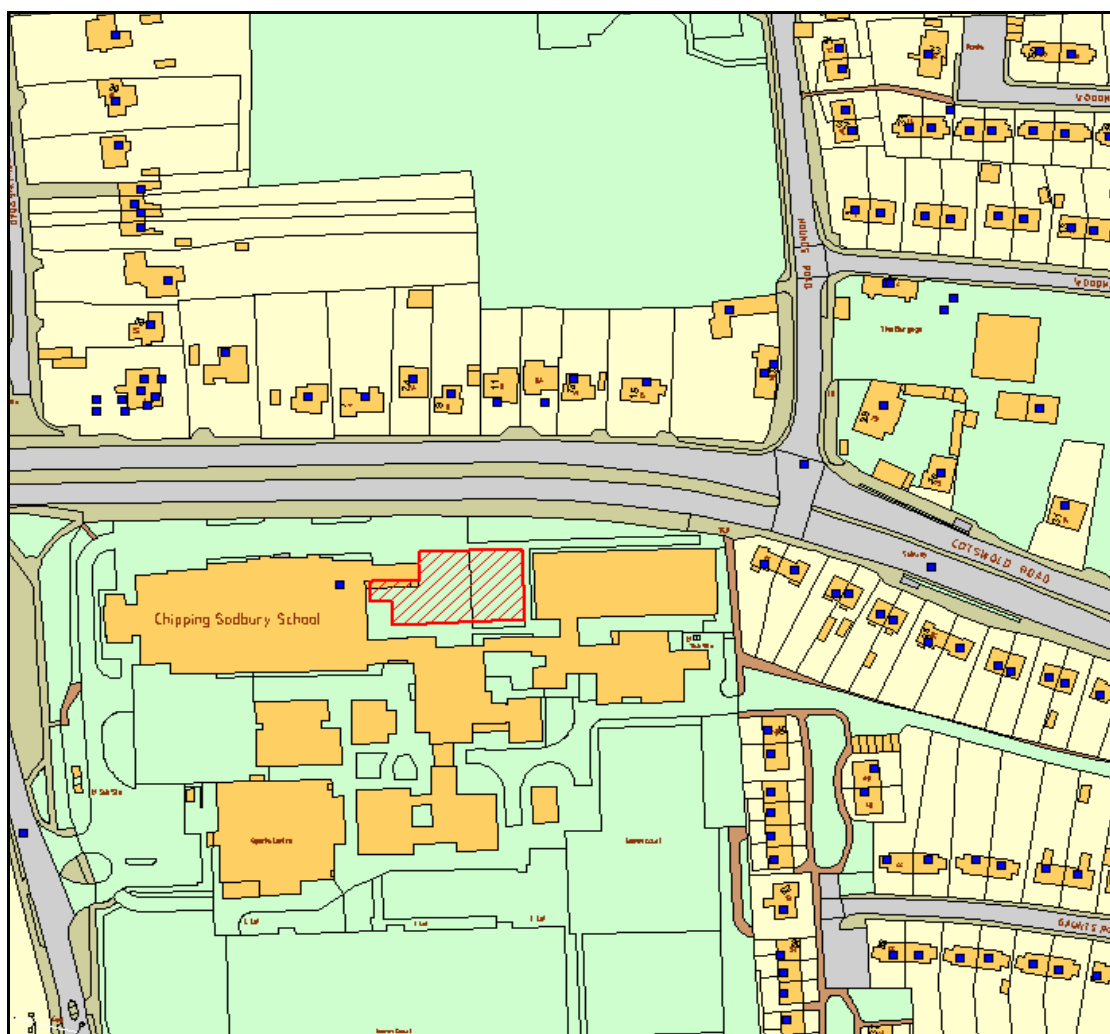
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) to see what their views are, before referring the application.
- Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. Please do not leave it to the last minute
- Always make your referral request by e-mail to MemberReferral@southglos.gov.uk, where referrals can be picked up quickly by the Development Management Technical Support Team. If in exceptional circumstances, you are unable to e-mail your request, please contact 01454 863519, well in advance of the deadline, to discuss alternative arrangements to ensure your response can be received.
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised.
- It may also allow officers to seek to negotiate with the applicant to overcome the Member's concerns and therefore removing the need for a Committee determination.

CIRCULATED SCHEDULE – 28 JUNE 2013

ITEM NO. PARISH	APPLICATION NO	RECOMMENDATION	LOCATION	WARD
1	PK13/1391/R3F	Deemed Consent	Chipping Sodbury School Bowling Road Chipping Sodbury South Gloucestershire	Chipping Sodbury Town Council
2	PK13/1400/EXT	Approve with Conditions	11 Teewell Hill Staple Hill South Gloucestershire BS16 5PD	Staple Hill None
3	PK13/1439/F	Approve with Conditions	66 Chedworth Yate South Gloucestershire BS37 8RY	Dodington Yate Town
4	PK13/1444/F	Approve with Conditions	Land Adj To 142 New Cheltenham Road Kingswood South Gloucestershire	Kings Chase None
5	PK13/1469/F	Approve with Conditions	4 St James Street Mangotsfield South Gloucestershire BS16 9HD	Rodway None
6	PK13/1516/RV	Approve with Conditions	Unit B2 Emerson Way Emersons Green Town Centre South Gloucestershire BS16 7AE	Emersons Mangotsfield Rural Parish Council
7	PK13/1543/F	Approve with Conditions	Land Off Sandringham Park Downend South Gloucestershire BS16 6NZ	Downend Downend And Bromley Heath Parish Council
8	PT13/0156/CLE	Approve	Hollywood Lane Easter Compton South Gloucestershire BS10 7TW	Almondsbury Almondsbury Parish Council
9	PT13/1514/F	Refusal	The Cottage Kennels And Cattery Church Lane Hambrook South Gloucestershire BS16 1ST	Winterbourne Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 26/13 – 28 JUNE 2013

App No.:	PK13/1391/R3F	Applicant:	South Gloucestershire Council
Site:	Chipping Sodbury School Bowling Road Chipping Sodbury Bristol South Gloucestershire	Date Reg:	21st May 2013
Proposal:	Erection of single storey extension to provide additional teaching accommodation. Erection of fencing to provide new external play area.	Parish:	Sodbury Town Council
Map Ref:	372686 181808	Ward:	Chipping Sodbury
Application Category:	Minor	Target Date:	11th July 2013



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PK13/1391/R3F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as a matter of process because it is an application made by the Council.

1. THE PROPOSAL

- 1.1 This application seeks consent to erect a single storey extension at Chipping Sodbury School, Chipping Sodbury. The proposed extension would measure 8 metres wide by 3.8 metres deep and 5.7 metres to its ridge (3.8 metres its eaves). The proposed extension would be used as additional teaching accommodation and wc/changing room. It is also proposed to erect close boarded and palisade fencing within the courtyard area to provide new external play area to the north of the building. The proposed fence is approximately 2 metres in height.
- 1.2 A statement of educational justification for additional accommodation has been submitted with the application and it states that the existing accommodation at Chipping Sodbury School would be suitable to be adapted to meet the pupils with Autism Spectrum Disorder (ASD). The area which is proposed to be made available to accommodate the ASD facility is a quiet area of the school and is currently in use as a computer and learning support. The area is located close to all specialist facilities, which is important to enabling ASD pupils having direct access without having to negotiate the main school building. The proposed extension is therefore needed in order to provide the full range of rooms required within the facility and to adapt existing accommodation.
- 1.3 Chipping Sodbury School is located to the south of Cotswold Road, and is also a locally listed building.

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
L15 Buildings and Structures Which Make a Significant Contribution to the Character and Distinctiveness of the Locality
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
LC4 Education and Community Facilities

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012
CS1 High Quality Design
CS23 Community Infrastructure and Cultural Activity

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK04/2123/R3F Installation of replacement windows to front elevation of building. Approved 03.08.04
- 3.2 PK01/0555/R3F Demolition of existing three storey science block and erection of single storey extension to science block. Erection of single storey extension to art block. Approved 11.05.11
- 3.3 PK00/2101/R3 Erection of single storey extension. Approved 07.11.00
- 3.4 P91/2881 Construction of pedestrian access to foot bridge on Cotswold road, construction of pedestrian access to bowling road, construction of cycle track entrance and exit to bowling road, alteration to existing vehicular access arrangements to bowling road. Approved 19.02.92
- 3.5 P89/2983 Erection of chain link security fencing – 2.7metres in height. Approved 06.12.89

4. CONSULTATION RESPONSES

- 4.1 Sodbury Town Council
No objection.
- 4.2 Conservation Officer: No objection
Highway Officer: No objection
Highway Drainage: No comment.

Other Representations

- 4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks consent to erect a single storey extension to provide additional teaching accommodation and to erect a close boarded to provide external play area within the school ground.
- 5.2 Principle of Development
Policy LC4 of the Local Plan supports the expansion and improvement of education facilities within the existing urban area and boundaries of

settlements. This is subject to an assessment of accessibility, amenity, and transportation/ environmental impact. Policy D1 sets the design standard for the district to which all development must comply. Therefore the development is acceptable in principle subject to the analysis set out below.

5.3 Accessibility and Transport

The proposed extension would be erected on an area of land which is currently being used for unofficial overflow staff car parking. As part of this development six additional parking spaces would be provided and that would help to offset the loss of the parking on the development site.

It is considered that there is adequate parking available within the site boundary to accommodate the existing school facilities as well as the proposed new extension.

On that basis, there is no transportation objection to this proposal.

5.4 Amenity

Development should not prejudice residential amenity. The application site lies to the south of Cotswold Road. A group of residential properties are situated to the north of the application site and they are approximately 36 metres from the proposed extension and new fencing. The proposed extension is located within the school ground. It is considered that the proposed extension and fencing would not have any adverse impact on residential amenity of the neighbouring properties.

5.5 Design

The proposed extension would match the existing building in materials and appearance. The new extension is proportionate to the size of the existing building and it is modest in scale.

The proposed new play area would be located to the north of the existing building and would be adjacent to the proposed extension. The design, height and material of the proposed fencing are considered to be appropriate.

The proposal achieves good standards of design and site layout. It is therefore considered that the proposed development would accord with the design principles of Policy D1 of the Local Plan.

5.6 Impact upon the locally listed building

Chipping Sodbury School dates from the 1938. The original building is a series of two storey ranges based on a square figure of 8 with inner courtyards, with single storey side wings extending to the east and west. On the western side these have been extended to form a further enclosed courtyard. The original design is based on an art deco style, based on simple linear forms and lines and symmetry. The significance of the building is primarily derived from its principal elevation, fronting Kennedy Way. The original buildings remain the most prominent elements of the school site although it has been enlarged at the rear.

The proposal includes a single storey extension at the eastern end of the building, to the rear of an existing single storey range. The design reflects the existing building, and would not harm the significance of the building. The new solid fencing would replace an existing metal rail fence. This should not have a significant visual impact as the stone wall to the frontage of the site forms a strong visual boundary enclosure.

It is therefore considered that the proposed development would accord with Policy L15 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.7 Impact upon the existing trees

There are a number of trees within the proposed external play area and the proposed new fencing would be erected at the proximity of the trees. Whilst officers have no objections to the location of the proposed fencing, it is considered that a planning condition needs to be imposed to ensure that the trees would be adequately protected during the construction period.

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

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 Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

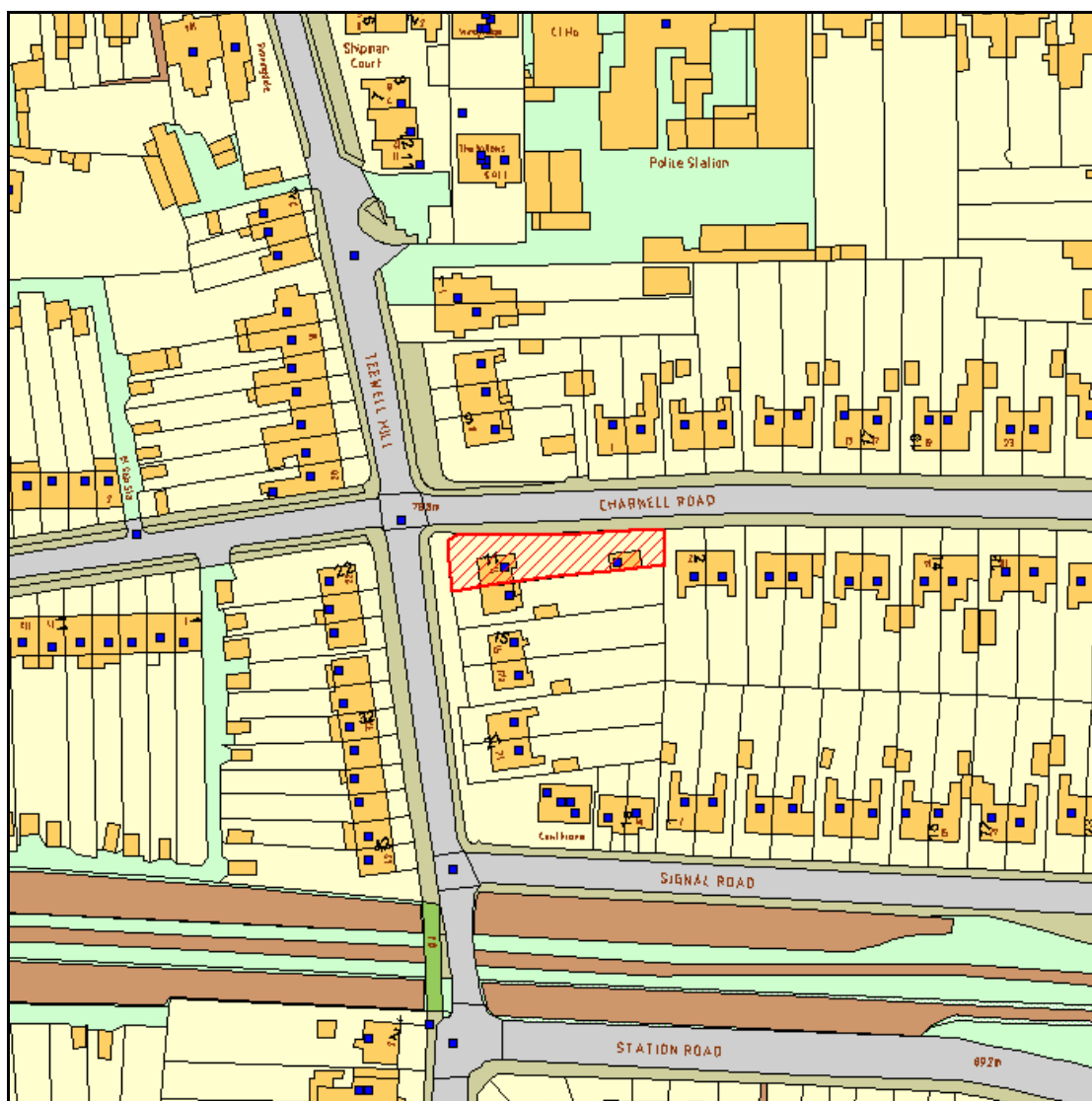
3. Prior to the commencement of development, arboricultural implications assessment including Tree Survey & Schedule of Works, details of Tree Protection Fencing and a tree protection plan, shall be submitted to and approved in writing by the Local Planning Authority. The details of the proposed protection plan and works shall be in accordance with BS5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendation. In addition, the Tree Protection Fencing shall be erected prior to the commencement of the development and shall be retained until the works to the proposed extension and proposed fencing hereby permitted have been fully implemented and completed.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree, and to accord with Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 26/13 – 28 JUNE 2013

App No.:	PK13/1400/EXT	Applicant:	Mr Steven Bream
Site:	11 Teewell Hill Staple Hill Bristol South Gloucestershire BS16 5PD	Date Reg:	29th April 2013
Proposal:	Erection of two storey side extension and single storey rear extension to provide integral garage and additional living accommodation.(Consent to extend time limit implementation for PK10/0713/F)	Parish:	None
Map Ref:	365404 175749	Ward:	Staple Hill
Application Category:	Householder	Target Date:	19th June 2013



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PK13/1400/EXT

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has been referred to the Circulated Schedule following the receipt of objections from two local residents, the concerns being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 Planning permission PK10/0713/F was granted in May 2010 for the erection of a two-storey side and single-storey rear extension to provide an integral garage and additional living accommodation at no.11 Teewell Hill. The scheme has not yet been implemented so the applicant now seeks a 3 year extension in time of the permission.
- 1.2 The application site relates to a 1930's two-storey, semi-detached dwelling within the residential area of Staple Hill. Since the original application was approved, a subsequent permission PK10/1290/F was granted for the erection of a bungalow within the large rear garden of no.11; this scheme has now been completed.

2. POLICY CONTEXT

2.1 National Guidance

The National Planning Policy Framework (NPPF) 27 March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 Extensions

T12 Transportation Development Control

EP1 Environmental Pollution

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

CS1 High Quality Design

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist (SPD) Adopted August 2007.

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK10/0713/F - Erection of two-storey side extension and single-storey rear extension to provide integral garage and additional living accommodation.
Approved 19 May 2010
- 3.2 PK10/1290/F - Erection of 1no. detached dwelling and associated works.
Approved 20 August 2010
This development has now been completed.

- 3.3 PK11/2748/NMA - Non material amendment to PK10/1290/F for alteration to facing material on south elevation from through coloured render to face brick.
No objection 2 Sept. 2011

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
Not a parished area.

Other Representations

- 4.2 Sustainable Transport
No objection

Highway Drainage
No comment

- 4.2 Local Residents

Two e-mails of objection were received from local residents; the concerns raised are summarised as follows:

- There is an ongoing complaint regarding the bungalow that has been built to the rear of no.11.
- Loss of amenity during building phase.
- Out of scale and character with existing properties.
- Loss of privacy from side window in two-storey extension.
- Side extension too close to footpath.
- The rear extension would have an overbearing impact on the neighbouring property no.13.
- Access to the proposed garage from Teewell Hill across a grass verge would result in greater traffic congestion, the potential for an accident and mud/debris on the road.
- There are no conditions attached re. the hours of working.
- There are no conditions attached re. the reinstatement of the existing boundary fence.
- The existing property is currently for sale.
- Overdevelopment.
- Increased traffic generation.
- Inadequate sewage facilities.
- Inadequate amenity space now that bungalow has been built in the back garden.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development

The acceptance of the erection of the two-storey side and single-storey extensions was previously established with the grant of planning permission PK10/0713/F. This current application merely seeks to extend the life of that consent which would otherwise expire.

- 5.2 Officers consider that it would be unreasonable not to grant an extension in time to the original consent unless material considerations have changed in the interim that would justify refusal.
- 5.3 Since the grant of the original consent a bungalow has been erected to the rear of no.11 under planning permission PK10/1290/F, which was granted in August 2010, i.e. subsequent to the grant of PK10/0713/F.
- 5.4 The NPPF has also recently superseded various PPS's and PPG's, not least PPS3 – Housing. The NPPF however 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.
- 5.5 In this case the relevant Local Plan is The South Gloucestershire Local Plan, which was adopted Jan 6th 2006 i.e. prior to the approval of the original planning permission PK10/0713/F. Officers consider that the Local Plan policies referred to in this report provide a robust and adequately up to date basis for the determination of the current application.
- 5.6 The South Gloucestershire Core Strategy has now been through its Examination in Public (EiP) and the Inspector has issued his Preliminary Findings and Draft Main Modifications. Whilst more weight can now be given to the policies therein, the Core Strategy has not as yet been formally adopted.
- 5.7 More recently the new South Gloucestershire minimum parking standards have been approved for development management purposes and are therefore a material consideration.
- 5.8 Policy H4 of the South Gloucestershire Plan allows for extensions to existing dwellings, subject to there being no adverse impact on existing visual and residential amenities. Policy CS1 of the Core Strategy seeks to achieve high quality design and carries similar criteria to Local Plan Policy D1.
- 5.9 Visual Amenity
The application site relates to a 1930's two-storey, 3-bedroom, semi-detached dwelling, located on a corner plot at the junction of Teewell Hill and Charnell Road. Until recently a masonry detached garage stood in the long rear garden to no.11, accessed off Charnell Road. This garage has now been demolished and a bungalow erected under planning permission PK10/1290/F.
- 5.10 This current application merely seeks an extension in time of the original planning permission (PK10/0713/F) for the erection of a two-storey side and single-storey rear extension to the main house. The two-storey side extension would be subservient to the main dwelling by reason of its design i.e. being set

back and set down. The side extension would be 3.50m in width. The rear extension would be single-storey only and in part would replace an existing single-storey rear extension. Both extensions are considered to be in-keeping with the scale and character of the existing dwelling and the immediate surrounding area.

5.11 Residential Amenity

The application proposes a two-storey side extension on the northern side of the house. The extension would be set back 1.5m from the site boundary with Charnell Road and 21m from the side elevation of no.9 opposite. By reason of it's siting, the two-storey extension would not have an adverse impact on neighbouring properties in terms of loss of privacy or overbearing impact. Furthermore the end elevation of the recently built bungalow lies 20m from the first floor windows in the rear of no.11. The rear garden of no.11 is well enclosed by high fences.

5.12 The application also proposes a 2.30m deep single-storey rear extension adjacent to neighbouring no. 13. The extension would be set back 0.3m from the boundary fence of no.13 and is only 2.5m to eaves with a mono-pitch roof to maximum height of only 3.3m. There is an existing single-storey extension to the rear of no.13. It is considered that an extension of the scale proposed and in this location would not have an adverse impact on the existing residential amenities of no. 13 in terms of loss of privacy or overbearing impact. The existing boundary fence would be retained.

5.13 Concerns have been raised about the lack of amenity space for no.11 now that the bungalow has been built. This issue was addressed under application PK10/1290/F when officers considered that adequate amenity space would be retained to serve the existing dwelling, the extensions to no.11 having already been approved were taken into consideration. By not calling-in the application from the Circulated Schedule, Members in effect endorsed the officer view and officers consider that it would be unreasonable to now take a contrary viewpoint on this matter, especially given the NPPF's support for sustainable development and efficient use of land in the urban area.

5.14 The proposed side and rear extension would utilise areas that are, for most part, already taken up by the existing side garage and rear extension; an 80sq.m. area of private rear garden space would be retained to serve no.11 and given the highly sustainable location, close to Page Park, this amount of amenity space is considered to be acceptable. The Council currently has no adopted standards for amenity space provision and given a recent appeal decision at no.9 Wootton Rd. Charfield (see PT12/2178/F) it is most unlikely that a refusal reason on the basis of lack of amenity space, could be substantiated in an appeal situation.

5.15 In order to overcome the concerns about disturbance during the development phase, an additional condition could be reasonably added to control the hours of working, especially given the additional presence of the bungalow since the original application PK10/0713/F was approved. Subject to this condition, the scheme is considered to be in accordance with Policy H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.16 Transportation Issues

The application proposes an integral garage. Vehicular access to an area of hard-standing to the front of the existing garage is currently gained to the site via Charnell Road. A second access from Charnell Road is now utilised by the bungalow. The proposed development will result in the provision of a new access off Teewell Hill through what is currently a grass verge; neighbouring nos, 13,15,17, 9 and 21 Teewell Hill all have similar access arrangements. As previously requested by the Transportation Officer, the existing access would be removed but in order to maintain visibility no fence will be erected in its place.

5.17 No objection is raised with regards the proposed works subject to all highway works associated with the new access being carried out in accordance with Council standards. Any traffic generation would be minimal and therefore insufficient to justify refusal of planning permission.

5.18 The extended property would have four bedrooms i.e. a net increase of one. Two off-street parking spaces would be provided and this satisfies the Council's minimum parking standards for a four bedroom house, as outlined in Annex A of the new Residential Parking Standards document. The proposal therefore accords with Policy T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.19 Environmental Issues

Concerns have been raised about the adequacy of the sewers to cope with additional foul discharge. All sewers are now in the control of Wessex Water from whom permission would need to be sought for any additional connections. This matter would be adequately covered by the Building Regulation process.

5.20 Other Issues Raised

- As planning consents run with the land, the fact that the house is currently up for sale is not a material consideration in the determination of this application.
- The ongoing complaint relates to the bungalow and its boundary treatments. The bungalow is occupied as a separate dwelling and the complaints are not material to the proposal the subject of this extension in time application.
- It is not proposed to retain the section of grass verge where the new access would be constructed, this would be hard-surfaced, so there would be no issues of mud going on the road.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason

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

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

Reason

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

3. The extensions shall not be occupied until the new vehicular access is provided in accordance with the approved plan No. 020 Rev A and the associated car parking areas have been drained and surfaced in accordance with details to be approved in writing by the Local Planning Authority. The facilities so provided shall not be used thereafter, for any purpose other than the parking and manoeuvring of vehicles.

Reason

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

4. All highway works associated with the new access shall be carried out in accordance with standards of construction (details of which must be obtained from the Council) and to full satisfaction of the Council's Street-Care Manager.

Reason

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

5. Prior to the first occupation of the development hereby approved, the existing vehicular access off Charnell Road shall be removed as shown on approved dwg.020

Rev.A and the adjoining footway reinstated as necessary and in accordance with the Council's Street-Care requirements.

Reason

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

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

Reason

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

CIRCULATED SCHEDULE NO. 26/13 – 28 JUNE 2013

App No.:	PK13/1439/F	Applicant:	Mr M Hanks
Site:	66 Chedworth Yate Bristol South Gloucestershire BS37 8RY	Date Reg:	3rd May 2013
Proposal:	Erection of two storey side extension and single storey rear extension to provide additional living accommodation.	Parish:	Yate Town Council
Map Ref:	369922 181387	Ward:	Dodington
Application Category:	Householder	Target Date:	26th June 2013



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PK13/1439/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following an objection from a local resident.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a two storey side and single storey rear extension to provide additional living accommodation. The application site relates to a two-storey semi-detached dwellinghouse situated within the established residential area of Yate.
- 1.2 During the course of the application revised plans were requested to show how additional parking provision could be accommodated on the site. These were duly received by the Council.

2. POLICY CONTEXT

2.1 National Guidance

NPPF National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Design in New Development

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

T8 Parking Standards

T12 Transportation Development Control

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

CS1 High Quality Design

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

South Gloucestershire SPD: Residential Parking Standards (due for adoption) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 N8083/1 Construction of 97 dwellings and garages
Approved 16.6.83

4. CONSULTATION RESPONSES

4.1 YateTown Council

No objection

4.2 Other Consultees

Sustainable Transport

No objection following revised plans and subject to a condition attached to the decision notice.

4.3 Local Residents

One letter of objection has been received from a local resident. The points raised are summarised as:

- will affect sun in evenings
- will overlook garden
- will affect sale price of our property

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity. Policy D1 of the Local Plan requires all new development to be well designed and along with other criteria, respect and enhance the character, distinctiveness and amenity of both the site and locality. Policies T8 and T12 advise of maximum parking standards and seek to ensure that development will have no adverse impact on highway safety. It is considered the proposal accords with the principle of development and this is discussed below.

5.2 Design and Visual Amenity

The existing dwellinghouse is part of an estate of modern properties. It is situated at the end of a cul-de-sac, on a corner position with its front elevation overlooking a large area of public open space. The proposal to extend this modest two-bedroom dwellinghouse would comprise a two-storey extension to the southwest elevation which would create an additional bedroom and study room above an integral garage. A further single storey rear extension would facilitate a larger kitchen/dining area.

It is considered that the design, scale and massing of the proposed extension is appropriate and reflects the character of the main dwelling and the area in general. Good quality materials to match those of the existing dwellinghouse would be used in its construction. Given the above the proposal is deemed to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) 2006.

5.3 Residential Amenity

Neighbours to the southeast have expressed concerns regarding the proposal affecting the amount of sunlight entering their rear garden. The proposed extension would be to the northwest of these neighbours. Both properties are positioned next to the highway, separated from properties further to the west by this access road. Currently, No. 67 receives late afternoon and evening sun from the gap between the application site and No. 63, which flank the end of this cul-de-sac. The proposed extension would therefore, partly infill this gap. Whilst it is acknowledged that there would be some change following the development, given the location of the dwellings on an estate of modern

houses, the impact on the amount of late sun entering the rear garden of No. 67 is deemed to be acceptable.

The proposed two-storey element would extend approximately 2.4 metres from the existing rear building-line. As a result, the rear elevations of the extended neighbouring property and that of the application site would be approximately 14 metres apart. Given the location of the dwellinghouses and the current rear openings of both properties is considered that the proposal would not result in a situation of overlooking significantly over and above that already existing.

Although, small, following the proposal sufficient garden space would remain to serve the property. Given the above, the impact on residential amenity is considered acceptable and as such the proposal is deemed to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.

5.4 Sustainable Transport

The initial proposal raised concerns from the Sustainable Transport Officer who requested amended plans. These revised plans show two parking spaces would be positioned at the end of the garden and this is considered an acceptable amount of parking to serve the property.

5.5 Other Matters

A comment has been received regarding the affect the proposal would have on future house prices. This is not a planning matter and therefore cannot be covered under the remit of this report.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The proposed erection of a two storey side and single storey rear extension to provide additional living accommodation is considered to be in-keeping with the overall character of the dwelling and surrounding area in terms of its scale, design and the materials used. Furthermore, the existing level of residential amenity afforded to neighbouring properties is protected. As such the proposal accords with Policies D1, H4, T8 and T12 of the South Gloucestershire Local Plan (Adopted) 2006 and the Residential Parking Standards SPD, due for adoption with the Core Strategy 2013.
- 6.3 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That the application be **APPROVED** subject to the conditions written on the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

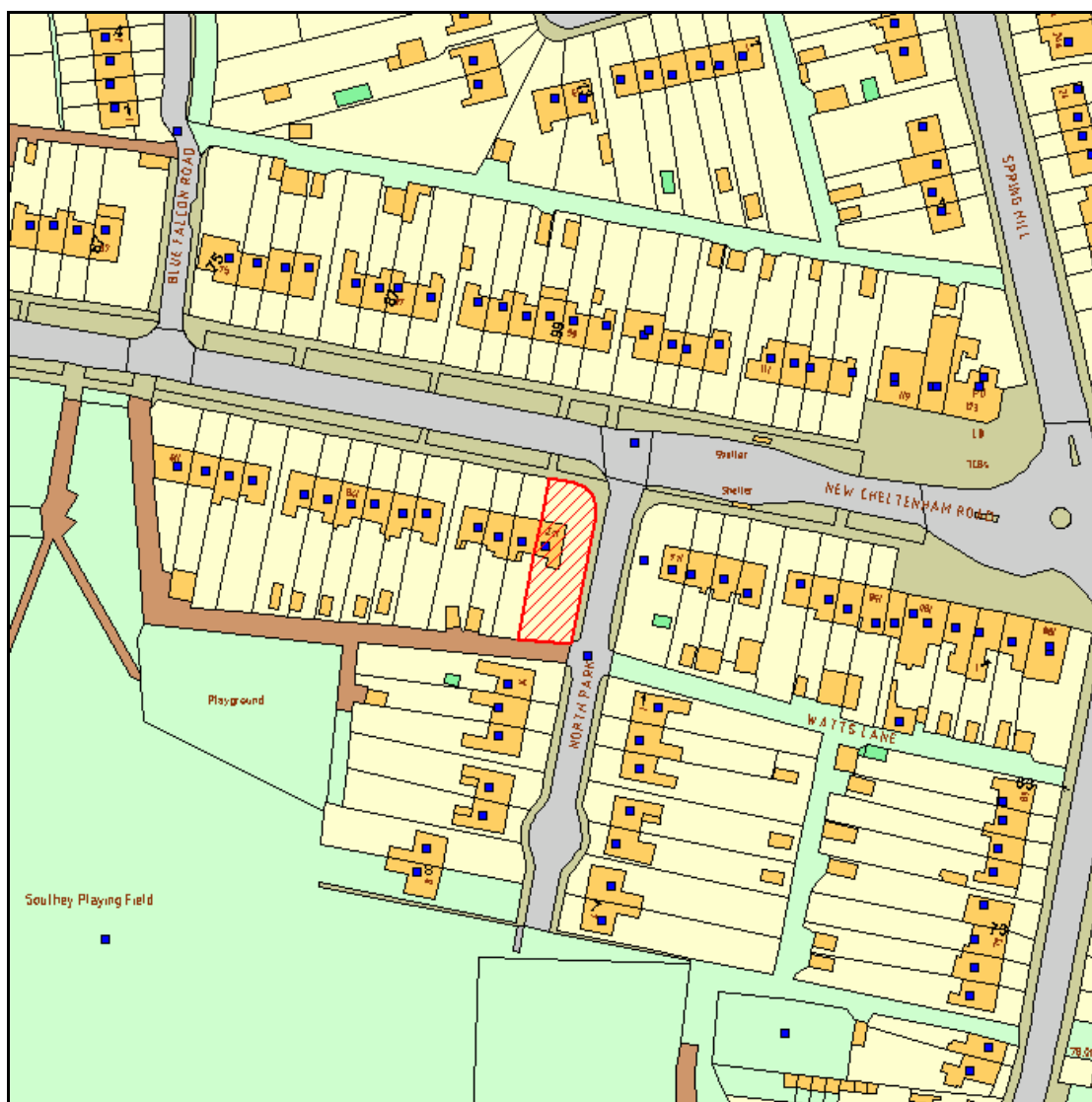
2. The off-street parking facilities (for all vehicles, including cycles) shown on the plan Proposed Parking Plan - drawing 005, hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

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.

CIRCULATED SCHEDULE NO. 26/13 – 28 JUNE 2013

App No.:	PK13/1444/F	Applicant:	Casiello Building Services Ltd
Site:	Land Adj To 142 New Cheltenham Road Kingswood Bristol South Gloucestershire BS15 1UN	Date Reg:	1st May 2013
Proposal:	Erection of 1 no. semi detached dwelling with new access and associated works.	Parish:	None
Map Ref:	365181 174363	Ward:	Kings Chase
Application Category:	Minor	Target Date:	24th June 2013



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PK13/1444/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following a comment from a local resident.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of 1no semi-detached dwelling with new access and associated works. The application site relates to a two-storey end of terrace dwelling situated within the established residential settlement of Kingswood.
- 1.2 During the course of the application the applicant was advised of concerns regarding the proposed parking arrangements. The applicant was invited to provide revised plans addressing the issues, these were duly received by the Council.

2. POLICY CONTEXT

2.1 National Guidance

NPPF National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Design in New Development

H2 Proposals for Residential Development

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

T8 Parking Standards

T12 Transport Development Control

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

CS1 High Quality Design

CS17 Housing Diversity

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

South Gloucestershire SPD: Residential Parking Standards (Adopted 2013)

3. RELEVANT PLANNING HISTORY

- 3.1 K6009 Single storey side extension
Approved 7.10.88

4. CONSULTATION RESPONSES

4.1 Parish/Town Council

The area is unparished

4.2 Other Consultees

Sustainable Transport Engineer

No objection following receipt of revised plans subject to conditions attached to the decision notice

Environmental Protection

No objection in principle subject to conditions regarding possible contamination and a condition regarding to construction hours

Highway Drainage

No objection in principle subject to conditions and informatives

Wessex Water

No objection subject to an informative

Other Representations

4.3 Local Residents

One letter of objection has been received regarding parking issues

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application stands to be assessed against the above listed policies. The site is within the established settlement area as defined in the South Gloucestershire Local Plan (Adopted) 2006. Policies in the local plan (H2, H4 and D1) require that proposals are assessed for their impact upon the character of the area and that proposals make efficient use of land. As stated in the NPPF the government attaches great importance to the design of the built environment, citing good design as a key aspect of sustainable development and thereby positively contributing to making places better for people. Developments should function well and add to the overall quality of the area, creating attractive and comfortable places to live, work and visit. Furthermore they should respond to local character and history and reflect the identity of local surroundings and materials

5.2 The South Gloucestershire Core Strategy Development Plan Document was considered by the Inspector appointed to hold the Core Strategy Examination in Public and a refreshed Core Strategy that incorporates Post-Submission Changes was considered by the Council in mid December. Following this decision, the South Gloucestershire Core Strategy (incorporating Post-Submission Changes) December 2011 was taken forward to Examination in Public. The Inspector concluded that the Submission Core Strategy is capable of being made sound provided a number of modifications are made. Following a further period of consultation on the Inspector led changes and passed back to the Inspector. The Inspector issued an interim report in September 2012 of draft modifications and a further day of Examination was scheduled for March 2013. At this stage the Core Strategy therefore remains unadopted. This document is therefore a material consideration in the determination of planning

applications, and the Core Strategy policies, which are not subject to Inspector modification, will now carry considerable weight at this stage.

- 5.3 Policy H2 of the South Gloucestershire Local Plan states residential development will be permitted within existing urban areas and defined settlement boundaries provided that it does not prejudice residential amenity, the maximum density is compatible with the site, the site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination and the provision for education, leisure, recreation and other community facilities is adequate to meet the needs arising from the proposal. Policy H4 of the South Gloucestershire Local Plan is supportive in principle for the erection of infill dwellings within existing curtilages, providing the design is acceptable and that there is not unacceptable impact on residential and visual amenity. Policy D1 requires all new development to be well designed and along with other criteria, respect and enhance the character, distinctiveness and amenity of both the site and locality. Policy T12 identifies factors relating to parking, access and highway safety that must be taken into consideration and Policy T8 advises on minimum parking standards.

It is considered the proposal accords with the principle of development.

5.4 Design and Visual Amenity

The application site relates to a two-storey end of terrace property situated adjacent to the busy New Cheltenham Road in Kingswood. A variety of extensions and additions to properties can be seen along this road. These developments have created different styles of dwellinghouses in this area including different styles, sizes, external finishes and roof lines.

The applicant proposes a two-storey dwellinghouse. Given the gradient on this hill the property would be lower than No. 142 New Cheltenham Road rather than being a continuation of that terrace. It would however, have a hipped roof which is a particular feature of the area. Given the existing different styles in the immediate locale, the proposed house would be in-keeping with the character of the host property and setting in general. Openings would be to the north and south elevations only and good quality materials would be used in its construction.

It is considered that the scale, massing and overall design of the proposal is appropriate and as such the proposed new dwelling is acceptable and accords with Policy D1 of the South Gloucestershire Local Plan (Adopted) 2006.

5.5 Residential Amenity

No openings are proposed for the side (east) elevation which is separated from closest neighbours by the road Northpark. Neighbours to the south on Northpark are side-on to the proposed dwellinghouse and situated approximately 22 metres away, separated by an access lane to the rear of the application site serving properties along this terrace. Sufficient garden space would remain to serve both the proposed and the existing dwellinghouse following the development and given the above it is considered that the

proposal would not adversely impact on the residential amenity of future occupiers or neighbours. As such the proposal accords with Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.

5.6 Sustainable Transport

Highway Engineers have assessed the application using the relevant policies within the adopted local plan and in addition the Draft Supplementary Planning Document: Residential Parking Standards (Adopted 2013).

'Car parking and vehicular site access should be well integrated and situated so it supports the street scene and does not compromise walking, cycling, public transport infrastructure and highway safety.'

The SPD goes on to state that *'inadequate or poorly designed residential parking can add to congestion, hinder bus and emergency services and have a negative impact on quality of life.'*

The new parking standards require 2no. parking space for each of the dwellings. Highway Engineers have assessed the revised plans as submitted under this application and state that as the required amount of parking is proposed for each dwelling there would be no objection subject to conditions relating to the removal of an existing garage and the proposed parking being provided and subsequently maintained.

5.7 Environmental Protection

The historic use of land within 250m of the site as a landfill site may have caused contamination which could give rise to unacceptable risks to the proposed development. Development is acceptable in principle subject to conditions relating to potentially contaminated land being attached to the decision notice.

5.8 Highway Drainage

Officers have no objection to the scheme in principle subject to a sustainable urban drainage condition and informatives relating to paving, flood risk, sewer location and surface water run-off.

5.9 Affordable Housing/Education/Community Service

The proposal for 1no. dwellinghouse falls below the Council's threshold for affordable housing, education and community service provision.

5.10 Noise, dust, smell and pollution

The site itself is not currently subject to excessive levels of noise, pollution, smell, dust or contamination. An informative relating to hours and methods of work would apply during the period of construction to protect the amenity of local residents.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.
- (a) Consideration has been given to the impact of the proposed development on the character of the surrounding area, which would in this case not be affected, in accordance with Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) 2006.
 - (b) The proposal would not prejudice the amenities of neighbouring properties in accordance with Policy H2 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.
 - (c) An acceptable level of off-street parking would be provided in accordance with Policies H2, H4 and T8 and highway safety is unaffected in accordance with Policy T12 of the South Gloucestershire Local Plan (Adopted) 2006.
 - (d) Adequate amenity space would be provided to serve the development in accordance with Policy H2 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.
 - (e) The design of the scheme would be in accordance with Policy D1 of the South Gloucestershire Local Plan (Adopted) 2006.
- 6.3 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That the application be **APPROVED** subject to the conditions written on the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

2. The off-street parking facilities (for all vehicles, including cycles) shown on the plan Block plan proposed - drawing 160413 sheet 6 Issue B 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.

3. Prior to the commencement of development the existing garage to the rear of No. 142 New Cheltenham Road shall be removed and replaced with two parking spaces to serve the existing dwelling. The said parking spaces shall then be maintained satisfactorily thereafter.

Reason

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

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

Reason:

To ensure a satisfactory means of drainage and pollution control in order to comply with Policies L17, L18, EP1, EP2 of the South Gloucestershire Local Plan (Adopted) January 2006

5. Previous historic uses(s) of land within 250m of the site may have given rise to contamination. Prior to commencement, an investigation (commensurate with the nature and scale of the proposed development) shall be carried out by a suitably qualified person into the previous uses and contaminants likely to affect the development. A report shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development

Reason

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

6. Where potential contaminants are identified, prior to the commencement of development, an investigation shall be carried out by a suitably qualified person to ascertain the extent, nature and risks the contamination may pose to the development in terms of human health, ground water and plant growth. A report shall be submitted prior to commencement of the development for the written approval of the Local Planning Authority setting out the findings (presented in terms of a conceptual model) and identify what mitigation measures are proposed to address unacceptable risks.

Thereafter the development shall proceed in accordance with any agreed mitigation measures.

Reason

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

7. Prior to occupation, where works have been required to mitigate contaminants (under section B) a report verifying that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

Reason

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

8. 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 to accord with Policies EP6 of the South Gloucestershire Local Plan (Adopted) January 2006.

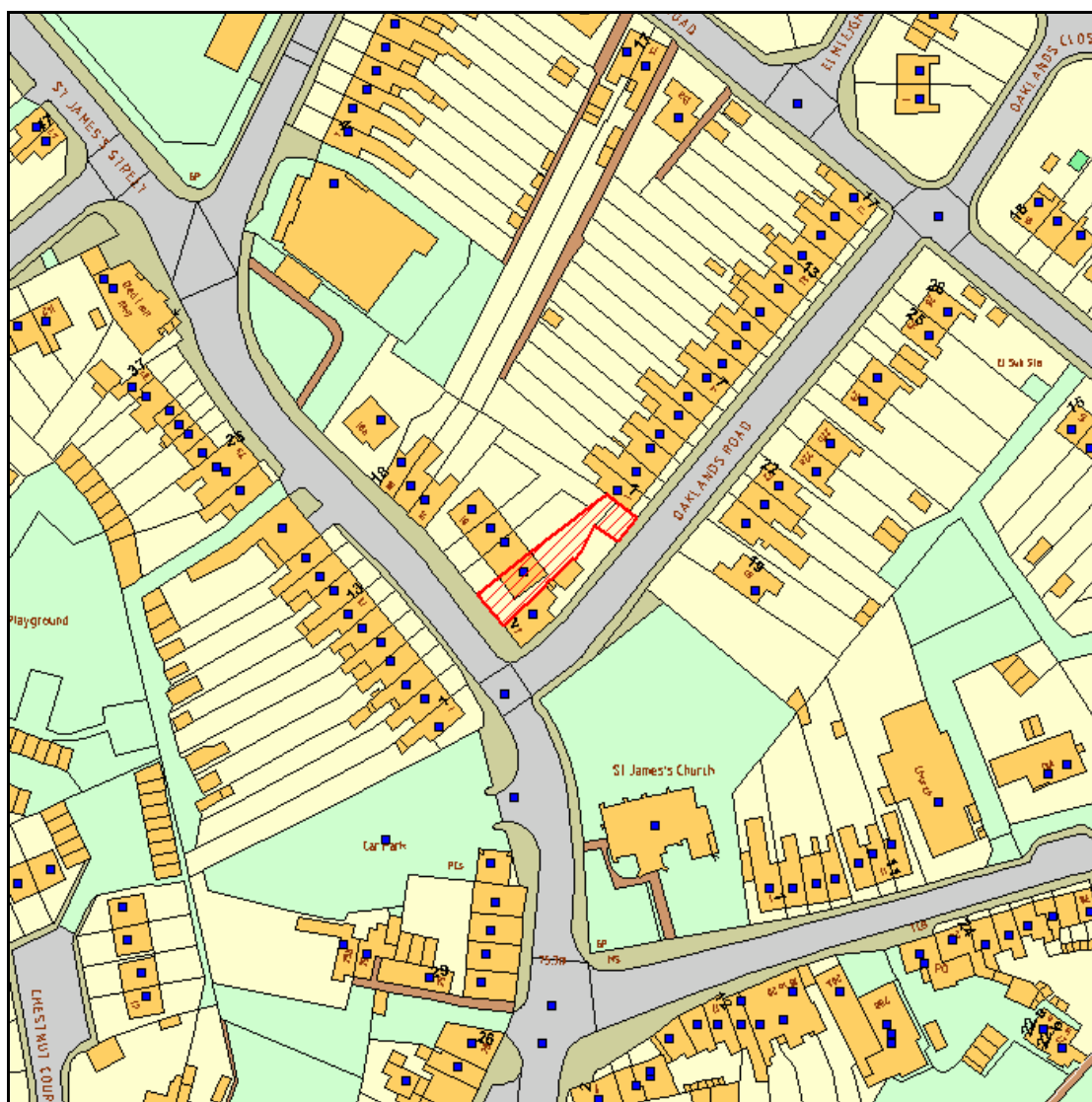
9. The hours of working on site during the period of construction shall be restricted to 08:00 until 18:00 Monday to Friday and 08:00 until 13:00 and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site. Any use of the site outside these hours shall have the prior written consent of the Local Planning Authority.

Reason:

To minimise disturbance to occupiers of nearby buildings, and to accord with Policy H2, H4 and EP4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 26/13 – 28 JUNE 2013

App No.:	PK13/1469/F	Applicant:	Mr B Mealing
Site:	4 St James Street Mangotsfield Bristol South Gloucestershire BS16 9HD	Date Reg:	3rd May 2013
Proposal:	Erection of detached garage and additional extension.	Parish:	None
Map Ref:	366421 176230	Ward:	Rodway
Application Category:	Householder	Target Date:	26th June 2013



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PK13/1469/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following comments from local residents.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a detached garage with additional extension. The application site relates to a terraced cottage situated within the established residential area of Mangotsfield.
- 1.2 During the course of the application revised plans were requested which removed the originally proposed external staircase and the proposed first floor element. The newly proposed development would comprise a single pitched roof garage with an additional single storey element to the southwest.

2. POLICY CONTEXT

2.1 National Guidance

NPPF National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Design in New Development

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

T8 Parking Standards

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

CS1 High Quality Design

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|------------------------|--|
| 3.1 | K1991
Refused | Erection of carport with access onto classified road
1.11.77 |
| 3.2 | K1991/1

Refused | New vehicular access to classified road and erection
of carport
31.10.78 |
| 3.3 | K1991/2

Refused | New vehicular access to classified road and erection
of carport
27.2.79 |
| 3.4 | K1991/3 | New vehicular access to classified road and erection
of carport |

	Refused	24.5.79
3.5	K1991/4 Approved	Construction of two garages for No 2 and No 4 21.7.86
3.6	K1991/5 Approved	Erection of two storey side extension 12.8.88
3.6	K1991/6 Approved	Retention of two storey side extension 16.11.90

4. CONSULTATION RESPONSES

4.1 Mangotsfield Parish Council
No objection

4.2 Other Consultees

Highway Drainage
No objection

Other Representations

4.3 Local Residents

Three letters of objection were received from two local residents with regard to the original proposal. These objections were:

- ample space to extend at ground floor level rather than upwards
- why does a storage facility require external doors and windows
- loss of daylight, sunlight and privacy by overbearing the rear of our property and obscuring the outlook
- proposal not in-keeping with the Victorian Terrace, visual appearance detrimental to street's aesthetic quality
- will cause noise and disturbance to neighbours
- issues of maintenance problems due to small gap between existing garage and our property. Potential fire hazard and breach of damp course
- guttering around the roof will encroach on the boundary of our property and cause further damp problems
- the building of the extension would prohibit the installation of a window in our landing
- concerned there may be commercial reasons for this construction which would in turn lead to increased footfall and increase the already overburdened parking situation
- plans show public right of way behind cottages
- did original garage have planning permission?
-

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their

curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity. Policy D1 of the Local Plan requires all new development to be well designed and along with other criteria, respect and enhance the character, distinctiveness and amenity of both the site and locality. Policy T8 sets parking standards.

It is considered that the proposal accords with the principle of development.

5.2 Design and visual Amenity

The application site benefits from a single, flat roof garage with windows and a door in its southwest elevation facing the garden and a vehicular access in its southeast elevation facing and being accessed from Oakland Road. The garage is situated at the end of the garden with its northeast wall being very close to the side elevation of No. 1 Oaklands Road. To facilitate the proposal this structure would be demolished. A new detached garage with approximately the same size footprint would replace it, but in addition an extension is proposed to its southwest side, within the garden of the application site. This extension would have a window and door to replace those in the existing garage, vehicular access would be retained in the same place and a pitched roof would cover the garage and extension. In total the proposal would be slightly small than the size of a double garage as recommended in the new Residential Parking Standards SPD due to be adopted with the Core Strategy 2013.

Good quality materials would be used in the construction and given the overall design, scale and massing, the proposal is deemed to be appropriate to the host property and setting in general. As such it is considered to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) 2006.

5.3 Residential Amenity

The original scheme proposed a two-storey structure with an external staircase. Concerns were expressed by Officers and the design was changed to a single storey garage with an extension to accommodate additional storage. Windows and a door would be located in the southwest elevation, as is the case of the existing garage, and given this and the removal of the external staircase the issues of residential amenity for neighbours to the southwest would remain as existing. As a result the objections regarding privacy, loss of daylight, overbearing, not in-keeping with the Victorian terrace and preventing the installation of a landing window would no longer apply to this scheme.

Although the proposed extension to the garage would extend into the garden of the application site, it is considered that there would be sufficient room remaining to serve the property. The existing boundary walls on either side of the application site would remain unchanged and therefore given the above it is considered that the single storey structure would not adversely impact on the residential amenity of neighbours over and above that already existing. As such the proposed is deemed to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.

5.4 Other matters

With regard to the issue of potential future maintenance issues, this, being a civil matter to be decided between the respective parties, cannot be covered within this planning report. Similarly, the gap between properties, issues of potential fire hazard and damp would be a matter for building control who would assess the proposed scheme separately. Officers are satisfied that the proposed new garage with additional storage area is not for commercial use and with regards to this there are no concerns to the scheme. In addition, Officers have checked the records and there is no public right of way running behind the cottages. The existing garage benefits from planning permission granted in 1986.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The proposed erection of a detached garage with additional extension is considered to be in-keeping with the overall character of the dwelling and surrounding area in terms of its scale, design and the materials used. Furthermore, the existing level of residential amenity afforded to neighbouring properties is protected. As such the proposal accords with Policies D1, H4 and T8 of the South Gloucestershire Local Plan (Adopted) 2006.
- 6.3 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That the application be **APPROVED** subject to the conditions written on the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

CIRCULATED SCHEDULE NO. 26/13 – 28 JUNE 2013

App No.:	PK13/1516/RVC	Applicant:	Prudential Pensions Ltd
Site:	Unit B2 Emerson Way Emersons Green Town Centre Bristol South Gloucestershire	Date Reg:	8th May 2013
Proposal:	Variation of condition 4 attached to previously approved application PK11/2210/RVC to allow Unit B2 only to be sub-divided to provide 2no units, so that each unit has less than 10000 sq ft gross area.	Parish:	Mangotsfield Rural Parish Council
Map Ref:	367128 177308	Ward:	Emersons Green
Application Category:	Minor	Target Date:	27th June 2013



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PK13/1516/RVC

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt of a letter of objection from a local resident.

1. THE PROPOSAL

- 1.1 This application seeks consent to relax condition 4 attached to application PK11/2210/RVC which was approved in August 2011. Condition 4 reads as follows:

,The total aggregate gross floor area of Blocks A and B identified on approved plan number 1977 PL/112 REV A (as amended by plan number 1977 AL (90)01 REV L) shall not exceed 60,000 sq.ft. Blocks A and B may be subdivided to provide a maximum of 6 retail units. No unit (other than a single unit of 7,500 sq.ft.) shall be less than 10,00 sq.ft. gross floor area without the prior written consent of the Local Planning Authority.,

The reason for the condition read as follows:

'In the interests of achieving a retail balance and to enable the Local Planning Authority to consider the impact of any changes on the vitality and viability of existing surrounding town centres and to accord with Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006'

- 1.2 This application affects six units within Emersons Green Town Centre. They are large units in two blocks forming an 'L' shape facing out over the main car park area. Application P96/4467 was for the development of Emersons Green Town Centre as whole – this application just relates to a single unit (B2) within block B.
- 1.3 At the time of determination, unit B2 is occupied by Store Twenty One – a clothing and homeware store. Information in the design and access statement confirms that the proposed new occupiers are Poundland and Pets at Home (although the intended users is not influential in the determination of this application).

2. POLICY CONTEXT

- 2.1 National Planning Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L1	Landscape Protection and Enhancement
T7	Cycle Parking
T8	Vehicle Parking
T12	Transportation Development Control
RT1	Development in Town Centres

CS1 Design

CS5 Location of Development

CS14 Town Centres and Retail

CS29 Communities of the East Fringe of Bristol Urban Area

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

There is extensive history to the site as a whole. The most relevant applications are considered to be as follows:

- 3.1 PK13/1481/F Sub-division of existing shop unit to create 2 no. shop units, installation of new shop fronts and change to rear elevation. Installation of partial mezzanine floors.
Current application to be determined in conjunction with this RVC application – at the time of the preparation of this report, the full application is on circulated schedule with officer recommendation for approval.
- 3.2 PK11/2210/RVC Relaxation of condition 15 attached to (part of) planning consent P96/4467 to remove the restriction on sale of goods for Units 1-6.
Approved August 2011
- 3.3 PK11/2209/RVC Removal of condition 16 attached to (part of) planning consent P96/4467 to remove the restriction on sale of goods for Units 1-6
Approved August 2011
- 3.4 PK10/1143/F Erection of building for use within (Class A1) Retail or (Class A2) financial services as defined in the Town and Country Planning (Use Classes Order) 1987 (as amended) with landscaping and associated works.

Approved July 2010
- 3.5 PK08/1856/RVC Variation of condition 14 attached to planning permission P96/4467 to permit an additional 199sq.m. mezzanine for storage within unit 6 only.
Approved August 2008
- 3.6 PK05/1009/O Residential development (approximately 400 units), small scale retail/commercial units (approx 500m² gross) on 13ha of land. Construction of new access road from 'The Rosary' roundabout and associated works (Outline)
Committee resolution to grant subject to S106 and conditions November 2010
- 3.7 PK04/1727/CLP Application of Certificate of Lawfulness for proposed installation of mezzanine floor.
Approved October 2005

- 3.8 PK00/2415/RVC Relaxation of condition 16 of planning permission P96/4467 to allow the sale of various goods including clothing, footwear, cosmetics, toiletries and pharmaceuticals.
Approved November 2000
- 3.9 P99/4371 Relaxation of condition 15 of planning permission P96/4467 limiting use to non food retail Approved September 1999
- 3.10 P96/4467 Erection of non-food retail units, 2 no. restaurants (A3), public house and associated car parking.
Approved December 1997

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council
No objection
- 4.2 Highway Drainage
No Comment
- 4.3 Transportation Officer
No Objection
- 4.4 Local Residents
One letter of objection has been received from a local resident expressing concern about increased traffic on Betts Green. The objector states that should the entrance to the retail park from Betts Green be blocked, they would have no objection to the application.

5. ANALYSIS OF PROPOSAL

- 5.1 The application effectively seeks consent to allow the creation of one additional unit for retail sales – a total of 7 units instead of the existing 6 that are permitted. Each of the resultant seven units would be free to sell food and drink (for A1 and A3 purposes only), jewellery, fashion accessories, silverware, books, newspapers, magazines, watches and clocks, handbags and luggage on a un-restricted basis. Previous approvals on the site have limited the number of units to 6. The reason for restricting the number of units at the time of the initial approval in 1997 was to ensure that the character of the centre would not change unacceptably in a way that would create a development that the planning authority would have refused on the grounds of impact on the vitality and viability of existing established town centres. Since the approval of the 1997 application, there has been significant change in policy – the current policy position is listed in section 2 above. This change in policy is fundamental to the determination of this current application and this will be discussed in detail in this report.
- 5.2 Assessment
At the time planning permission was initially granted for the units in 1997, Emersons Green Shopping centre did not form an established town centre.

- Rather it was constructed as part of the comprehensive redevelopment of the area. In the 16 years since the initial approval, the status of the shopping area has changed significantly – it is now an established town centre in its own right.
- 5.3 Policy RT1 of the South Gloucestershire Local Plan (Adopted) and Policy CS14 of the emerging Core Strategy both identify the Emersons Green Shopping area as being an established Town Centre. The supporting text to policy RT1 of the adopted Local Plan advises that, *‘...the Council considers it essential for town centres to become increasingly diverse, accessible and attractive.’* The is supported by policy CS14 of the emerging core strategy which states that, *‘The Council will work with partner organisations and the local community to protect and enhance the vitality and viability of existing and new centres in South Gloucestershire.’*
- 5.4 Also material to the consideration of this current application is the NPPF. Paragraph 23 of the NPPF states that planning policies should be positive, promote town centre environments and set out policies for the management and growth of centres over the plan period. It also states that policies should promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.
- 5.5 Notwithstanding the guidance and policy as explained above, Policy RT1 does also explain that new development at Emersons Green Town Centre should not have an adverse impact on the vitality and viability of any of the established town, local or village centres in the area. The reason for the condition in the first place also draws reference back to the impact on the vitality and viability of surrounding town centres.
- 5.6 The site is in a sustainable location and will become even more so upon completion of the proposed new strategic housing development on the opposite side of the ring road. The proposal includes no alteration to the existing parking and access arrangements which are currently considered to be acceptable.
- 5.7 Whilst the proposed variation will create two smaller units, mezzanines will then be inserted within each of them increasing the retail floor area to a size larger than that readily found within the surrounding town centres of Staple Hill, Kingswood and Downend. On this basis therefore, it is not considered that the proposed relaxation of condition would have any significant detrimental impact on the vitality and viability of surrounding town centres.
- 5.8 Transportation
The Councils highway officers have considered the proposals and raise no objection to the variation as proposed. It is possible that the sub-division may generate a very slight increase in traffic, but it is considered that this would be negligible when compared to the volume of traffic attracted to the centre as a whole.
- 5.9 Conditions
The conditions attached to the application PK11/2210/RVC will be copied over to the new decision notice as relevant. However, given that the red line is drawn tightly around the building in question, many of the conditions relating to landscaping are not relevant.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That the application be approved subject to the conditions on the decision notice.

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason

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

2. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no walls, fences, gates or other means of enclosure shall be erected, on the site without the prior permission of the Local Planning Authority.

Reason

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

3. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse of any other item may be stacked or stored outside any building on the site without the prior written approval of the Local Planning Authority.

Reason

In the interests of visual amenity and to protect the amenity enjoyed by those living in the locality to accord with Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006

4. The total aggregate gross floor area of Blocks A and B identified on approved plan number 1977 PL/112 REV A (as amended by plan number 1977 AL (90)01 REV L) shall not exceed 60,000 sq.ft. Blocks A and B may be subdivided to provide a

maximum of 7 retail units. No unit (excluding any separately approved mezzanines) shall have a ground floor area of less than 4850 sq.ft. gross floor area without the prior written consent of the Local Planning Authority.

Reason

In the interests of achieving a retail balance and to enable the Local Planning Authority to consider the impact of any changes on the vitality and viability of existing surrounding town centres and to accord with Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006

5. None of the following goods shall be sold from the retail units to be provided within blocks A and B identified on the approved plan No. 1997 PL/112 REV A (as amended by plan number 1977 AL(90) REV L) without the prior written consent of the Local Planning Authority, unless they are ancillary to the sale of goods otherwise permitted by this planning permission:
 - a) Food and drink (other than for purposes which fall within Class A1 or A3 of the Town and Country Planning (Use Classes) Order 1987 (as amended))

Reason

In the interests of achieving a retail balance and to enable the Local Planning Authority to consider the impact of any A4 or A5 uses on the vitality and viability of existing surrounding town centres, residential amenity, transportation and highway safety and to accord with Policies T8, T12 and RT1 of the South Gloucestershire Local Plan (Adopted) January 2006

6. The restaurant (Class A3) uses hereby permitted shall not be carried out other than between the hours of 08.00am and Midnight on any day.

Reason

To protect the amenities of the occupiers of nearby dwellinghouses and to accord with the requirements of Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006

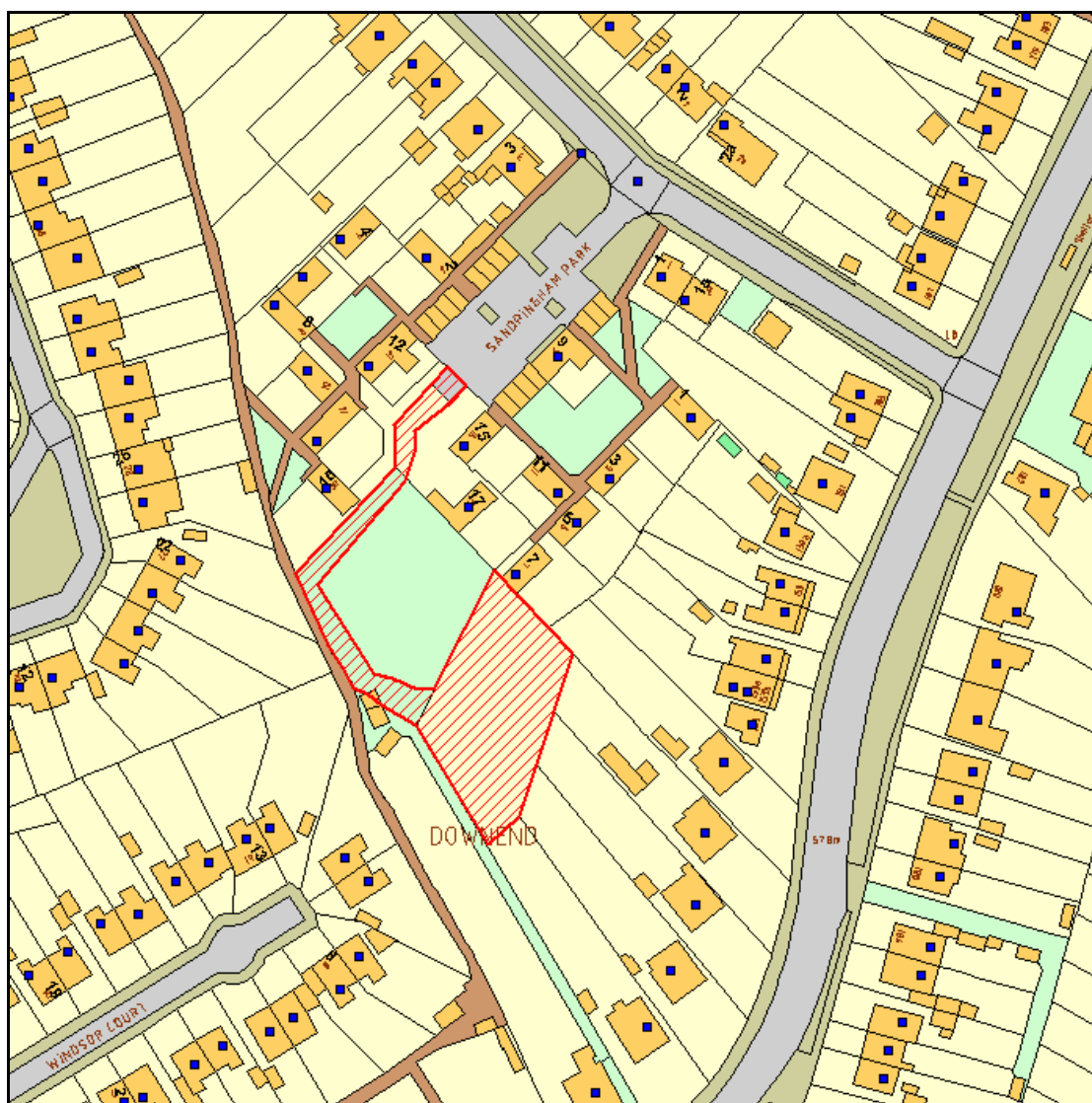
7. Deliveries to the premises shall be limited to between the hours of 07.00am and 10.00pm Monday to Saturday and 09.00am to 12 noon on Sundays

Reason

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

CIRCULATED SCHEDULE NO. 26/13 – 28 JUNE 2013

App No.:	PK13/1543/F	Applicant:	Mr Richard Pearce
Site:	Land Off Sandringham Park Downend Bristol South Gloucestershire BS16 6NZ	Date Reg:	16th May 2013
Proposal:	Erection of 1 no. detached dwelling with double garage and associated works	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365314 177520	Ward:	Downend
Application Category:	Minor	Target Date:	9th July 2013



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100023410, 2008.

N.T.S.

PK13/1543/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt of letters of objection from neighbouring residents.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of one new dwelling on land accessed from Sandringham Park. The proposed new dwelling would be two storeys in height and would have 4 bedrooms. A detached double garage would also be erected to serve the dwelling.
- 1.2 Planning permission has previously been granted for the erection of two dwellings on the adjoining site. These two dwellings are currently under construction and are not for re-consideration as part of this planning application.
- 1.3 The site has had no apparent use for several years having been lying dormant. Looking at the site history, from an application made in 1992, it appears that the site was once part of the garden of No. 145 Badminton Road. The site has recently been cleared of vegetation.
- 1.4 During the course of the application, amended plans have been submitted at the request of the planning officer to clarify issues relating to land ownership.

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
L1	Landscape Protection and Enhancement
L9	Protected Species
L17 and L18	The Water Environment
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development control
H2	Development in the Existing Urban Area
EP7	Unstable Land

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

CS1	High Quality Design
CS5	Location of Development

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

3. RELEVANT PLANNING HISTORY

There is no relevant history for this particular application site. There is a complicated and quite long history on the adjacent site also within the ownership of the applicant. The planning approval for the two dwellings on the adjacent site currently under construction is as follows:

PK12/3951/F Erection of 2 detached dwellings with garages and associated works.
Approved February 2013

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No Objection.

Do request that the stone wall along the public path is made good and would have preferred the application for all three dwellings to be applied for at the same time

Other Consultees

- 4.1 Highway Officer
No objection in principle subject to turning arrangements being made available.
- 4.2 Public Rights of Way Officer
No objection
- 4.3 Council Ecologist
No objection
- 4.4 Environmental Protection
No objection
- 4.5 Wessex Water
No building will be allowed within 3 of a pipeline without agreement from Wessex Water
- 4.6 Highway Drainage
No objection

Other Representations

- 4.7 Local Residents
Three letters have been received from local residents. Photographs have also been submitted. A summary of the issues raised is as follows:
- Concerns that the access road is significantly higher than a neighbouring garden and will result in loss of privacy and noise from vehicular and pedestrian traffic (with photographs to illustrate this point)
 - Direct views into the garden and windows of the neighbouring dwellings by users of the access road

- Insufficient screening is proposed to mitigate against the loss of privacy/overlooking
- Work on neighbouring site is noisy and carried out outside of the correct hours
- This 3rd house was planned by the builder from the outset
- This incremental development was not transparent to residents and should only be permitted where adequate and legally binding mitigation has been put in place
- The land is not brownfield
- Flooding because of loss of trees and increase in hard surfacing
- Overlooking of neighbouring back gardens
- Insufficient landscaping
- Works should not be carried out on the protected trees
- Object to fruit trees being built near the neighbouring boundary wall

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H2 of the South Gloucestershire Local Plan is supportive in principle of proposals for the erection of new dwellings within urban areas and boundaries of the settlements providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity, nature and the water environment, and public highway safety. Policy D1 of the Local Plan requires all new development to be well-designed and along with other criteria, respect and enhance the character, distinctiveness and amenity of both the site and the locality. Policy T12 seeks to ensure highway safety. Other policies as listed above must also be given due weight and attention.

5.2 Landscape and Environmental Effects:

The site has been assessed by the Councils ecological officer. The site has been heavily cleared and much of the scrub and undergrowth has been removed from the site. As a result, it is highly improbable that any significant wildlife any longer exists on the site. In addition to this, the western boundary of the site is lined with a row of semi-mature and mature trees of varying species that contribute positively to the character of the area and the local environment. A Tree Preservation Order protects the band of trees along the western edge of the site. There are no ecological or environmental restrictions to the granting of planning permission.

5.3 The site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination; and the site is surrounded by a mixture of residential development and associated gardens and open space. It is not considered that the development will be subject to any levels of disturbance over and above levels expected at a residential property within the urban area.

5.4 Impact upon the existing trees:

A tree survey and an arboricultural report have been prepared and submitted in support of this application. The reports were prepared by an independent and qualified arboriculturalist and was assessed by the Councils tree officer as part of application PK12/3951/F.

- 5.5 There are 4 existing trees growing on the western boundary of the site, which are covered by a South Gloucestershire Council Tree Preservation Order. The application proposes the retention of these 4 of the trees. The proposed access road encroaches into a relatively large area of the trees root protection area (RPA). Generic details have been provided regarding suitable construction techniques to minimize any potential impact the access road may have on the trees. This access road under the canopy of the trees was previously approved under application PK12/3951/F. The issue for consideration is whether the use of this approved access driveway will have any significantly greater impact on the health and longevity of the trees than the two dwellings already approved. Whilst it is accepted that there will be increased pressure during the construction phase, once completed, it is not considered that the proposed new additional dwelling and the pedestrian and vehicular movements associated with it are likely to have any significantly greater impact on the trees than the existing approved situation.
- 5.6 Whilst Officers have no objections to the proposal, a planning condition is recommended to seek a detailed arboricultural method statement prior to the commencement of any works and to ensure that works take place in accordance with the approved details.
- 5.7 Transportation effects
Highway Officers have assessed the proposed development and have no objection to the principle of erecting a new dwelling on the site providing adequate turning facilities can be provided. This has been addressed by providing turning for cars and other small vehicles within the curtilage of the property, and a larger turning area for fire engines etc on the driveway. This turning area is in front of the two garages to serve the two new dwellings currently under construction. As the applicant has stated that they own the access road and this approved turning area is within their ownership, the already approved turning head is considered acceptable to serve the proposed new single dwelling also. The level of on site parking meets the minimum levels of parking requirements as set out in the Residential Parking Standards SPD. The Highway officer also raised the issue of bin storage but this is discussed in more detail later in this report.
- 5.8 Impact on Residential Amenity
Local residents raise significant concerns regarding the loss of privacy primarily due to the difference in ground levels between the site and the neighbouring gardens. During the course of the application, your officer visited a neighbouring dwelling to gain first hand an understanding of the level differences and photographs showing this are on the Council's web page.
- 5.9 The access driveway serving the proposed new dwelling will run alongside the gardens of No's 12, 14 and 16 Sandringham Park. Noticeably, the garden level of No.14 Sandringham Park is set at a significantly lower level than the ground level within the site. The driveway has already been approved and is not for reconsideration. The issue for consideration is whether the use of the approved driveway by one further dwelling will have any significantly greater impact on the existing level of amenity afforded to No's 12, 14 and 16 Sandringham Park than the existing situation.

- 5.10 It is accepted by your officer that during construction phase, the additional movements of lorries, machinery, delivery vehicles and other plant and equipment is likely to cause short term disturbance to the neighbouring properties on Sandringham Park due to the location of the driveway close to their gardens. This however is not unusual. However, once construction is complete, an assessment then needs to be made as to whether the vehicle and pedestrian movements associated with one additional 4 bedroom house would have a significant detrimental impact on the existing levels of residential amenity sufficient to warrant the refusal of the application. Whilst it is difficult to know exactly how the dwelling will be used, vehicle and pedestrian movements are likely to be highest in the morning and in later afternoon/evening. It is the opinion of your officer that the additional movements would not have such a great impact on amenity to warrant the refusal of the application.
- 5.11 Notwithstanding the above, your officer has looked into ways of trying to mitigate against any additional impact. Unfortunately thought it appears that there is a strip of land running between the gardens of No's 12, 14 and 16 that is of unknown ownership. It is not possible therefore to seek any additional planting, fencing etc on this land as it is outside of the ownership of the applicant.
- 5.12 The actual dwelling itself would be set centrally within the plot and be a good distance from the neighbouring dwellings. The new dwelling itself would not be readily visible from No's 12, 14 and 16 Sandringham Park once the two new dwellings on the adjacent site are completed. The dwelling will be 38 metres from No 17 Sandringham Park, 23 metres from No 7 Sandringham Park and over 40 metres from the dwellings on Badminton Road. At these distances, it is not considered that the proposed dwelling will result in any significant issues of loss of privacy, overlooking or overbearing. The revised plan submitted shows the retention of existing boundary treatments which are considered sufficient to afford an adequate degree of privacy in neighbouring gardens. Impact on residential amenity is therefore considered to be acceptable.
- 5.13 The Council Environmental Services have no objection to the proposal in principal. However, a planning condition is imposed to restrict the construction hours in order to minimise the disturbance to local residents.
- 5.14 Design and Visual Amenity
The area is characterised by a group of unusually designed single aspect detached dwellings, which are constructed with brickwork and tiles. The existing dwellings are two-storey with a mono-pitched roof, and some of properties have a high level obscured glazed window.
- 5.15 Although Sandringham Park is very unusually designed estate, there are groups of different styles and ages of semi-detached or detached residential properties to the south and the west of the site. The site is located at the end of the cul-de-sac and can only be assessed via a vehicular lane between existing properties.

- 5.16 The proposed new dwelling would of almost the same design as the two existing dwellings currently under construction on the adjacent site. The design has already therefore been considered acceptable for this location. The proposed dwellings would be two-storey detached buildings with a large garden at the rear. A detached double garage would be erected to the front of the property. The design and visual enmity of the proposal is therefore considered to be entirely acceptable.
- 5.17 Impact upon Public Rights of Way:
The Parish Council would like to see the stone boundary wall between the site and Public Right of Way repaired and this is already happening to a certain extent. The Public Rights of Way Officer has studied the submitted details, and considered that the proposal is unlikely to affect the nearest recorded public right of way, ref. MA16, which runs behind the western boundary of the site. Therefore Officers have no objections to the proposal and consider that it would not be justify to request the applicant to reinstate the existing boundary wall, over and above the works carried out voluntarily.
- 5.18 Drainage and flooding:
Concerns have been raised regarding the drainage of the site (also due to the loss of conifer trees and increase in amount of hard standing). The submitted site plan shows that permeable surface are proposed to the access / driveway, parking and turning area. Officers therefore have no objection to the proposal subject to a planning condition to be impose to ensure sustainable surface water drainage system would be installed.
- 5.19 Unstable Land
The ground level of the footpath that runs along the western boundary of the site is at a lower level than the application site. As vehicles will need to travel relatively close to this wall, during the course of the application your officer sought confirmation that investigations had been made to ensure the ground was stable. It has been conformed that the wall and ground is suitable to accommodate the traffic that will be using it and that any repairs will be carried out as necessary.
- 5.20 Submission of Two Applications
The Parish Council have noted that they would have preferred for the site to be developed comprehensively with the two separate applications dealt with as one. Your officer agrees with this view and would also have preferred a comprehensive development. However, each application must be determined as submitted and determined on its own individual merits.
- 5.21 Bin Storage
In accordance with Policy D1, adequate provision must be made for the storage and collection of waste. The plans submitted show that bins will be stored near the dwelling during the week and wheeled to the end of the driveway for collection. Whilst the distance the bins will need to travel is far in excess of the recommended standard, this is also the case at a large number of dwellings in Sandringham Park. It is not considered therefore to be a reason fro refusal in this instance.

5.22 Ownership

During the course of the application an amended plan was requested to accurately show all land within the ownership of the applicant. This is taken at face value and assumed to be correct.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason

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

2. The off-street parking facilities shown on the plan hereby approved shall be provided before any of the buildings are 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 Policy T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the commencement of development a full arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include details of temporary ground protection of the exposed root protection area, a time scale for the construction of the new access, and the construction details of the new access. The works shall be strictly carried out in accordance with the approved details.

Reason

In order to protect the health and longevity of the protected trees on site and to comply with the requirements of Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The proposed parking and turning area, access and any hardstanding area in front of the new dwellings hereby approved shall be constructed of permeable bound surface, and shall be maintained as such thereafter.

Reason

a. To minimise the effect of any flooding which may occur and to comply with Policies L17, L18 and EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

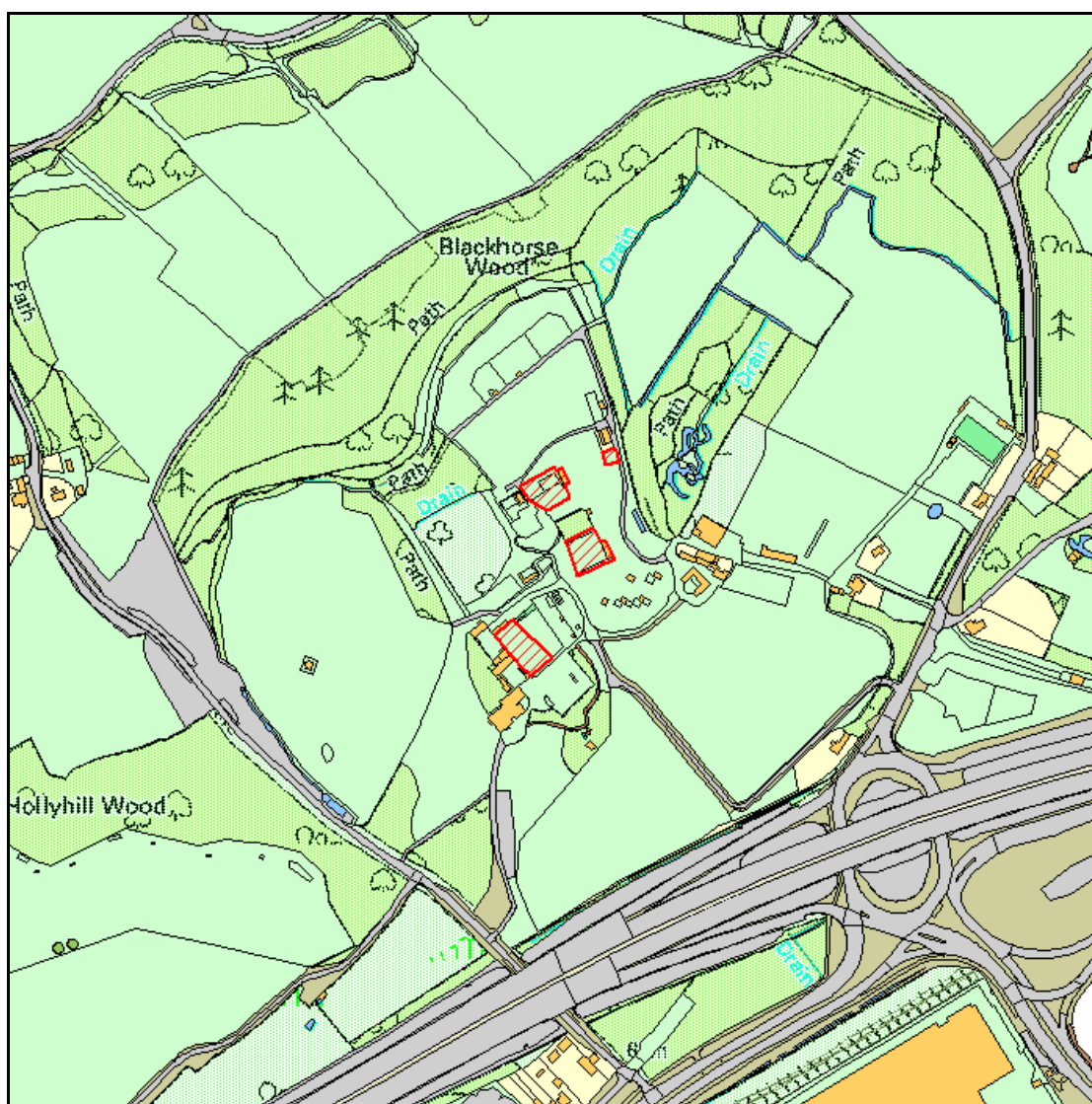
5. The hours of working on site during the period of construction shall be restricted to Mondays to Fridays 07.30am to 18.00pm and Saturdays 08.00am to 13.00pm and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: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

Reason

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

CIRCULATED SCHEDULE NO. 26/13 – 28 JUNE 2013

App No.:	PT13/0156/CLE	Applicant:	National Wildlife Conservation Park
Site:	Hollywood Lane Easter Compton South Gloucestershire BS10 7TW	Date Reg:	25th January 2013
Proposal:	Application for Certificate of Lawfulness for the retention of four animal shelters/buildings.	Parish:	Almondsbury Parish Council
Map Ref:	357445 181351	Ward:	Almondsbury
Application Category:	Minor	Target Date:	19th March 2013



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100023410, 2008.

N.T.S.

PT13/0156/CLE

REASON FOR REFERRAL TO THE CIRCULATED SCHEDULE

The application appears on the Circulated Schedule in accordance with the South Gloucestershire Scheme of delegation. The application seeks to establish a Certificate of Lawful Development.

1. THE PROPOSAL

- 1.1 The site consists of a an area of land associated with Hollywood Tower Estate, in Easton Compton which contains a number of zoological buildings constructed under planning permissions dating from the 1960's and 1970's. The buildings were approved on a temporary basis however, the buildings have not been removed in accordance with conditions requiring the removal of them and remain in place to this day.
- 1.2 The site is located approximately 200 metres to the North of Junction 17 of the M5 Motorway. It is accessed from the B4055 (Blackhorse Hill) via the access to Home Farm and Hollywood Tower itself.
- 1.3 The application is for a Certificate of Lawful Development. It is not a planning application and is purely an evidential test. It is not appropriate in this instance to consider the planning merits of the case or planning policy, rather it is a test of evidence on the balance of probability. This application relates to the continued use of buildings and compounds constructed under two planning permissions dating from 1967 (Gloucestershire County Council 8742/3) and 1970 (Gloucestershire County Council 8742/6). These are detailed in section 4 of this report. Essentially, it is claimed six buildings/structures are in place and have not been removed in accordance with the planning permissions and that as such are now lawful and immune from enforcement action.
- 1.4 Notwithstanding the above, the applicant has also identified that some repair works have progressed in relation to the subject buildings. On this basis, and if the buildings are shown to be lawful, the Local Planning Authority should also consider whether or not the scope of these works would also require planning permission in its own right.
- 1.5 The purpose of this application is to establish whether or not subject buildings have been in place for in excess of 10 years following the expiry of each relevant planning condition requiring the removal of them; and whether or not any subsequent works planned or carried out would constitute the meaning of 'development' under section 55 of the Town and Country Planning Act.

2. SUMMARY OF EVIDENCE

2.1 Evidence Submitted by the Applicant (arguments in favour)

The applicant has submitted a statement setting out the planning history of the site. The applicant argues that the subject buildings have been in situ for a period of more than 10 years after the expiry of planning conditions requiring the removal of them. The applicant identifies six buildings/structures as follows;

1. Zebra House
2. Giraffe House

3. Tiger Housing
4. Cassowary House
5. Ostrich House
6. Okapi House.

- 2.2 It should be noted that two of the above buildings (Zebra House and Ostrich House) have now been demolished and no longer form part of this application. The applicant has submitted a site plan showing the remaining buildings in situ and contained within four distinct areas. The four areas effectively form the application boundary. A further document setting out the intended works for the buildings is also submitted. This confirms the demolition of the Zebra House and the Ostrich House. In respect of the remaining buildings, the following works have been carried out;

Giraffe House

Internal alterations to suit Eland and Zebra species have been carried out. The shingle roof is to be replaced with steel profile sheeting and doors have been replaced on a like-for-like basis.

Tiger Housing

No changes have been or are proposed for this structure.

Cassowary House

Internal works have been undertaken to adapt the building to accommodate Red River Hog species. No external works have been carried out since 2000 when the roof was replaced with steel profile sheeting.

Okapi House

Minor internal alterations have been carried out and the shingle roof has been replaced with metal profile sheeting.

- 2.3 The evidence includes copies of the Gloucestershire County Council Planning Permissions 8742/3 and 8742/6 respectively.

2. Other Evidence

Officers visited the site on 30th May 2013. The buildings and structures subject of this application were observed in situ and it was noted that some works to the buildings has been implemented.

2. There is no evidence to contradict the applicants' submissions provided by any other party.

3. **RELEVANT PLANNING LEGISLATION**

3.1 Section 55 of the Town and Country Planning Act (as amended) 1990

3.2 Section 191 of the Town and Country Planning Act (as amended) 1990

3.3 Section 192(1) of the Town and Country Planning Act (as amended) 1990

3.4 Article 24 (1) of the Town and Country Planning (General Development Procedure) Order 1995

3.5 Circular 10/97 – Enforcing Planning Control

4. **RELEVANT PLANNING HISTORY**

4.1 Gloucestershire County Council Reference 8742/3

Erection of ten temporary animal houses

Approved (2nd October 1967) subject to the following condition;

The buildings hereby authorised shall be limited to a period expiring 30 September 1977. At the expiration of this period the buildings shall be removed from the site

4.2 Gloucestershire County Council Reference 8742/6

Erection of holding cage for tigers

Approved (26th August 1970) subject to the following condition;

The development hereby authorised shall cease and the structures removed from the site not later than 31 August, 1975

5. **CONSULTATION RESPONSES**

5.1 Almondsbury Parish Council

The Parish Council have not commented in respect of this application.

5.2 Sustainable Transport

No comment is made in respect of this application

Other Representations

5.3 Local Residents

No local residents have commented in respect of this application

6. **EVALUATION**

6.1 There are two issues for consideration in respect of this application, namely;

i) Compliance Issue

Whether or not evidence shows (on the balance of probability) that the buildings have been in situ for more that 10 years beyond the expiry of specific conditions requiring the removal of them; and as such not in compliance with those conditions.

ii) Further Development

If the above is the case, whether any works carried out to those buildings (within the last four years) would fall to be defined as 'development' as set out in Section 55 of the Town and Country Planning Act 1990. (S55 of the TCPA).

6.2 Compliance Issue

Two planning permissions relate to the above buildings dating from 1967 (Gloucestershire County Council 8742/3) and 1970 (Gloucestershire County Council 8742/6). The first relates to the construction of 10 animal houses that were required by condition of the approval to be removed by 30th September 1977 (10 years from the original consent). The second relates to a single structure to form a Tiger Housing. This was required to be removed by 31st August 1975 (5 years from the original consent).

6.3 Two of the buildings constructed under the first consent (Zebra House and Ostrich House) have now been removed and are not included within this assessment. Of the remaining buildings it is clear from overhead photographs and the officer site visit that there are buildings in situ in the positions indicated by the applicant. It is not possible to confirm whether or not the buildings exactly match those detailed within the original planning permissions, as only the decision notices are now available. Nonetheless, the officer site visit reveals that, given the state and appearance of them, the buildings have clearly been in situ for a considerable length of time and most likely date to a time consistent with the original consents. The buildings are specialist structures in that they cater specifically for zoological species originally kept at the park; such as the Giraffe House. It is considered that it is most unlikely that the buildings are not those detailed under the original planning consents.

6.4 No evidence is held which would indicate to the contrary. On this basis, it is concluded that, on the balance of probability, the buildings exist in breach of Gloucestershire County Council planning permissions 8742/3 and 8742/6) for a period in excess of ten years.

6.5 Further Development

The applicant has set out what works have been carried out in respect of the buildings during the lifetime of them. No works have been carried out to the Tiger Housing. The officer site visit did not result in contrary evidence. Of the remaining buildings it is submitted that external works include the replacement of a shingle roof in favour of a steel profile structure, whilst the Giraffe House has also received replacement doors on a like-for-like basis.

6.6 Section 55 of the TCPA is essentially concerned with what 'development' is defined as being. In particular the meaning of 'development' includes 'building operations'. Of relevance to this case is the fact that S55 of the TCPA sets out that 'building operations' include rebuilding of buildings and structural alterations or additions to buildings. However, S55 of the TCPA specifically excludes (where relevant to this case);

'the carrying out for the maintenance, improvement or other alteration of any building or works which –

- i) affect only the interior of the building, or*
- ii) do not materially affect the external appearance of the building'*

- 6.7 The proposed works consist of works to three buildings within the site and consist mainly of the replacement of the existing roof and in the case of the Giraffe House, also the replacement of doors. There have also been some internal alterations. Clearly, internal alterations are excluded from the definition of 'development' under the above. The key issue is to consider whether or not the changes have materially altered the external appearance of the buildings.
- 6.8 Officers observed the buildings on the site visit on 30th May 2013. The alterations were apparent at the time of the visit. Similarly, the applicants' submission shows the buildings with the alterations carried out. There is no evidence submitted to show what the buildings looked like prior to the works being carried out. However, officers are satisfied that the buildings which remain on the site for consideration have been kept in good condition and have not become dilapidated. The works carried out to them do not constitute complete or major reconstruction and as such a principally the same building as originally constructed; albeit with some repairs.
- 6.9 In this instance, the roof of each building is shallow pitched and the materials are not easily visible from close proximity. From further away, the roofing material is such that the colour blends with the general fabric of the main structure of the buildings (in all cases timber cladding). The applicant sets out that the original roofing material was made up of shingle. Officers consider that this roofing material would not appear very different from the steel profile cladding in use now in terms of colour and function. The buildings remain functional in appearance and clearly intended for use as animal houses. On this basis, it is concluded that the appearance of the buildings have not materially altered and no development has occurred as defined in S55 of the TCPA.

7. RECOMMENDATION

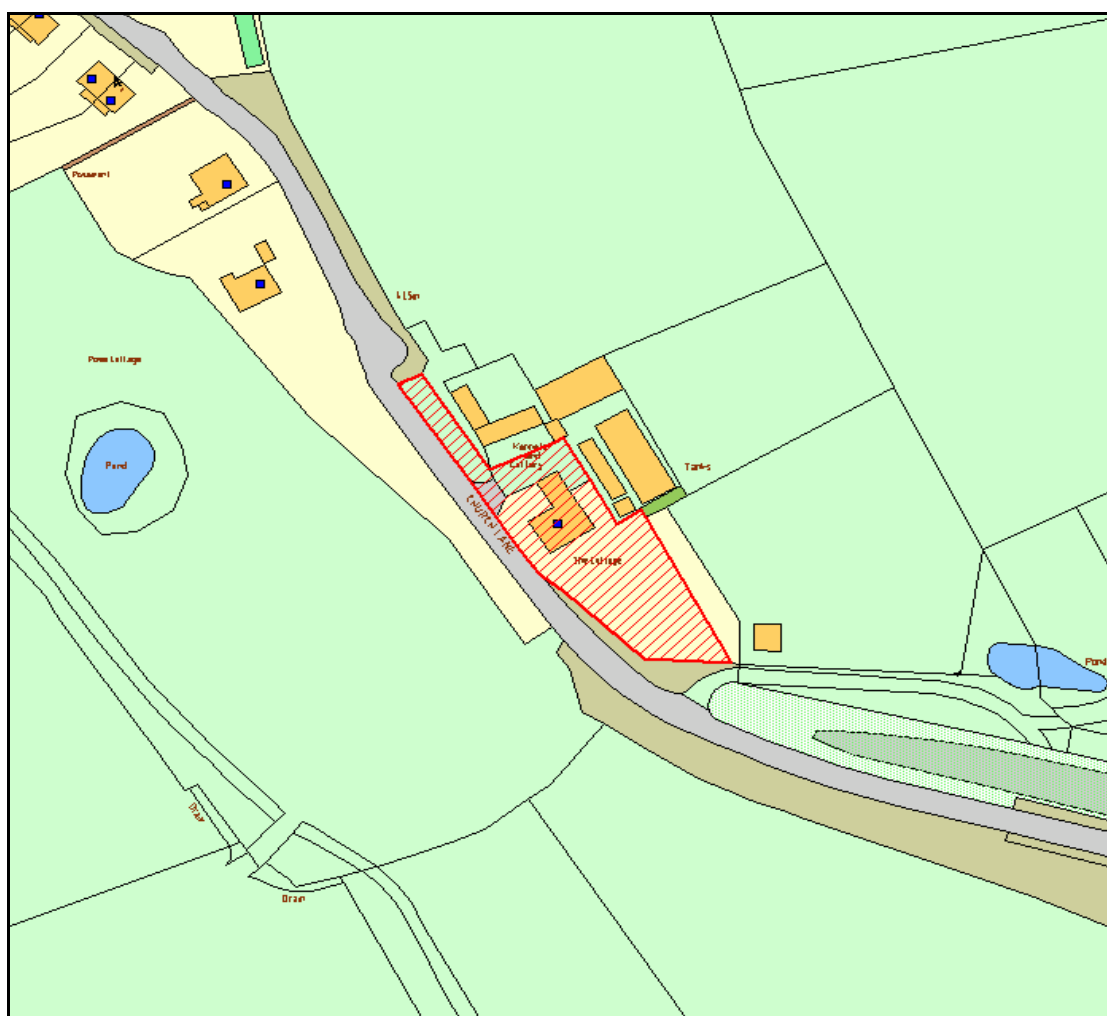
- 7.1 That the Certificate of Lawful Development is granted for the following reason;

The buildings referred to (in evidence) as Giraffe House, Tiger Housing, Cassowary House and Okapi House have remained on the site in breach of Gloucestershire County Council planning permissions 8742/3 and 8742/6 respectively for a period well in excess of ten years. The repairs and alterations to the buildings referred to (in evidence) Giraffe House, Cassowary House and Okapi House do not materially alter the external appearance of the individual buildings known as and as such the repairs and alterations do not constitute 'development' for the purposes of Section 55 of the Town and Country Planning Act 1990 (as amended); and do not amount to 'development' that would require planning permission.

Contact Officer: Sarah Tucker
Tel. No. 01454 863780

CIRCULATED SCHEDULE NO. 26/13 – 28 JUNE 2013

App No.:	PT13/1514/F	Applicant:	The Cottage Kennels And Cattery The Cottage Kennels & Cattery
Site:	The Cottage Kennels And Cattery Church Lane Hambrook Bristol South Gloucestershire	Date Reg:	17th May 2013
Proposal:	Erection of first floor side extension. to provide additional living accommodation	Parish:	Winterbourne Parish Council
Map Ref:	365349 178725	Ward:	Winterbourne
Application Category:	Householder	Target Date:	9th July 2013



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100023410, 2008.

N.T.S.

PT13/1514/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because letters of support have been received from members of the public contrary to the officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a first floor side extension to provide additional living accommodation.
- 1.2 The application site comprises a two storey detached cottage located on the eastern side of Church Lane. The site is located in the open Green Belt outside of any defined settlement boundary.
- 1.3 The dwelling comprises traditional form and proportions. The dwelling is constructed of stone, whilst the rear and sides comprise a render finish, double Roman clay tiles cover the roof. Access is off Church Lane, which is a narrow rural lane, onto a large concrete parking area, which serves the dwelling and a cattery business to the rear of the site. The dwelling is set back behind natural low stone walls with Leylandii trees growing on the boundary to the south. A number of modern agricultural style buildings associated with the cattery business are located to the rear of the site.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving a Good Standard of Design in New Development
GB1 Development in the Green Belt
H4 Residential Development within Existing Residential Curtilages
T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.
CS1 High Quality Design
CS9 Managing the Environment and Heritage
CS34 Rural Areas
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)
The South Gloucestershire Development in the Green Belt SPD (adopted)
South Gloucestershire Residential Parking Standards SPD

3. RELEVANT PLANNING HISTORY

- 3.1 PK01/1268/F, erection of single storey side extension, side conservatory and entrance porch, approval, 05/06/01.
- 3.2 K108/4, extensions to cattery and kennels and two storey side extension to house, refusal, 03/07/89.

- 3.3 K108, alterations and additions to existing dwelling to provide kitchen, bathroom landing and 2 additional bedrooms, approval, 02/08/74.
- 3.4 K108/3, erection of two storey rear and single storey side extensions, approval, 15/08/84.
- 3.5 P99/4445, erection of replacement cat pens and retention of enlarged dog kennels, approval, 26/08/99.
- 3.6 K108/1, erection of buildings for the boarding and breeding of cats and dogs, installation of septic tank drainage, refusal, 03/04/84.
- 3.7 K108/2, erection of kennels for the boarding and breeding of cats and dogs, construction of car park and alterations to vehicular access, erection of three private stables, construction of septic tank, approval, 11/06/84.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection
- 4.2 Drainage Officer
No comment
- 4.3 Local Residents
Two letters of support have been received from members of the public who state that they hope the application will be approved.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The National Planning Policy Framework (NPPF) states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. A material consideration might be a conflict between the development plan and the NPPF. Within the Green Belt the NPPF specifies that new buildings are inappropriate with the exception of the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- 5.2 The South Gloucestershire Local Plan (adopted) January 2006 is the Council's Development Plan; however, it will soon be replaced by the Council's emerging Core Strategy. Whilst the Core Strategy is yet to be formally adopted, the policies it contains hold material weight given the stage that the Core Strategy has reached.
- 5.3 Planning policy GB1 of the South Gloucestershire Local Plan (adopted) January 2006 allows for limited extensions to properties located in the Green Belt provided that they do not result in disproportionate additions over and above the volume of the original dwelling. The South Gloucestershire Development in the Green Belt SPD (adopted) sets out specific guidance on

what can be reasonably considered a proportionate addition. Policy CS34 of the Core Strategy also aims to protect the designated Green Belt from inappropriate development. Accordingly, it is not considered that the Council's Development Plan and emerging Core Strategy are in conflict with the aims of the NPPF in terms of protecting the Green Belt.

- 5.4 Planning permission was granted under application K108/3 for the erection of a two storey rear extension and single storey side extension. In addition, a single storey side extension was granted planning permission under application PK01/1268/F for the erection of a single storey side extension. A volume calculation has not been submitted, however, it is considered that the cumulative floor area increase of the proposal taking into account previous additions is approximately 229% over the floor area of the original dwelling. The South Gloucestershire Development in the Green Belt SPD (adopted) January 2006 specifies that extensions over 50% of the volume of the original dwelling would most likely be considered in excess of any reasonable definition of limited extension and such a proposal would normally therefore, be viewed as a disproportionate addition. The floor area increase indicates therefore, that the proposal is likely to represent a disproportionate addition over and above the volume of the original dwellinghouse. The proposal cannot therefore, be considered appropriate development in the Green Belt. The NPPF specifies that as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 5.5 Consideration is also required with regards to the appearance of the extension. The proposal is just 2 metres narrower than the width of the existing dwelling and it clearly looks disproportionate by reason of its scale and massing and will have an adversely harmful affect on the character and openness of the Green Belt. The officer requested a reduction to the size of the extension; the applicant has not acceded to this request.
- 5.6 The agent disagrees with the Local Planning Authority and has stated that they do not have to demonstrate very special circumstances. However, they have provided the following supporting information with the application:
- The extension granted planning permission in 1984 was necessary to bring the cottage up to modern living standards and therefore, should be treated as the 'original dwellinghouse';
 - The cattery is a 24hr business that needs constant attention and security and the applicants need the cover their daughter provides. With the birth of their granddaughter they need space in the dwelling to meet her and her child's needs.
- 5.7 It is necessary to consider how much weight can be given to each very special circumstance put forward and whether on balance it sufficiently outweighs the harm to the Green Belt. The applicant argues that the extension which doubled the size of the existing house should be taken as the original dwelling as it was necessary to bring it in line with modern living standards. Whilst this is noted, the South Gloucestershire Development in the Green Belt SPD (adopted)

specifies that the original dwelling date is the volume that the dwelling was on July 1st 1948 (when the Town and Country Planning Act was introduced). It is considered to be unreasonable if in this instance the original dwelling date were accepted as 1984 and it is not considered that this circumstance holds significant weight.

- 5.8 The case put forward that the applicant's daughter needs to be on site 24 hours to look after the business is a more unique; it is noted that the NPPF emphasises the need to support rural businesses. This very special circumstance could potentially be afforded greater weight. However, the onus is on the applicant to justify very special circumstances and insufficient detail has been submitted. The applicant was requested to expand on and provide more detail to fully justify the proposed extension, however the applicant has not acceded to this request. Accordingly, based on the details submitted, little weight can be given to the very special circumstance put forward and it has not been demonstrated that the very special circumstance clearly outweighs the identified harm to the Green Belt. The proposal is therefore, contrary to policies GB1 and H4 of the Local Plan and the South Gloucestershire Development in the Green belt SPD (adopted).

5.9 Appearance/Form

This proposal extends over an existing garage level with the existing front and rear elevations. The eaves and ridge are set down below that of the main dwelling. The materials will match the appearance of the existing dwelling. A condition on this basis is not therefore, required if permission is granted. The first floor windows are built into the roof slope by virtue of two gabled dormer windows. The dormer windows do not relate well to the character of the original dwelling which is characterised by a simple form and unbroken eaves. In addition, the dormer windows are located close together and have a pinched and mean appearance in comparison to the main dwelling. The introduction of ground floor windows in the garage has improved the appearance of the extension somewhat, however, the large void on the rear elevation represents a contrived and poor design. The proposal does not achieve an acceptable standard of design and is contrary to policies D1 and H4 of the Local Plan.

5.10 Residential Amenity

The host dwelling occupies a relatively isolated location. It is not considered therefore, that the proposal will introduce any new significant adverse residential amenity issues.

5.11 Transportation

Given the nature of the proposal it is not considered that there will be a significant increase in vehicular traffic to the detriment of local highway conditions. Although the proposal will provide a fourth bedroom to the dwelling, a level of parking in accordance with the South Gloucestershire Residential Parking Standards SPD can be provided within the curtilage 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 refuse 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 REFUSED for the following reasons.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

REASONS FOR REFUSAL

1. The site is located in the Bristol/Bath Green Belt and the proposal does not fall within the limited categories of development normally considered appropriate in the Green Belt. This is because the extension proposed would result in a disproportionate addition over and above the size of the original dwelling. The applicant has not acceptably demonstrated that there are very special circumstances such that the normal presumption against inappropriate development in the Green Belt should be overridden. The proposal is therefore, contrary to policies GB1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006; policy CS34 of the Core Strategy; The South Gloucestershire Development in the Green Belt SPD (adopted); and national guidance contained in the National Planning Policy Framework (NPPF).REASONS FOR REFUSAL
2. The proposed extension by reason of its external appearance, and in particular the roof windows and void on the rear elevation, demonstrates a contrived and unacceptable standard of design. The proposed extension will therefore, have a detrimental effect on the character of the host dwelling and the character and visual amenity of the surrounding area. The proposal is therefore, contrary to policies D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006; and the South Gloucestershire Design Checklist SPD (adopted).