

**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. 48/13

Date to Members: 29/11/13

Member's Deadline: 05/12/13 (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:

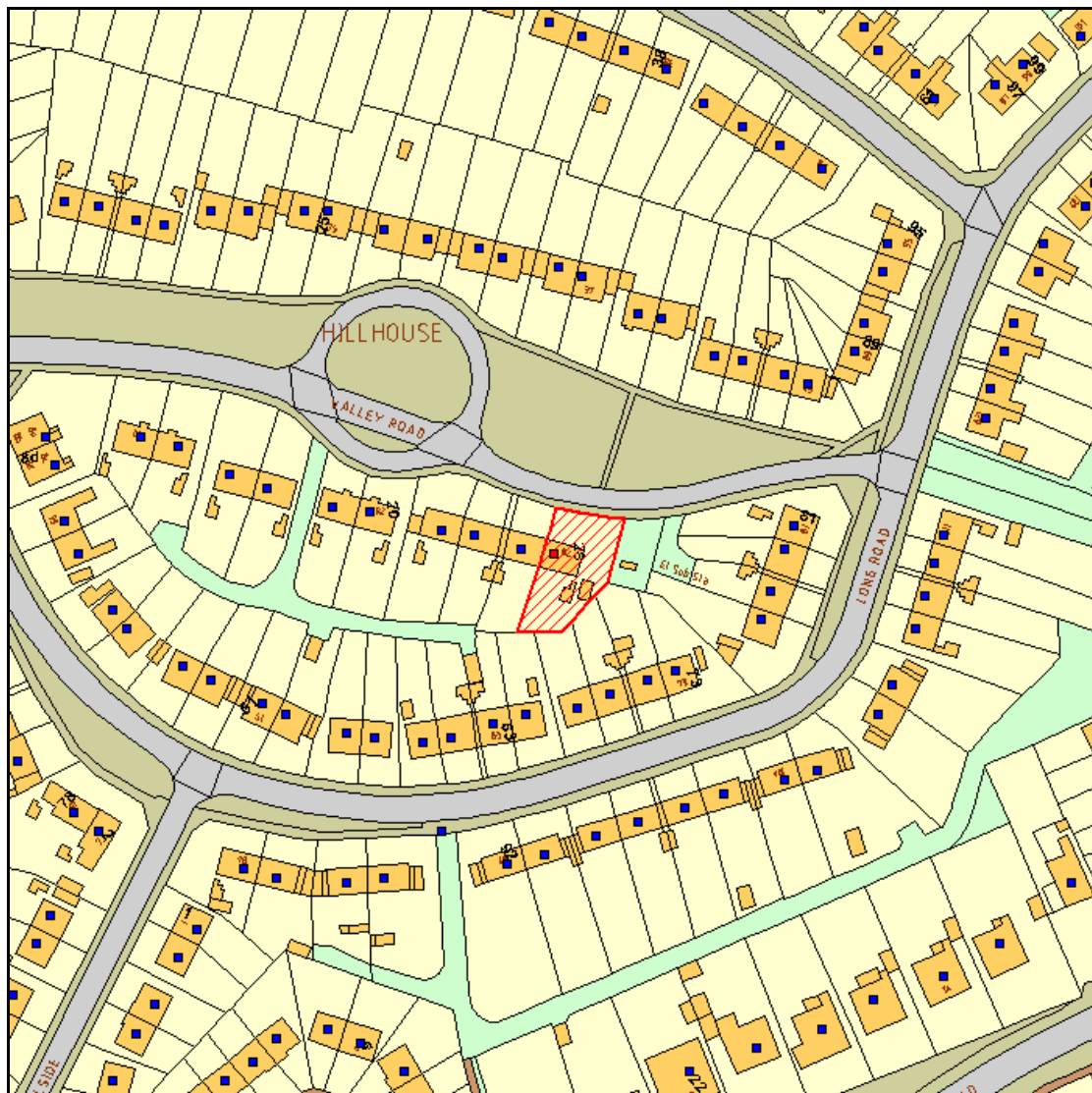
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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 48/13 – 29 NOVEMBER 2013

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK13/2996/F	Approve with Conditions	28 Valley Road Mangotsfield South Gloucestershire	Rodway	None
2	PK13/3106/O	Approve with Conditions	Elm Grove Cottage 56 Chapel Lane Old Sodbury South Gloucestershire BS37 6NG	Cotswold Edge	Sodbury Town Council
3	PK13/3330/RV	Approve with Conditions	28 Birkdale Yate South Gloucestershire BS37 4EX	Yate Central	Yate Town
4	PK13/3640/PD	Approve with Conditions	34 Home Field Close Emersons Green South Gloucestershire BS16 7BH	Emersons	Mangotsfield Rural Parish Council
5	PK13/3686/R3F	Deemed Consent	Beacon Rise Primary School Hanham Road Kingswood South Gloucestershire BS15 8NU	Woodstock	Hanham Parish Council
6	PK13/3699/F	Approve with Conditions	14 Baugh Gardens Downend South Gloucestershire	Emersons	Downend And Bromley Heath Parish Council
7	PK13/3719/F	Approve	139 Bath Road Longwell Green South Gloucestershire BS30 9DD	Longwell Green	Oldland Parish Council
8	PK13/3735/F	Approve with Conditions	44 Fairview Road Kingswood South Gloucestershire	Woodstock	None
9	PK13/3779/F	Approve with Conditions	1 Creswicke Avenue Hanham South Gloucestershire BS15 3HB	Hanham	Hanham Parish Council
10	PK13/3781/CLP	Approve with Conditions	Unit B2 (ii) The Village Emerson Way Emersons Green South Gloucestershire BS16 7AE	Emersons	Mangotsfield Rural Parish Council
11	PK13/3793/RV	Approve with Conditions	19 Regent Street Kingswood South Gloucestershire	Kings Chase	None
12	PK13/3804/F	Approve with Conditions	48 West Street Oldland Common South Gloucestershire BS30 9QS	Oldland	Bitton Parish Council
13	PK13/3865/F	Split decision See D/N	17 Amberley Road Downend South Gloucestershire	Downend	Downend And Bromley Heath Parish Council
14	PT13/3427/F	Approve with Conditions	6 Walter Road Frampton Cotterell South Gloucestershire BS36 2FR	Frampton Cotterell	Frampton Cotterell Parish Council
15	PT13/3850/F	Approve with Conditions	Bradstones Haw Lane Olveston South Gloucestershire BS35 4EG	Severn	Olveston Parish Council
16	PT13/3859/F	Approve with Conditions	135 Dragon Road Winterbourne South Gloucestershire BS36 1BL	Winterbourne	Winterbourne Parish Council
17	PT13/3869/ADV	Approve	Lysander Road/Merlin Road Patchway South Gloucestershire BS10 7TX	Patchway	Almondsbury Parish Council
18	PT13/3919/F	Approve with Conditions	72 Dragon Road Winterbourne South Gloucestershire BS36 1BJ	Winterbourne	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.:	PK13/2996/F	Applicant:	Mrs Denise Bennett
Site:	28 Valley Road Mangotsfield South Gloucestershire BS16 9HN	Date Reg:	20th September 2013
Proposal:	Erection of two storey side and single storey rear extension to form 2 no flats with associated works	Parish:	None
Map Ref:	366179 176184	Ward:	Rodway
Application Category:	Minor	Target Date:	11th November 2013



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N.T.S.

PK13/2996/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application relates to a 2-storey, 3-bedroom, red brick and tile, end of terrace dwelling house, located on the southern side of Valley Road, Mangotsfield. Houses of similar age (mid to early 20th C) lie within the street arranged around a small, enclosed green. The application site i.e. no.28 is set down in relation to the road and is bound by residential gardens to the rear and an electricity sub-station to the side (east). There is a driveway and garage between the house and the electricity sub-station. A low brick wall currently encloses a garden to the front of the house.
- 1.2 It is proposed to erect a two-storey side and single-storey rear extension to facilitate the creation of two, two-bedroom flats. The existing access would be widened and two parking spaces (one each) provided for the proposed flats. The existing front boundary wall would be removed and hard-standing for two cars provided to the front of the existing house.
- 1.3 The originally proposed scheme has been revised to provide parking details for the existing house and to remove a rear balcony serving one of the flats.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

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

CS1 - High Quality Design
CS5 - Location of Development
CS15 - Distribution of Housing
CS16 - Housing Density
CS17 - Housing Diversity
CS18 - Affordable Housing

South Gloucestershire Local Plan (Adopted) 6th January 2006

D1 - Design
L1 - Landscape Protection and Enhancement
L17 & L18 - The Water Environment
EP1 - Environmental Pollution
EP2 - Flood Risk and Development
EP7 - Unstable Land
H4 - Development within Existing Residential Curtilages
H5 - Residential Conversions, Houses in Multiple Occupation and Re-Use of Buildings for Residential Purposes.
H6 - Affordable Housing

LC2 - Provision of Education Facilities
T7 - Cycle Parking Provision
T12 - Transportation Development Control Policy for New Development
LC4 - Proposals for Educational and Community Facilities Within the Existing Urban Area.

Supplementary Planning Guidance

South Gloucestershire Design Checklist (SPD) adopted 23rd August 2007.

Trees on Development Sites (SPG) Adopted Nov 2005.

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

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATION RESPONSES

4.1 Parish Council
Not a parished area.

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

Sustainable Transport

No objection subject to a condition to secure the implementation of and maintain the proposed parking provision.

Highway Drainage

No objection

The Coal Authority

No objection

Other Representations

4.3 Local Residents

There have been two rounds of consultation, one for the original scheme and a second for the revised plans. In response to the first consultation 3no. local residents objected; the concerns raised are summarised as follows:

- Increased on-street parking.
- Increased highway hazards for people using the park opposite.
- Impact of the proposed parking area for no.28 on the neighbouring garden (drainage).
- Highway hazard – cars reversing onto bend in the road.
- The rear balcony would impact on the privacy of neighbouring gardens.
- Increased noise.
- Inadequate parking provision for existing property.

In response to officer concerns, revised plans were submitted to show provision and construction details of the parking provision for the existing property and

the removal of the previously proposed rear balcony. 3no. local residents again objected; the concerns raised are summarised as follows:

- Loss of on-street parking from increased dropped kerbs.
- The future occupants of the flats may have more than one car.
- Increased highway hazards.
- Adverse impact on house values.
- Increased noise.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

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

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

5.3 The South Gloucestershire Local Plan Core Strategy incorporating Inspectors Main Modifications Nov 2013 has now been through its Examination in Public (EiP) stage; the Inspector has given his preliminary findings and stated that the Core Strategy is sound subject to some modifications. Given the advanced stage that the Core Strategy has now reached, the policies therein, although not yet adopted can now be afforded increased weight.

5.4 Policy H4 of the South Gloucestershire Local Plan allows for development within existing residential curtilages providing it is in keeping with the character of the area and satisfies several criteria relating to design, scale, highway and impact upon visual and residential amenities being met. Policy H5 permits the creation of smaller units of residential accommodation subject to criteria relating to the character of the area, impact on residential amenity and adequate amenity and parking space being provided. Policy T12 sets out the council's requirements in relation highway safety. Parking provision should accord with the South Gloucestershire Residential Parking Standards.

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

- 5.6 The proposal is considered to make efficient use of the land in what is a sustainable location, close to the centre of Mangotsfield, within walking distance of shopping and community facilities and main bus routes. In this respect the development is not considered to be an overdevelopment of the site
- 5.7 Scale and Design
Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 only permits new development where good standards of site planning and design are achieved. Criterion A of Policy D1 requires that siting, overall layout, density, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality. These criteria are carried forward into Policy CS1 of the emerging Core Strategy.
- 5.8 The proposed extension would not be excessive in scale being only 6m wide; the roof ridge would be at the same height as the existing terrace. At the rear, the eaves height would replicate that of the terrace but at the front they would be set 1m lower to allow the insertion of two pitched-roof dormers and a roof-light, thus allowing the roof space to be utilised as living accommodation. The single-storey rear extension would have a mono-pitch roof and protrude only 3m to the rear with eaves at 2.3m. Furthermore, all materials to be used in the construction of the extension would match those of the host dwelling. Officers are satisfied that the proposed form and scale of the extension would integrate adequately within that of the existing terrace and would not appear as an incongruous element within the street scene.
- 5.9 The scale and design of the proposal is therefore, on balance, considered to be acceptable and would sufficiently respect the character of the street scene, which accords with the requirements of Policies D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of The South Gloucestershire Core Strategy.
- 5.10 Impact on Residential Amenity
Given that the extension would be located on the end of a terrace and next to an electricity sub-station, there would be no overbearing impact on neighbouring occupiers. The proposed rear extension is single-storey only and modest in scale. No windows are proposed for any of the side elevations and there is more than adequate distance between any facing habitable room windows of properties to the front and rear.
- 5.11 The existing property has a generous sized garden for a terraced house and a sufficient area of garden would be retained to the rear to serve this property. The proposed flats would be modest 2-bedroom dwellings. Whilst a reasonable sized garden would be provided for the ground floor flat none is provided for the first floor flat. Given that there are currently no amenity standards in South Gloucestershire and the fact that not all occupants of flats necessarily want gardens, this arrangement is acceptable, especially given the sustainable location and the presence of an area of public open space directly opposite. In any event future occupiers would be aware of this situation before occupation of the flats.

- 5.12 Separate bin storage areas for the existing dwelling and flats would be provided between the respective parking areas and adjacent to Valley Road for ease of collection from the main roadway.
- 5.13 At officer request a previously proposed rear balcony has been deleted from the scheme on the grounds of possible overlooking and loss of privacy of neighbouring property.
- 5.14 The application therefore accords with the requirements of Policies D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted).
- 5.15 Parking Provision and Highway Safety
An amended plan has now been submitted showing a total off-street parking provision of 4 spaces i.e. two for the existing property and one each for the proposed flats. The two spaces for the existing house would be located in what is currently the front garden to that property. The two spaces for the flats (one each) would be located to the front of the proposed extension. All of these spaces would be accessed from the existing road by provision of a widened dropped kerb and access. Officers are satisfied that this level of parking provision meets the minimum standards outlined in Appendix A of the South Gloucestershire Council Residential Parking Standards Approved for development management purposes 27 March 2013.
- 5.16 A number of concerns have been raised about the impact of the proposed parking and access arrangements on the level of on-street parking provision and highway safety, particularly for users of the open space opposite. There is currently no restriction on on-street parking in Valley Road and the level of on-street parking, in particular during the evenings and weekends is very high; vehicles already reverse out of the existing driveway and access. Valley Road is a non-classified estate road and officers are mindful that the proposed parking and access arrangement could be implemented using permitted development rights, just as a number of other properties in Valley Road have already done so. A refusal reason on the grounds of inappropriate parking and access arrangements could not therefore be reasonably justified in this case in an appeal situation.
- 5.17 The application is therefore considered to meet the requirements of Policies T12, D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted)
- 5.18 Landscape Issues
Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 seeks to conserve and enhance those attributes of the landscape, which make a significant contribution to the character of the landscape.
- 5.19 There is no vegetation of note within the site although a hedgerow would be retained between the property and the electricity sub-station. Boundary fences would be erected/retained between the respective properties. On balance therefore, the proposal accords with Policy L1 and there are no objections on landscape grounds.

5.20 Environmental and Drainage Issues

Any increase in noise levels or anti-social behaviour, would be the subject of normal environmental health controls. Building regulations would ensure adequate sound insulation between party walls. Any disturbance during the construction phase would be temporary only and in the event of planning permission being granted, a condition would be imposed to restrict the hours of working. There are therefore no objections on environmental grounds. In terms of drainage, the Council's Drainage Engineer has raised no objection to the proposal. Any connections to the main sewers would need to be agreed with Wessex Water, which is separate to planning control. The application is supported by a Coal Mining Risk Assessment to the satisfaction of the Coal Authority. The proposal therefore accords with Policies L17 & L18, EP1 and EP2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 .

5.21 Other Concerns Raised

Of the concerns raised by local residents, that have not been addressed above:

- The impact of development on house values is currently not a material consideration in the determination of planning applications.
- In response to a concern raised by the occupant of neighbouring no. 26 a sectional plan has been submitted to show how the proposed parking areas to no.28 would be constructed. Officers are now satisfied that this element of the scheme, which could be constructed under permitted development rights, would be appropriately drained.

5.22 Affordable Housing

The proposal is for 2no. flats only, which is below the Council's threshold for affordable housing provision.

5.23 Education Service

The development comprises 2no. flats only and this is below the threshold (5) for contributions towards Education.

5.24 Community Services

The proposal is for 2no. flats only, which is below the Council's threshold (10) for contributions to Community Services.

6. **CONCLUSION**

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

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

7. RECOMMENDATION

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

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason

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

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

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policies H4 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the first occupation of the flats hereby approved, the new access arrangement and car parking provision, for the existing and proposed dwellings, shall be implemented in accordance with the approved Proposed Block Plan Drawing No. VR/12/06 Rev C and thereafter retained for that purpose. The two parking spaces for the flats hereby approved shall be allocated on the basis of one space per flat and retained as such 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 H4 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and The South Gloucestershire Residential Parking Standards (Approved for development management purposes) 27th March 2013.

4. No windows shall be inserted at any time in the side elevations of the extensions hereby approved.

Reason

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

5. The screen fences shown on the approved Proposed Block Plan No. VR/12/06 Rev C shall be erected in the positions indicated before either of the flats hereby approved is first occupied.

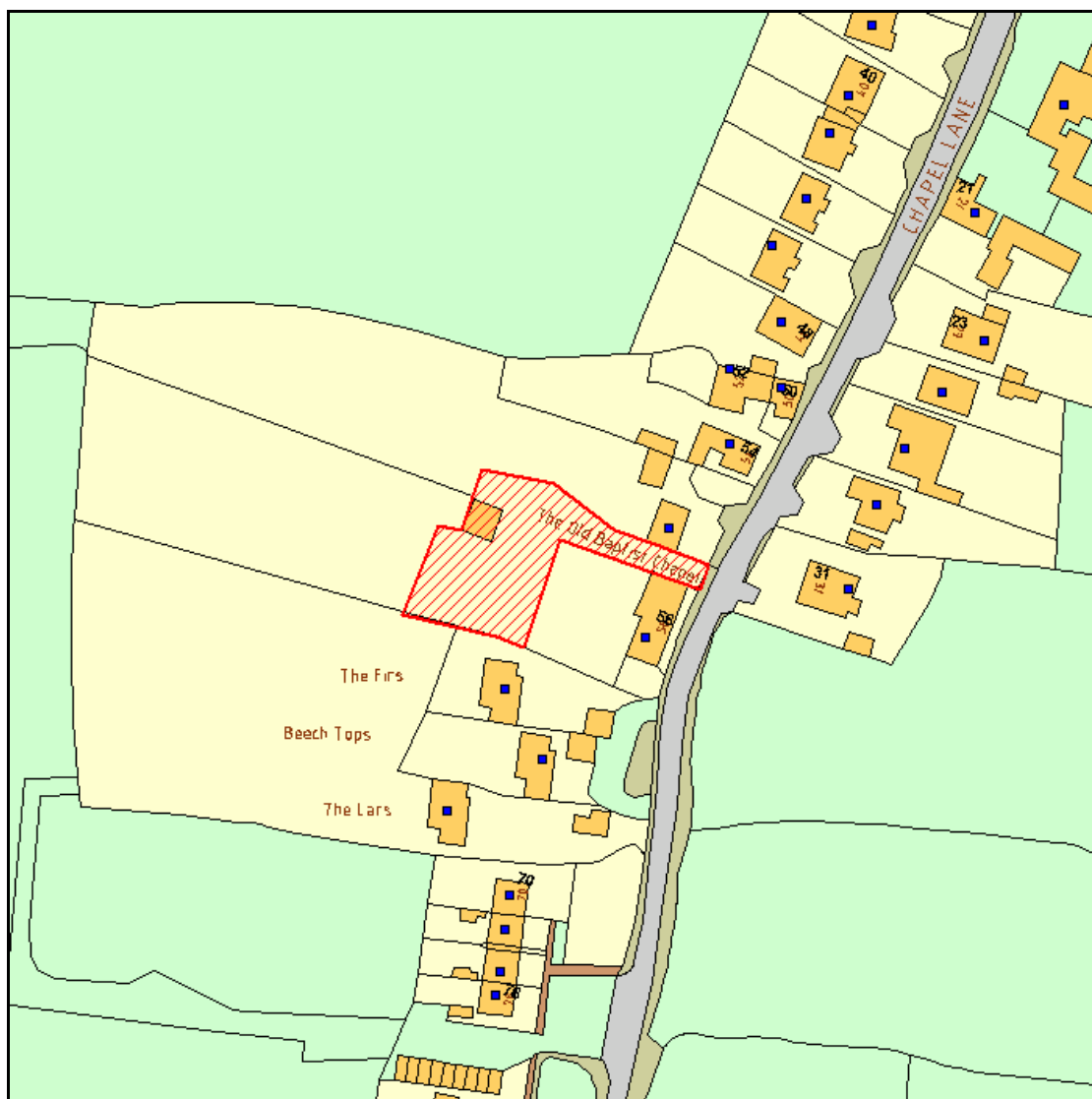
Reason

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

ITEM 2

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.:	PK13/3106/O	Applicant:	Mr Adam Offer
Site:	Elm Grove Cottage 56 Chapel Lane Old Sodbury South Gloucestershire BS37 6NG	Date Reg:	28th August 2013
Proposal:	Erection of 1 no. dwelling (outline) with access, layout and scale to be determined. (All other matters reserved).	Parish:	Sodbury Town Council
Map Ref:	375203 181274	Ward:	Cotswold Edge
Application Category:	Minor	Target Date:	18th October 2013



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PK13/3106/O

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The officer recommendation is contrary to comments received.

1. THE PROPOSAL

- 1.1 The site is located to the west of 56 Chapel Lane in Old Sodbury. The application site straddles the development boundary associated with Old Sodbury. This part of Old Sodbury is washed over by the Green Belt.
- 1.2 The application details the construction of a new 2 storey dwelling and associated access and parking.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

GB1 Green Belt

D1 Achieving Good Quality Design in New Development

H2 New Residential Development in Urban Areas and Settlement Boundaries

H3 Residential Development in the Countryside

H4 New Residential Development within existing residential curtilages

H6 Affordable Housing

L1 Landscape Protection and Enhancement

L2 Area of Outstanding Natural Beauty

L11 Archaeology

LC12 Recreational Route

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

CS1 High Quality Design

CS5 Location of Development

CS9 Managing the Environment and Heritage

CS16 Housing Density

CS17 Housing Diversity

CS18 Affordable Housing

CS34 Rural Areas

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist

2.4 Other Material Considerations

BNP Paribas Report (June 2013)

3. RELEVANT PLANNING HISTORY

3.1 None

4. CONSULTATION RESPONSES

4.1 Sodbury Town Council
No Objection

4.2 Highway Authority
No Objection subject to a bin collection point being provided close to the public highway. Revised drawings demonstrate that appropriate visibility from the access to the site can be achieved.

4.3 Drainage Engineer
No Objection subject to the use of Sustainable Drainage Systems

4.4 Public Rights of Way Team
No Objection in principle

4.5 Environmental Health Officer
No Objection in principle. Site investigations should be carried out prior to commencement to establish the risk of contaminated ground present as the site is within 250 metres of filled ground and former brick works.

4.6 Archaeology Officer
No Objection subject to a condition requiring a programme of archaeological investigation to be carried out prior to commencement of the development.

Other Representations

4.7 Local Residents
Two sets of comments have been received. The comments are made in objection to the proposed development and can be summarised as follows;

The development would have a detrimental impact upon the amenities of the occupants of nearby dwellings as a result of overlooking from the new dwelling.

The development would have an overbearing impact upon adjacent residential properties.

The development will obstruct views from adjacent properties and obstruct the sun for large parts of the day.

The proposed development will create noise and disturbance to the detriment of the tranquillity of the adjacent residential properties.

The proposed development will set a precedent for the provision of new dwellings to the rear of existing properties.

The development would have a detrimental impact upon the linear character of the village.

The development would begin to increase the density of development affecting the character of the AONB

The proposed development does not allow sufficient space for the parking of vehicles associated with the proposed dwelling and the existing dwelling. This could encourage parking on the highway to the detriment of highway safety.

Parking of cars at the existing property has encroached onto neighbouring properties

The development will add a further dwelling to the shared access arrangement of the access lane between 54a and 56 Chapel Lane. This will require alteration of deeds to ensure access is not blocked

5. ANALYSIS OF PROPOSAL

- 5.1 The proposed development consists of the construction of a new dwelling within the settlement boundary of Old Sodbury. However, the proposal shows that the residential curtilage associated with the proposed dwelling would include land which is beyond the settlement boundary limits.
- 5.2 Principle of Development
Policy H2 and H4 of the South Gloucestershire Local Plan are relevant to this planning application; and, as part of the application site lies beyond the Old Sodbury settlement boundary, Policy H3 of the South Gloucestershire Local Plan is also relevant.
- 5.3 In this instance, the area of the planning application site which lies outside the Old Sodbury settlement boundary is already established residential curtilage associated with the host dwelling at 56 Chapel Lane. Indeed, the existing residential curtilage extends (by approximately 90 to 95 metres) to the West well beyond the Old Sodbury Settlement Boundary and the site area detailed as part of this planning application. The existing curtilage includes a double garage building and tennis court which are both located beyond the settlement boundary.
- 5.4 This application would does not propose to introduce any new buildings or other operational development onto land which lies beyond the Old Sodbury settlement boundary. The only operational development (i.e. the proposed dwelling) would be within the settlement boundary albeit abutting its Western edge. Given that the character of the land immediately to the west of the settlement boundary; and which would be to the west of the proposed dwelling is already residential in nature, it is considered that the introduction of a new dwelling in this location is acceptable in principle. Subject to the matters addressed below, it is considered that the proposal is compliant with the principle objectives of Policy H2 and H4 of the South Gloucestershire Local Plan, and would not undermine the objectives of Policy H3 of the South Gloucestershire Local Plan.

5.5 Green Belt

The site is located within the Green Belt. Policy GB1 sets out the limited categories of development which is appropriate within the Green Belt. These categories include the limited infilling within existing settlement boundaries which are washed over by the Green Belt. This is consistent with the requirements of the National Planning Policy Framework and as such Policy GB1 is considered to be up to date in policy terms. In this instance, the site straddles the settlement boundary. For the reasons set out above, it is considered that whilst the garden area of the proposed dwelling would be beyond settlement boundary this will not alter the current situation significantly as the area of land is already in use as residential curtilage for the host dwelling. No impact upon the openness of the Green Belt would occur as a result of the proposed curtilage area. The dwelling itself is located within the settlement boundary and is positioned amongst existing dwellings and domestic buildings. On this basis, it is considered that the development does represent limited infilling for the purposes of Green Belt policy and is therefore appropriate development within the Green Belt.

5.6 Cotswold Area of Outstanding Natural Beauty (AONB)

The site is located on the western edge of the Cotswold Area of Outstanding Natural Beauty (AONB). As set out above, the proposed dwelling is positioned amongst existing domestic buildings. Officers are satisfied that any further reserved matters application can achieve high quality design that reflects the general context of the site and its surroundings; and would be consistent with the character of the village setting which is within the AONB. On this basis, officers consider that the proposed development would not undermine the purpose of including the land within the AONB and is acceptable in this regard.

5.7 Housing Land Supply

The applicant submits that South Gloucestershire Council cannot demonstrate a 5 year supply of land for new housing; and that this carries significant weight in support of the proposed development. However, the BNP Paribas Report (June 2013) was commissioned following the Planning Inspector Decision relating to new residential development at Engine Common near Yate. This has demonstrated that South Gloucestershire Council does have a 5 year housing land supply. Further, the Planning Inspectorate has indicated that the emerging Core Strategy is sound and this reinforces the Council's position in respect of the 5 year housing land supply. On this basis, the consideration of this application need not consider the issue of the 5 year housing land supply.

5.8 Design and Character Considerations.

This part of Old Sodbury is not within a conservation area. However, the immediate locality is generally characterised by a linear form of development made up of traditional and modern buildings. An exception to this occurs immediately to the South of the site where two dwellings sit behind the general building line. These two dwellings are associated with a development of three dwellings (The Firs, Beech Tops and The Lars) which are not consistent with the general linear form of this part of Old Sodbury. Nonetheless, the dwellings are situated within the settlement boundary and do not necessarily conflict with the broader pattern of development associated with Old Sodbury. The

- proposed dwelling would be located behind 56, Chapel Road and accessed using a shared driveway arrangement from Chapel Lane. The building itself would stand roughly in line with the dwelling at The Firs and as such would relate well to the group formed by the three dwellings; and would not act to undermine the character of the area.
- 5.9 The planning application is submitted in outline. Although the final design of the dwelling (and landscaping) is reserved for consideration at a later date, the scale and layout is submitted for consideration at this stage. The application indicates that the building would be no higher than two storey, whilst the dimensions of the footprint indicate that the building would be of an appropriate scale consistent with the surrounding locality. The submission also sets out that sympathetic materials referring to a palette of brick, render or timber walling and tiles to the roof. Given the constraints of the site, it is very likely that there will be a blank wall (or very limited fenestration) on the east facing elevation of the building. Such an appearance would potentially be similar in character to a traditional barn building.
- 5.10 Given the content of the submission, officers are satisfied that the final appearance of the building can be made sympathetic to the surrounding locality. On this basis, it is considered that the proposed development is acceptable in terms of design terms and for the purposes of the outline submission.
- 5.11 Residential Amenity
Impact on the host dwelling - The submission indicates that the proposed building would have no fenestration on its west elevation to prevent overlooking directly into the garden and amenity area associated with 56, Chapel Lane (the host dwelling). Given that there is approximately 18 to 20 metres distance between the proposed building and the host dwelling, it is considered that there would be no material impact in respect of the privacy and amenity of the host dwelling. It is further considered that the proposed development would retain sufficient private amenity space for the host dwelling whilst providing sufficient private amenity space for the proposed dwelling.
- 5.12 *Impact on nearby dwellings* – Objections have been received that raise this issue specifically and argue that the development would have a detrimental impact. The closest dwellings are located at 54A Chapel Lane (to the North) and The Firs (to the South).
- 5.13 The property associated with The Firs shares its Northern boundary with the application site. The dwelling is located approximately 5 metres from the boundary (measured centrally off its north facing elevation). The proposed dwelling is shown in position approximately 4½ metres to the north of that boundary. There is substantial screening vegetation in the form of bushes and trees located along this boundary and it is considered that this combined with the overall distance between the dwelling at The Firs and the proposed building would provide sufficient separation. Notwithstanding this, the siting of the proposed dwelling is such that the dwellings would be arranged ‘gable to gable’. It is considered that the final design of the proposed dwelling (at reserved matters stage) can be such that any potential overlooking (such as

- views to the South from a habitable room) is addressed and designed out. On this basis, it is considered that the siting of the proposed dwelling is such that there would be no material impact in respect of the residential amenity of the existing dwelling to the South.
- 5.14 The property associated with 54A Chapel Lane is situated some 12 to 15 metres from the northern extent of the proposed dwelling and this distance is across a shared access lane. A high wall encloses the southern boundary of 54A Chapel Lane against this access lane. The distance from the gable of the north elevation of the proposed dwelling would be in excess of 20 metres from the rear facing windows at 54A Chapel Lane. Again this would be across the shared access lane and high wall; and the final design of the dwelling can ensure that any direct overlooking potential is omitted. On this basis, it is considered that the proposed dwelling would not result in a material impact in respect of residential amenity from overlooking or over shadowing impact.
- 5.15 Comment is also made in respect of the loss of the view from nearby dwellings as a result of the proposed development. There is no specific right to retain a view, however given that the area generally is enclosed by buildings and significant vegetation, it is not considered that the dwelling would have a material impact on any views from the host or surrounding dwellings. The development would result in an increase in vehicular movements between the host dwelling at 56 Chapel Lane and 54A Chapel Lane. The access lane is relatively wide and appears to also give access to a riding stable to the West. Whilst it is acknowledged that this increase in vehicular movements would result in an increase in engine noise it is considered that the level of increase associated with one additional dwelling would not materially compromise residential amenity. Similarly, the general noise levels associated with a domestic dwelling is not one which would have any material impact on the surrounding locality. However, in the unlikely event that noise nuisance issues arise out of anti-social activities, this would be a matter for the Environmental Legislation or the Police.
- 5.16 Transportation
Officers are satisfied that sufficient parking and turning space is retained for the host dwelling and provided in respect of the proposed dwelling. Officers consider that the access lane is sufficient to give access to a further dwelling without compromising the safe movement of vehicles along Chapel Lane. In particular the frequency of additional movements would not be at a level where conflict between users of the access lane is likely to occur often. Similarly, officers consider that there is sufficient capacity in the width of the access lane to allow ramblers to continue along its length without detrimental impact. Following the submission of further information demonstrating visibility from the access onto Chapel Lane, officers are also satisfied that the access to the site is acceptable and can achieve acceptable visibility in both directions along Chapel Lane. On this basis, it is considered that the proposed development is acceptable in highway safety and amenity terms.
- 5.17 Submitted revisions also demonstrate that there is sufficient space to provide four parking spaces for the host dwelling. The spaces are also orientated so as to allow access direct from Chapel Lane. Whilst the relationship of this parking

area with the adjacent property is a civil matter, the revised arrangement would address the issues of obstruction and encroachment raised by a local resident.

5.18 Notwithstanding the above, officers will require additional details of the location of bin stores as part of the proposal. This is appropriately the subject of planning condition in the event of approval.

5.19 Public Right of Way (Frome Valley Walkway)

The Frome Valley Walkway follows the shared access drive and continues into open countryside to the west beyond the application site. The Public Rights of Way Team have no raised objection in principle but do highlight the relevant legislation in respect of surface treatments and obstruction. This proposal would not act to physically obstruct the Frome Valley Walkway and there is no proposals to alter the surface treatment.

5.20 As set out earlier in this report, it is considered that there is sufficient width to allow the safe movement of walkers and private vehicles without conflict. The proposed development would not alter the general character of the Public Right of Way along this length which is made up of various buildings and domestic development. On this basis, it is considered that the proposed development would not have a material impact upon the amenity and character of the Frome Valley Walkway.

5.21 Other Matters

Attention has been drawn to the shared nature of the access way; and that deeds/covenants will be required to be amended/drawn up to allow an additional right of access. In planning terms it is considered that the access drive is physically capable of accommodating the requirements of the additional dwelling and is acceptable in transportation terms. The issues relating to the rights of access along this lane are a matter for civil legislation and cannot be considered as part of this planning application.

6. CONCLUSION

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

6.2 The recommendation to grant outline 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 Outline Planning Consent is granted subject to conditions.

Contact Officer: Simon Penketh
Tel. No. 01454 863433

CONDITIONS

1. Approval of the details of the appearance of the building and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority 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).

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

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

4. Application for the approval of the reserved matters shall be in accordance with the parameters described in the design and access statement hereby approved

In the interests of the character and visual amenity of the site and the surrounding locality and in the interests of the residential amenity of the occupiers of nearby dwellings; and, to accord with Policy D1, L1, H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Notwithstanding the approved details, prior to the commencement of the development hereby approved further details showing the position of a domestic waste bin collection area shall be submitted to and agreed in writing by the Local Planning Authority. The domestic waste bin collection area shall be provided as agreed prior to the first occupation of the development hereby approved and shall be retained as such.

To ensure that domestic waste can be collected safely and to accord with Policy T12 of the South Gloucestershire Local Plan (adopted) January 2006.

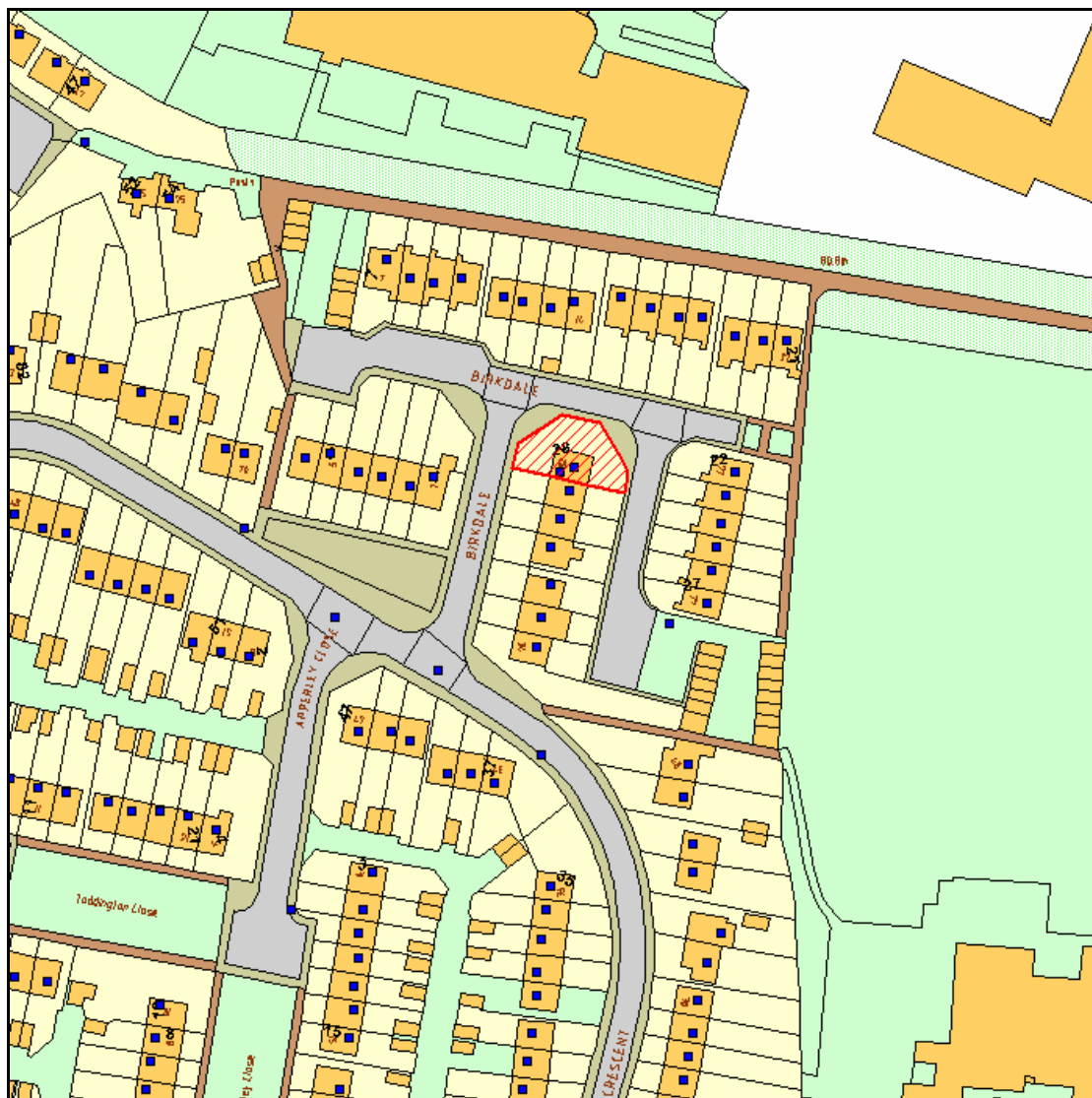
6. The car parking facilities (for the benefit of the existing and approved dwelling) as shown upon approved drawings numbered 1391/PL10 Rev B and 1391/PL12 Rev B shall be provided prior to the first occupation of the development hereby approved

In order to ensure that adequate parking is provided for the development in the interest of highway safety and to accord with Policy T12 of the South Gloucestershire Local Plan (adopted) January 2006.

ITEM 3

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.: PK13/3330/RVC	Applicant: Mr T O'Malley
Site: 28 Birkdale Yate South Gloucestershire BS37 4EX	Date Reg: 20th September 2013
Proposal: Variation of conditions 4 and 6 attached to planning permission PK11/3684/F to alter off street parking facilities and bin storage area.	Parish: Yate Town Council
Map Ref: 371060 181888	Ward: Yate Central
Application Category: Minor	Target Date: 11th November 2013



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N.T.S.

PK13/3330/RVC

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

1.1 The application relates to a two-storey, end of terrace property that until recently was a 3-bedroom house. The property lies within a residential estate and has an open-plan frontage, with side and rear garden areas enclosed by a hedge and fences. The property has a somewhat chequered planning history and has been the subject of unauthorised works to 1) erect a two-storey extension to the rear and 2) convert the building to two flats. The subsequent approval of application PK11/3684/F however regularised these breaches of planning control. The application followed the refusal of an earlier proposal PK11/2165/F, which in addition to the conversion of the house to two flats; included a two-storey side extension to create an additional two flats – this was refused for the reasons listed at para. 3.3 below. A later application PK12/1037/F to add a two-storey extension to the side of the existing property, this time to create an attached two-bedroom house (as opposed to the previously refused flats), with a parking space to the front, was also refused for the reasons listed at para.3.5 below.

1.2 This application seeks to vary conditions 4 and 6 of the original permission PK11/3684/F to alter the bin storage and car parking facilities. The existing conditions read as follows:

Condition 4

The off-street parking facilities shown on the approved Site Plan Drawing. No. 1554-2 hereby approved shall be provided before the building is first occupied or within one month of the date of this permission, and allocated as one space per flat and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interests of highway safety and the amenity of the area, and to accord with Policies T8, T12, H4 and H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Condition 6

Prior to the first occupation of the flats hereby approved or within one month of the date of this permission, the bin storage area shall be provided in accordance with the approved Site Plan Drawing. No. 1554-2 and maintained as such thereafter.

Reason

To ensure adequate and appropriately sited bin storage provision in the interests of residential amenity and to preserve the character of the location, in accordance with Policies D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework (NPPF) March 2012
Circ. 11/95 The use of Negative Planning Conditions

2.2 Development Plans

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

CS1 - High Quality Design

South Gloucestershire Local Plan (Adopted) 6th January 2006

D1 - Design

L1 - Landscape Protection and Enhancement

H2 - Residential Development within the existing Urban Area

H4 - Development within Existing Residential Curtilages

H5 - Houses in Multiple Occupation

T8 - Parking Standards

T12 - Transportation Development Control Policy for New Development

Supplementary Planning Guidance

South Gloucestershire Design Checklist (SPD) adopted 23rd August 2007.

Trees on Development Sites (SPG) Adopted Nov 2005.

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

3. RELEVANT PLANNING HISTORY

3.1 P88/2628 - Erection of first floor extension
Approved 12 Oct 1988

3.2 PK11/1471/F - Erection of two-storey side extension to form 2no. one
bedroom flats. Formation of new pedestrian access and associated works.
Withdrawn 8 June 2011

3.3 PK11/2165/F - Erection of two-storey rear extension and conversion of
existing house to form 1no. one bedroom flat and 1no. two bedroom flat
(Retrospective). Erection of two-storey side extension to form 2no. additional
flats with associated works. Creation of new access including dropped kerbs.
Refused 16 Aug 2011 for the following two reasons:

1. *The plans show that the bin store for the two flats within the existing dwelling is to be located to the front of the existing dwelling adjacent to the boundary with the attached dwelling No. 29 Birkdale. Bin stores in front gardens are not a feature along Birkdale with other dwellings keeping their bins in the rear gardens. The introduction of a large bin store to the front of the existing dwelling would have a detrimental impact on the street scene and character of the area. In addition to this, the proposed bin store would be immediately adjacent to the front door*

of the neighbouring dwelling. Not only would the number of bins be unsightly to the front of the property, it would have a detrimental impact on the existing level of amenity afforded to No 29 by means of smells and flies, particularly during the summer. The application is therefore contrary to the requirements of Policies D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted).

2. *Existing levels of on street parking along Birkdale are high. In order to ensure existing levels of highway safety remain and to limit further congestion and on street parking, a total of four off street parking spaces are required - that is one to serve each flat. In the absence of the required number of parking spaces, this is likely to lead to increased parking on the highway close to two right angle bends in the road having a detrimental impact on existing levels of highway safety. The application is therefore contrary to the requirements of Policies D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted)*
- 3.4 PK11/3684/F - Erection of two-storey rear extension and conversion of existing dwelling to form 2no. self-contained flats with associated works. (Retrospective).
Approved 24 Feb. 2012
- 3.5 PK12/1037/F - Erection of two-storey side extension to form 1no. two bed dwelling with car parking and associated works.
Refused 15 May 2012 for the following reasons:
1. *The proposal is poorly configured, which would result in an insufficient area of private amenity space to serve the proposed house; loss of privacy to the ground floor flat, inaccessible garden area for the flats, and loss of en suite windows serving the flats, all to the detriment of the residential amenity of both existing and future occupiers of the existing flats and proposed house respectively; contrary to the requirements of Policies D1, H2 and H4 of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006.*
 2. *Insufficient information has been submitted to demonstrate that a suitable form of sustainable surface water drainage can be incorporated within the scheme; this is contrary to Policies L17, L18 and EP2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.*
- 3.6 PK13/1678/RVC - Removal of conditions 2 and 4 attached to planning permission PK11/3684/F relating to landscaping and off-street parking.
Refused 8 July 2013
- 3.6 Enforcement
- COM/12/0251/BOC - Breach of condition notices served 3 Oct. 2012 relating to conditions 2, 3, 4 and 6 of PK11/3684/F.

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Object on the grounds of:-

Highway issues - traffic generation and vehicular access

Highway safety - parking, loading and vehicular access

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

Highway Drainage

No comment

Sustainable Transport

The principle of development has been approved previously and this application represents a de minimis alteration from those approved plans. In clarification, whilst the parking is now located closer to a residential junction facility, this is not deemed to represent a detrimental safety consideration given the potential to restrict and maintain the vegetative boundary height to 900mm and thus the continuation of condition 5 linked to the previous approval is recommended. Notwithstanding this, it is noted that no material treatment of the driveway and parking was conditioned against the previous application and whilst this represents a variation of condition application, it is deemed appropriate to consider the revised facilities in their proposed new location close to the junction and thus it is stressed that the potential for loose material to be deposited on the highway at such a sensitive location would be deemed contrary to highway safety and Local Plan policies D1 and T12. In order to address this, and only in the event that such surfacing works have not already been undertaken, the following condition is recommended: Within 6 months of the publication of permission or first use of the parking facilities, whichever is the latter, the parking and driveway facilities shall be surfaced in hard bound material and maintained as such for the full occupation of the proposed development. Reason: To ensure that the driveway and parking facilities are appropriately surfaced to ensure that loose material is not deposited on the adjacent highway contrary to highway safety and in compliance with Local Plan Policy T12 and D1.

Other Representations

4.3 Local Residents

2no. responses were received from local residents objecting to the proposal.

The concerns/observations raised are summarised as follows:

- The garden is overgrown.
- The work has already been carried out.
- Cars no longer park on the pavement.
- Gravel has been laid over the grass to the side of the house.
- The bin store is not large enough.
- Cars and vans exiting from and unloading in the parking spaces cause problems for the drivers, pedestrians and cyclists.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

The site lies within the Urban Area and is already in residential (C3) use. The NPPF has recently superseded various PPS's and PPG's, not least PPS3 – Housing. The NPPF carries a general presumption in favour of sustainable development. Para.2 of the NPPF makes it clear that applications for planning permission must be determined in accordance with the development plan and this includes the Local Plan. Para 12 states that the NPPF does not change the statutory status of the development plan as the starting point for decision-making. Proposed development that conflicts with an up-to-date development plan should be refused unless material considerations indicate otherwise. At para. 211 the NPPF states that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF.

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

5.3 The South Gloucestershire Local Plan Core Strategy incorporating Inspector Main Modifications – Nov. 2013 has now been through its Examination in Public (EiP) stage; the Inspector has given his findings and stated that the Core Strategy is sound subject to some modifications. The policies therein, although a material consideration, are not yet adopted but can now be afforded significant weight.

5.4 Policy H5 permits the conversion of existing residential properties into small units of self-contained residential accommodation subject to a number of criteria; most of the criteria are replicated in Policy H4 of the South Gloucestershire Local Plan which allows for development within existing residential curtilages, provided it is in keeping with the character of the area and satisfies several criteria relating to design, scale, highway safety and impact upon visual and residential amenities.

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

5.6 In the determination of this application officers must consider why the conditions were imposed in the first place and what has changed since that would now justify a variation of the wording of the conditions.

5.7 **Condition 4**

For the original application PK11/3684/F, notwithstanding the fact that the applicant considered the existing off-street parking provision to be adequate, officers considered that in this instance, each of the flats required their own individual off-street parking space in accordance with the approved plan. Application for the discharge of the condition was subsequently made but using a different parking arrangement and a different plan. The condition is therefore not yet discharged.

- 5.8 Existing levels of on-street parking are high – exacerbated by the fact that some of the neighbouring dwellings, that do not have driveways, only have access to a garage in a block. In order to ensure existing levels of highway safety remained and to limit further congestion and on-street parking, a total of two off-street parking spaces were required i.e. one for each flat and at the time of the original application that conformed with the Council's maximum parking standards listed in Policy T8 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.9 The highway officer raised no objection to the position or size of the proposed parking spaces, either in relation to the junction, the footpath or neighbouring property. An additional condition (5) ensured that any vegetation or fence located adjacent to the parking bays be maintained at a height no greater than 0.9m, in order to maintain adequate visibility for road users.
- 5.10 The proposed rewording of the condition merely seeks to regularise the re-location of the two parking spaces nearer to the road junction. The only justification submitted for this change is that the applicant wishes to retain the garden area to the front of the dwelling. Whilst it is acknowledged that the front garden area is somewhat unkempt, this is not considered to be justification to refuse the application.
- 5.11 The submitted revised plan shows the two parking spaces provided as concrete hard-standing and having re-visited the site, officers can confirm that this work has already been carried out; in this respect therefore the application is retrospective and the additional condition requested by the Transportation Officer (see 4.2 above) is not required.
- 5.12 The South Gloucestershire Residential Parking Standards have now been approved for development management purposes and these are now minimum standards. At annex A of the standards, 1 parking space per 1 bed dwelling is the minimum requirement. Furthermore a typical external parking space is expected to measure 2.4m x 4.8m in size. This clearly adds more weight to the Council's imposition of the car parking condition no.4. These standards have now been complied with and with the continuation of condition 5 to maintain visibility splays by keeping the height of the vegetation along the northern edge of the parking bays to no more than 0.9m there are no transportation objections.
- 5.13 On balance therefore and given that the parking spaces have already been provided and hard-surfaced, the wording of the condition only needs to be revised to ensure that the spaces are maintained as such and allocated as one space per flat.

Condition 6

- 5.14 Condition 6 merely sought the provision of a bin storage facility and subsequent maintenance thereof. In the original permission, the bin store was to be sited where the car parking spaces have now been located. The current bin store has now been sited further back into the site hard against the north elevation of the building and where there was a door. The former door opening has now

- been bricked up in accordance with condition 3 of the original permission, which has now been discharged.
- 5.15 The reason for the original condition 6 was to ensure adequate and appropriately sited bin storage provision in the interests of residential amenity and to preserve the character of the location.
- 5.16 The revised position of the bin store, which has already been provided, is considered to be entirely appropriate and given the enclosed nature of the side and rear garden is, if anything, less visible within the street scene than the originally proposed bin store. Whilst it is acknowledged that the bin store as now provided is smaller than that originally proposed, it is considered adequate to serve two small flats. If additional storage is required there is ample space to the side of the bin store or within the garden area, where bins would be out of site.
- 5.17 The justification provided for the revised bin store location is that it would not be adjacent to the tenant's window and would as a result have less impact on residential amenity in terms of smell. Officers consider that that is a perfectly reasonable justification and having regard to the original reason for the condition, officers raise no objection to varying the wording of the condition to take account of the revised bin store and location.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to approve 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 permission for the variation of the wording of conditions 4 & 6 attached to planning permission PK11/3684/F be GRANTED and the conditions revised to read as follows:
- 7.2 Condition 4 (now Condition 2)
The off-street parking facilities shown on the approved plan Drawing No. 13-012-002 received 16 Sept 2013, shall be allocated as one space per flat and retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interests of highway safety and the amenity of the area, and to accord with Policies T12, H4 and H5 and The South Gloucestershire Council Residential Parking Standards (Approved for development management purposes 27 March 2013).

7.3 Condition 6 (now Condition 4)

The bin storage facility shown on the approved plan Drawing No. 13-012-002 received 16 Sept 2013, shall be maintained as such at all times.

Reason

To ensure adequate and appropriately sited bin storage provision in the interests of residential amenity and to preserve the character of the location, in accordance with Policies D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

1. The approved scheme of landscaping, as shown on the approved Proposed Site and Landscaping Drawing No. 13-012-002 shall be fully implemented in the next available planting season after the date of this permission.

Reason

To protect the character and appearance of the area to accord with Policies H4/H5/D1/L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. The off-street parking facilities shown on the approved Proposed Site and Landscaping Plan Drawing No. 13-012-002 received 16 Sept 2013, shall be allocated as one space per flat and 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 T12, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006 and The South Gloucestershire Residential Parking Standards Approved for development management purposes 27 March 2013.

3. The proposed vegetation alongside the northern edge of the proposed parking bays shall not exceed 0.9m in height and shall be maintained as such thereafter.

Reason

In order to maintain adequate visibility for all road users in the interests of highway safety and to accord with Policies T12 and H4 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

4. The bin storage facility shown on the approved Proposed Site and Landscaping Plan Drawing No. 13-012-002 received 16 Sept 2013, shall be maintained as such at all times.

To ensure adequate and appropriately sited bin storage provision in the interests of residential amenity and to preserve the character of the location, in accordance with Policies D1, H4 and H5 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

ITEM 4

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

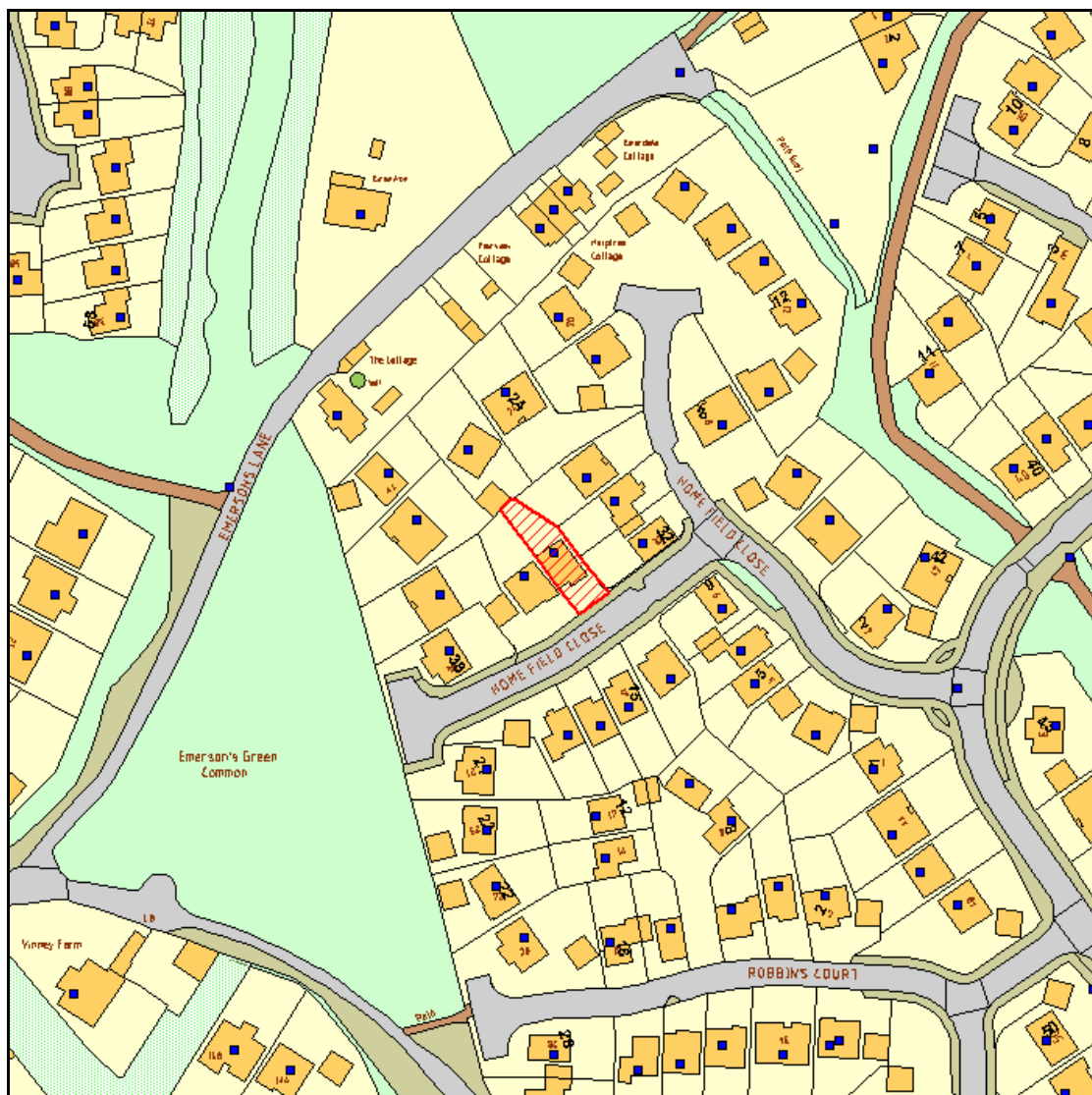
App No.: PK13/3640/PDR
Site: 34 Home Field Close Emersons Green
South Gloucestershire BS16 7BH

Applicant: Mr G Pearson
Date Reg: 18th October 2013

Proposal: Erection of single storey rear extension to form additional living accommodation

Parish: Mangotsfield Rural
Parish Council
Ward: Emersons Green
Target Date: 9th December 2013

Map Ref: 366905 176893
Application Category: Householder



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PK13/3640/PDR

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the circulated schedule as a local resident has made a representation, which is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of a single storey rear extension.
- 1.2 The application relates to a detached dwelling situated within an established residential cul de sac in Emersons Green.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design
H4 Development within Existing Residential Curtilages

South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2006
Residential Parking Standards SPD (Approved) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council
No objection
- 4.2 Highway Drainage
The proximity of a public sewer may affect the layout of the development. Refer the application Wessex Water for determination.

Other Representations

- 4.3 Local Residents
One letter of objection has been received from a local resident. The comments are outlined as follows:

- Existing outlook is brickwork being the whole side of the application property. There is a small amount of open space at the end of the property. Due to the roof height of the proposed extension and the extra brickwork/tiles involved my outlook of the currently small open space would be completely lost.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of a single storey rear extension to form additional living accommodation. Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 permits this type of development in principle subject to criteria relating to residential amenity, highway safety, and design.

5.2 Residential Amenity

The application site consists of a detached residential dwelling situated within an established residential cul se sac of Emersons Green. The proposal is for the erection of a single storey rear extension, which has a depth of 2.5 metres, a width of 3.2 metres, and a maximum height of 4 metres with a pitched roof.

- 5.3 The proposed extension would be located adjacent to the rear boundary of numbers 28 and 30 Home Field Close. To the west of the site is no.36. Due to its scale and depth it is considered that the proposal would not impact the occupiers of either no.s 28 or 36 Home Field Close. The occupier of no.30 has raised concern in relation to the loss of outlook from their property. The side elevation of the application dwelling faces no. 30 situated with a distance of 10.6 metres between the relevant elevations. This is with the exception of a small gap at the far west corner of the rear garden of no.30. These concerns are noted however it is considered that the infilling of this gap with the proposed single storey extension would not significantly alter the existing outlook experienced from no.30, and would not have a detrimental by virtue of overbearing impact or loss of light. As the proposal is single storey an area of space would remain above the extension. In light if this, the infilling of this gap is not considered to warrant a refusal of the application. The proposal does not raise any concerns in terms of inter-visibility or loss of mutual privacy, and adequate private amenity space would remain to serve the host dwelling.

5.4 Highways

The application does not affect the existing parking provision and does not result in an increase in bedroom space. As such there are no concerns in terms of highway safety.

5.5 Design

The application site consists of a double storey detached residential dwelling. The proposed extension is considered to be minimal in scale, remaining proportionate and subservient to the original dwelling. Materials and design detailing would match the existing dwelling. Accordingly the proposal is considered acceptable in terms of policies D1 and H4 of the adopted Local Plan.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant/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 That the application is APPROVED subject to the conditions on the decision notice.

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CONDITIONS

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

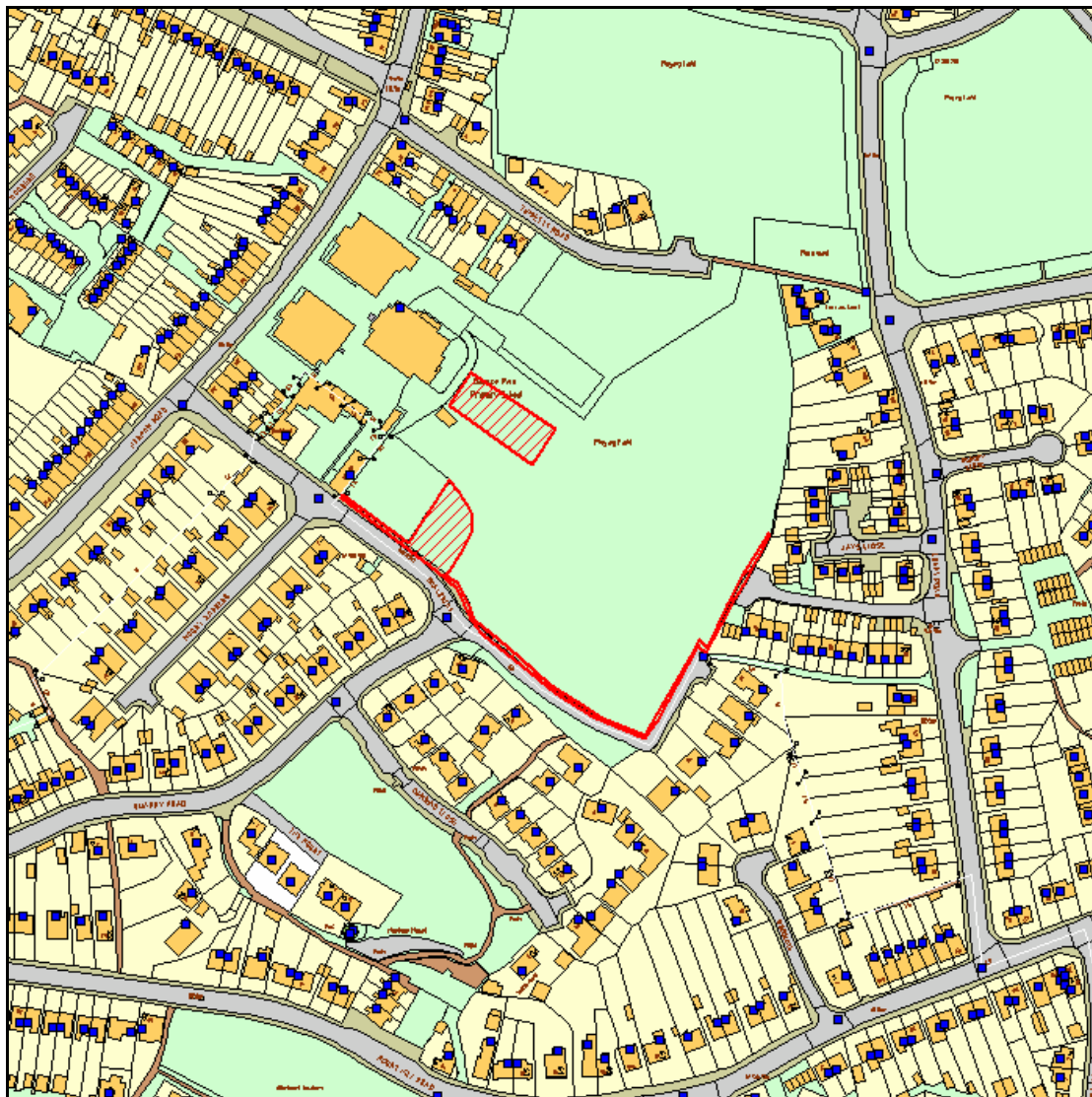
Reason

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

ITEM 5

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.:	PK13/3686/R3F	Applicant:	South Gloucestershire Council
Site:	Beacon Rise Primary School Hanham Road Kingswood Bristol South Gloucestershire BS15 8NU	Date Reg:	15th October 2013
Proposal:	Erection of classroom block. Alterations to car park and erection of 2.4 metre high boundary fence	Parish:	Hanham Parish Council
Map Ref:	364731 172932	Ward:	Woodstock
Application Category:	Minor	Target Date:	9th December 2013



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100023410, 2008. **N.T.S.** **PK13/3686/R3F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been forwarded to the Council's Circulated Schedule of applications for Member consideration in accordance with the Council's adopted scheme of delegation as the application proposes development on land in the ownership of South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 This planning application (which is submitted by South Gloucestershire Council itself) seeks consent for the erection of a single storey classroom block within the grounds of Beacon Rise Primary School in Hanham. The proposed building would be located to the east of the three existing classroom blocks, adjacent to the playing fields. The proposed block would provide 6 no. new classrooms. The building with a floor area of approximately 620sq.m would be located on the site of an existing play area and straw bale classroom. The proposal includes an extension to the car park and new vehicular access and new pedestrian accesses. In addition, fencing is proposed along the southern boundary with Beaconlea road and the eastern boundary, extending up to the rear boundary with No. 5 Jays Close.
- 1.2 The proposed building will have a low mono pitch roof with dormer window pods and would be partly cream rendered with large areas of timber cladding.
- 1.3 Beacon Rise Primary School is situated on the northern side of Beaconlea Road. Housing surrounds most of the site with playing fields located to the north and north east. The site is located within the urban area of Hanham.
- 1.4 During the course of the application amended plans have been submitted to address concerns raised by Sport England. These amended plans show a revised footpath to the north of the site to allow for an increased area of sports field.

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
 - EP1 Environmental Protection
 - L1 Landscape Protection and Enhancement
 - LC4 Expansion of Educational Facilities within the urban area
 - LC9 Protection of Open Spaces and Playing Fields
 - T7 Cycle Parking
 - T8 Parking Standards
 - T12 Transportation for New Development
 - L17 & L18 The Water Environment

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

CS1 High Quality Design

CS5 Location of Development

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage

CS23 Community Facilities and Cultural Heritage

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist – August 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PK00/1518/R3F Erection of replacement porch to nursery classroom. Alterations to existing access including new 1.8 metre high entrance gates.
Deemed consent July 2000
- 3.2 PK02/1461/R3F Retention of existing playground and creation of extension to same
Deemed consent June 2002
- 3.3 PK02/2283/R3F Level existing play area
Deemed consent November 2002
- 3.4 PK05/1317/R3F Erection of 1.8/2 metre high boundary fence.
Deemed consent August 2005
- 3.5 PK13/0169/R3F Installation of 12 no. Broxap 'Bxmw/Sco' scooter stands for 216 no. scooter spaces.
Deemed consent November 2013
- 3.6 PK13/2109/R3F Erection of a two storey extension to the south west elevation that incorporates a replacement kitchen and multi purpose use room. Demolition of existing kitchen block.
Deemed consent August 2013

4. CONSULTATION RESPONSES

- 4.1 Hanham Parish Council
No response received
- 4.2 Sustainable Transport
No objections subject to the attachment of conditions
- 4.3 Landscape Officer
No objections
- 4.4 Tree Officer
No response received

- 4.5 Sport England
Raise no objections subject to conditions
- 4.6 Environmental Protection
No objections subject to the attachment of conditions
- 4.7 Crime Prevention
No objections
- 4.8 Coal Authority
No objections
- 4.9 Highways Drainage
No objections subject to the attachment of a condition

Other Representations

- 4.10 Local Residents
One letter has been received from a neighbouring resident raising the following concerns:
- Concern with regard to the traffic of pedestrians and vehicles
 - The proposed new pedestrian access to the east of the site will cause issues
 - Beaconlea (lane) is single width used mainly by residents, it's a cul-de-sac with a small turning area, adjacent to the proposed entrance.
 - There is a dog-leg bend with no vision around the sharp corner
 - Two cars can not pass and one would have to reverse the length of the road.
 - No pavement from the junction at the top of Quarry road down to the bend.
 - Safety concerns for pedestrians using the lane
 - Increased pedestrian use of Beaconlea not only from court road direction but re-directed from the main entrance
 - Need improved signage at the site of the lane which states cul-de-sac and hedge needs to be maintained to stop it obscuring the signage.
 - The new proposed entrance is likely to result in parents trying to come down Beaconlea lane.
 - Inconsiderate parking at the junction with Quarry road is already a problem
 - What are the lighting arrangements for when its dark?

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The South Gloucestershire Core Strategy was submitted for Examination in March 2011. Following several stages of examination, the Core Strategy has reached an advanced stage of preparation. There are unresolved objections to the housing requirements, therefore at this stage the Core Strategy remains unadopted. It is however expected to be adopted in the near future once housing matters are resolved. This document is therefore a material

consideration in the determination of planning applications, and the Core Strategy policies, which are not subject to Inspector modification, carry considerable weight at this stage.

With regard to the current application, there are no significant differences between the relevant adopted Local Plan policies and the emerging Core Strategy.

Policy LC4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing schools within the urban area, providing there would be no detrimental impact in terms of residential amenity, environmental or transportation effects, the site is highly accessible on foot or by bike and the proposal would not give rise to an unacceptable level of on street parking. Policies T8 related to parking standards and T12 related to highway safety are also a material consideration. In addition, Policy LC9 aims to ensure that existing open space including playing fields is retained.

Policy LC4 of the South Gloucestershire Local Plan (Adopted) allows for the development or expansion of education facilities within the existing urban areas providing that:

A. The proposals are located on sites which are, or will be, highly accessible by foot and by bicycle;

The proposal is set within the grounds of an existing school, which is already easily accessible via the established network of footpaths and cycle ways linking the school to the surrounding area. The proposal does however include the addition of two new pedestrian access points, one to the north of the site via the lane linking Tippetts Road with Court Road and one to the east of the site at the boundary between Beaconlea and the rear of 119 Court Road. These new access points are considered to improve the accessibility of the site and would help to encourage non car modes of transport.

B. Development would not unacceptably prejudice residential amenities;

The proposed classroom block would be situated some considerable distance from the neighbouring occupiers at a minimum distance of approximately 70m (1 Mount Gardens and 69 Quarry Road to the south). As such the proposed classroom block would not prejudice the amenity of neighbouring occupiers in terms of loss of daylight/sunlight, overshadowing or overbearing/bulky development.

The proposal would involve opening up a new vehicular access onto Beaconlea, a pedestrian access to the south east, adjacent to the rear of No. 26 Beaconlea and a pedestrian access to the north of the site which would be accessed via the walkway connecting Court Road and Tippetts Lane. The frequency and length of use of these accesses is likely to be limited to school opening and closing times Monday-Friday only and as such is considered not to be significant and during reasonable daytime hours only. As such any resultant noise and disturbance is considered not to be significant.

New fencing is proposed along part of the southern and eastern boundaries, starting opposite the junction with Mount gardens and extending along the

eastern boundary to finish at the rear boundary of No. 5 Jays Close. The proposed fencing would be 2.4 metres in height and would be an open mesh design finished in black. The majority of the fencing is located adjacent to Beaconlea Lane, however the fencing would also form the boundary with No.119 Court Road and No. 6 Jays Close. The fencing proposed is higher than average residential fencing measuring 2.4 metres however the mesh design means that it is very see through and as such unobtrusive. It is not considered that this aspect of the proposal would result in any detrimental impacts on the residential amenity of the neighbouring properties.

C. Development would not have unacceptable environmental or transportation effects;

The applicant submitted a ground investigation report and the methodology used and conclusions of the investigation are accepted by the council's environmental protection officer. The investigation identified a potential risk to the development from ground gases (carbon dioxide). Protection measures have been proposed to mitigate this risk including a suspended floor slab, gas membrane with all penetrations sealed and passive venting. It is recommended that the gas membrane is installed by a specialist contractor and that certification is provided to demonstrate that the measures have been correctly installed, along with confirmation that the building design will provide a minimum under floor ventilation of at least one complete air change in 24 hours. As such, prior to the occupation of the building it is considered necessary that a report verifying that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

The Council's drainage officer has raised no objections to the proposal subject to the attachment of a standard drainage condition.

With regard to the risks associated with past coal mining activity in the area, the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be taken into consideration. The coal authority have assessed the proposal and supporting documentation and it is considered that there are no objections to the proposal and no mitigation measures are considered necessary in this instance.

5 metre high lighting columns and wall mounted bulk heads are proposed to illuminate the footpaths and car parking areas, the submitted lighting plan shows the location of these lights and the resultant light spillage. As such it is demonstrated that the lights would not result in any significant light spillage onto any neighbouring residential properties but would provide a safer environment for individuals using the site. As such this aspect of the scheme is considered acceptable.

The transportation impacts are assessed in detail below.

D. Development would not give rise to unacceptable levels of on street parking to the detriment of the surrounding area and highway safety;

The design and access statement submitted in support of the application outlines that the demand for primary school places, continues to rise in South Gloucestershire. With regard to Beacon Rise Primary School there is a requirement for an additional 210 places by 2018, this is phased over 7 years with 30 new places each year. The increase began in 2012 when a nursery room was converted into the reception classroom. Two additional areas are being created to provide temporary classrooms for 2013 and 2014. The six classroom building subject to the current application will permanently provide the additional rooms needed for the growth.

With regard to the current proposal, it is noted that parking and congestion issues are one of the key concerns of local residents. Furthermore, existing traffic issues relating to onstreet parking around the site at the beginning and end of the school day is recognised. Consultation has taken place with the applicant and the Councils traffic management department with the aim of managing the traffic associated with the existing school and the resultant increase should the proposed six classroom block go ahead.

A review of the local area is intended to take place, to improve safe routes to school and general traffic safety around the site. Proposals presently being investigated by the Council's traffic management department are set out below and will be subject to consultation (including with local residents) prior to their implementation:

- Waiting restrictions on Beaconlea, Mount Gardens, Tippets Road and Court Road.
- Extend zigzags markings in Beaconlea.
- New crossing points on Court Road.
- Increase level of traffic calming and school signing on Hanham Road.

With regard to the current proposal, it is proposed that the number of parking spaces on site will be increased from 30 to 45, with 3 separate visitors' spaces. A new entrance into the staff car park is also proposed and this should help to ease congestion during drop off and pick up times around the existing vehicular access. The existing access would be retained for use by visitors, accessible parking and for service vehicles.

New footpaths within the site are proposed with new pedestrian accesses being created to the north and east of the school boundaries. These would create links through to Court Road in order to reduce the amount of parking along Beacon Lea and Mount Gardens during drop off and pick times. Whilst concern has been raised by a local resident regarding the use of Beaconlea Lane leading to No's 18-26 Beaconlea, it is considered that the proposed pedestrian access to the east of the site would reduce the need for individuals to use Beaconlea Lane. The purpose of the new pupil access to the east of the site is to provide a link between the school and Court Road, via the existing public right of way that runs adjacent to 121 and 123 Court Road. The Councils Transportation Officer has no concerns regarding the safety of this proposed access.

Travel Plan Consultant has been specifically commissioned to aid the school and update the travel plan. The school already undertakes several actions to encourage travelling to school by means other than car and these include.

- a. Walk to school week.
- b. Road Safety training for all pupils.
- c. Bikeability Cycle Proficiency cycle awards.
- d. Scooter days
- e. Bike it Breakfasts
- f. Inclusion of Travel related topics in the curriculum.

In view of the above, there are no highway objections to this application subject to the attachment of conditions to ensure the provision of the off street parking and new pedestrian links as proposed and subject to the implementation of the 'travel plan'.

5.2 Design/ Visual Amenity

Policy D1 of the Local Plan requires all new development to be well-designed. The proposal is not designed to match the existing buildings on site, instead a contemporary design has been chosen which is considered acceptable in this instance. School buildings are by their nature largely designed to accommodate the requirements of the use and as such it is not uncommon for proposals to include large windows and northern aspect rooflights as proposed. The south elevation is predominantly glazed to utilise the views and timber boarding and decking has been chosen to reinforce the natural feel of that area of the school. A deep overhanging eaves is proposed on the southern elevation to provide a covered outdoor teaching area. A canopy linking the proposed classroom block and an existing school building would allow for undercover access between the buildings. Whilst the proposed building would be readily visible from beyond the site boundaries it is located centrally within the site and as such would not be overly visually prominent. Overall, it is considered that the design of the proposal accords with the criteria of Policy D1.

The proposed car park alterations would be situated at the front of the building and are clearly visible from Beaconlea. Some minor existing trees would be removed as part of the redevelopment of the car park. These trees are not protected by Tree Preservation Orders, furthermore replacement planting will be undertaken to mitigate against their loss. On balance the proposed car park would be in keeping with the character of the existing school building and would respect the character distinctiveness and amenity of the surrounding area.

It is considered that the proposed fencing is of an appropriate design given it would be within the grounds of a school and given the fact that security fencing at schools is now becoming a common feature. The type and design of fencing has been chosen on the recommendation of the local police crime prevention officer. The wire mesh fencing allows natural surveillance as it is very see through, it is anti climb and can't be cut through.

Furthermore the fencing would be viewed against the back drop of trees and vegetation within the grounds of the school. Whilst it is accepted that the fencing is high measuring 2.4 metres, the proposed fencing is constructed of a mesh of thin wire which results in the fencing being very see through and as

such it is not considered that the fencing would be a particularly visually intrusive feature. Consequently given the scale and location of the proposed fencing it is not considered that this element of the proposal would have any demonstrable harm to the character and appearance of the school or the surrounding area.

5.4 Playing Fields and Open Space

Paragraph 74 of the NPPF states the following:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements. Or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision for which clearly outweigh the loss.

In addition Policy LC9 of the states that development of existing playing fields will only be permitted if the proposal includes the provision of a replacement facility of at least the equivalent benefit to the existing users.

Initially Sport England raised an objection to the proposal. Amendments have been made during the course of the application and as such Sport England have revised their comments and subject to the attachment of a condition to ensure the provision of the new sports field areas they now have no objections to the proposal. Comparison between the existing and proposed site plans shows that there will be a small encroachment on the higher and lower playing fields to facilitate the proposed works. The extent of this encroachment is considered to be marginal and is unlikely to affect the continued provision of a football pitch and 6 lane running track or the future ability of the playing fields to accommodate pitch sports. However to mitigate against this loss, additional playing field space has been proposed to the north of the site which is of a sufficient scale to accommodate a rounders pitch. As such the proposal will in fact result in an increase in sports field by 460 square metres. The proposed additional section of sports field to the north is considered to be a much more usable area of land than the run off areas which would be lost to accommodate the proposal. Furthermore it has been stated that historically there have been drainage issues with the lower sports field and as such the proposed relocation and expansion of the sports field to the north is considered to be an improvement on the existing situation. The proposal is therefore considered in accordance with the guidance contained in the NPPF and policy LC9 of the Local plan.

5.6 Landscape

The Councils Landscape Officer has assessed the proposal and raised no objections to the work. The multiuse games area will remain as existing with an outdoor classroom area filling the space between this and the proposed classroom block. The existing lower outdoor play area will be re-located to the south western corner of the proposed classroom block.

The proposal involves the loss of 5 trees that are adjacent to the current car parking area, furthermore, several trees to the east of the Frome block would also need to be removed to facilitate the proposed works. These trees are not subject to Tree Preservation Orders, furthermore replacement planting is proposed to mitigate against their loss. As such subject to a condition to ensure that the works are carried out in accordance with the submitted Arboricultural Report, at the time of writing, no objections have been raised to the proposal.

5.7 Other Issues

A police crime prevention design advisor has assessed the proposal and whilst no objections to the proposal have been raised, has advised that work with the applicant is on going to ensure the finer details of scheme.

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 following conditions.

Contact Officer: Kirstie Henshaw
Tel. No. 01454 865428

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 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. The pedestrian and cycle access points to the north and east boundaries shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

To encourage means of transportation other than the private car and in the interest of highway safety, to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the first occupation of the development hereby permitted, the submitted travel plan dated July 2013 shall be implemented and maintained thereafter.

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 building a report, verifying that all necessary works as set out in the Greenfield Ground Investigation and Geo-environmental Interpretative Report September 2013, 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 Policy EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The playing fields and pitches shall be constructed and laid out in accordance with the plans hereby approved reference (2822-B) and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use before first use or occupation of the development hereby permitted.

Reason

To ensure the quality of pitches is satisfactory and that they are available for use prior to the first occupation of the proposed development and to accord with policy LC9 of the South Gloucestershire Local Plan (adopted) 2006

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

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policies L17, L18 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. The proposed works shall be carried out in accordance with the Arboricultural Report dated June 2013.

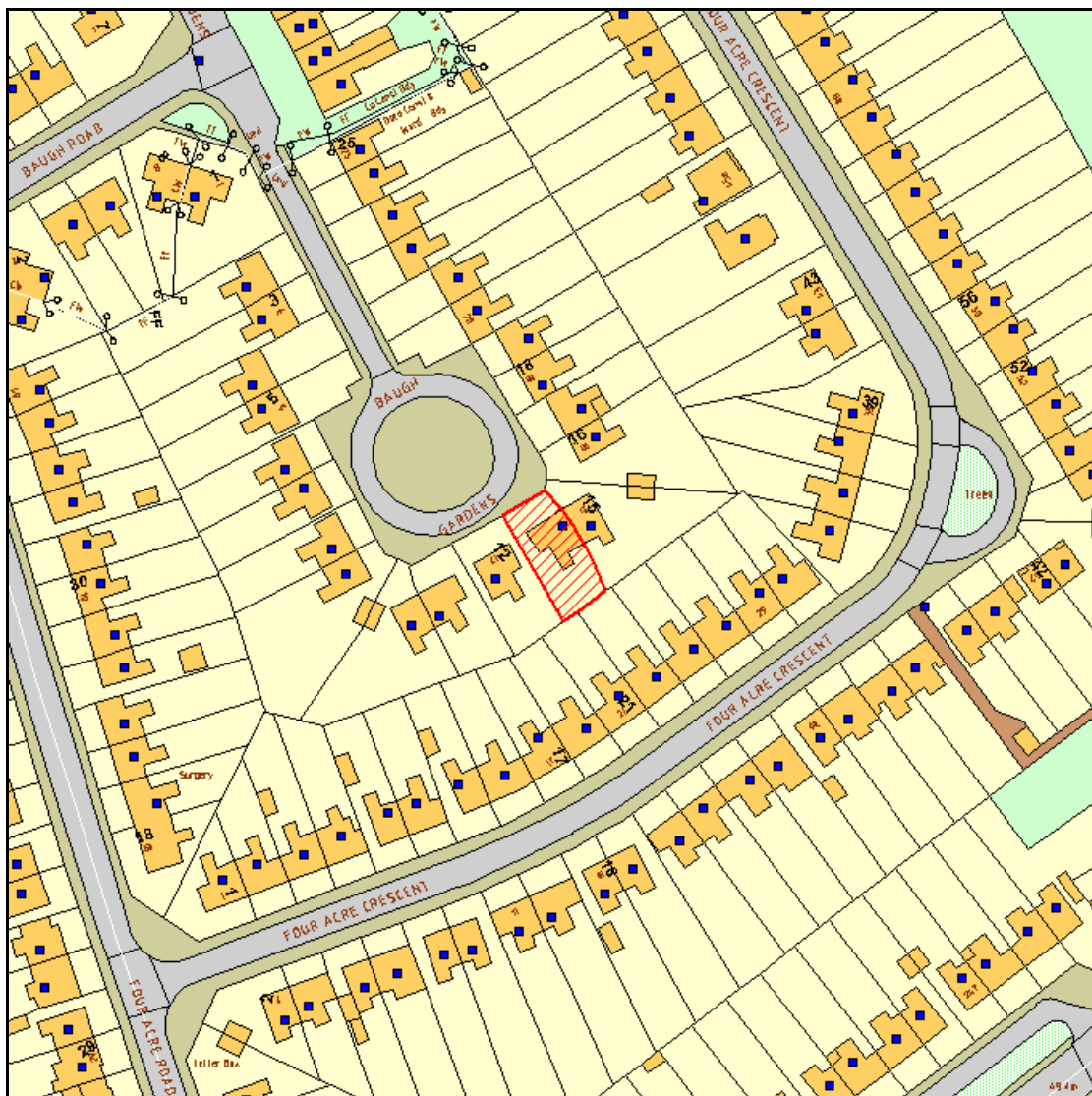
Reason

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

ITEM 6

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.:	PK13/3699/F	Applicant:	Mrs J Saladino
Site:	14 Baugh Gardens Downend South Gloucestershire BS16 6PN	Date Reg:	14th October 2013
Proposal:	Erection of rear conservatory. Erection of single storey rear extension to provide additional living accommodation.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365498 177963	Ward:	Emersons Green
Application Category:	Householder	Target Date:	5th December 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

THE PROPOSAL

- 1.1 The application is for the erection of a rear conservatory and a single storey rear extension. A single storey lean-to room already exists to the rear elevation, located approximately in the middle of the building to a depth of approximately 3.4 metres from the rear of the main wall of the dwelling. The proposals would create a conservatory infilling the area to the attached side with a single storey rear extension to the detached side to the same depth as the existing lean-to room.
- 1.2 The property is a semi detached dwelling and is located within the residential area of Downend, on a cul de sac location.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
L12 Conservation Areas

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and Further (March 2013) Main Modifications
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objections

Highways Drainage

No comment

Other Representations

4.2 Local Residents

Two letters of objection has been received. The objections raise the following points:

- The size of the conservatory is over 3 metres from the main back wall of the house and will have an intrusive effect on the adjoining property and negative effect on its look and character, especially considering that the adjacent extension is only 3 metres, as a result of concerns raised.
- The stepped wall on the side of the conservatory is out of keeping and would be intrusive upon rear windows of the adjoining dwelling
- The proposed extension would come nearer to the boundary on the detached side
- a condition is requested requiring the applicants to erect a 6ft high fence between on the detached side boundary to protect privacy as none of the windows or doors are proposed to be obscured.
- finishes should match the existing dwelling
- deliveries and building works should be confined to 8am - 6pm Mondays to Fridays and 8am – 1pm Saturdays (no time on Sundays), and deliveries should not block access
- the application form states that no trees are within falling distance from the proposals, however it is considered that there are
- the depth of development at over 3metres is out of keeping with the rear building line of surrounding properties and reduces the garden space

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Design

The proposal would incorporate a lean-to roof and effectively be a continuation of the existing single storey rear room. The stepped finish on the side wall of the conservatory is a relatively modest design addition and is not considered to be unacceptable in design terms or materially affect the character of the area at this location. The proposed extension is considered to be of an appropriate standard in design and is not out of keeping with the character of the main dwelling house and surrounding properties. The extension is of an acceptable size in comparison to the existing dwelling and the site and surroundings. The finish proposed would match that of the existing dwelling consisting of a pebble dash finish and double roman tiles.

5.3 Residential Amenity

The proposals would mirror the length of the existing rear single storey lean-to room to create a flush length along the rear of the property, at 3.4 metres depth. To the attached side an extension has been recently built on the adjoining property to a depth of 3 metres from the rear of the existing dwelling. To this elevation the proposal constitutes a conservatory with side facing wall to a depth of 3.4 metres. Whilst this is therefore slightly deeper than the adjacent extension it is not considered that the additional depth (approx. 40cm) would in its own right give rise to significant overbearing impacts on the adjacent property. Similarly it is not considered that the stepped nature of the proposed wall of the conservatory to this elevation would create a significant amenity issue at this location given its size and scale, over and above the existing heights of the lean-to roofs.

5.4 To the detached side the extension would come up to the existing limit of the side wall of the dwelling. This is approximately 2 metres off the shared boundary, which currently consists of a small fence and hedgerow beyond. The existing elevation currently has a side facing window, whereas the proposals would incorporate double doors to this elevation. It is not considered that the proposals would significantly increase any issues of amenity or overlooking which exist between the two properties. Boundary treatment to 2 metres in height could be installed between the two properties without the need for planning consent. It is not considered that the situation warrants a condition insisting on obscure glazed doors at ground floor level. All windows in the extension are otherwise rear facing as existing. An informative can be added on any planning permission to advise the applicants of the expected hours of work and deliveries. The referred to proximity of a tree to the proposals would be a matter for Building Regulations to take into account.

5.5 It is not therefore considered that the proposals would give rise to significant or material amenity impacts such as to warrant a refusal of the application. The length, size and location of the proposals are not considered to give rise to any significant or material overbearing impact on adjacent properties. Further to this sufficient garden space remains to serve the property.

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 extensions are of an appropriate standard in design and are not out of keeping with the main dwelling house and surrounding properties. Furthermore the proposal would not harm the amenities of the neighbouring properties to any material or significant degree by reason of loss of privacy or overbearing impact. As such the proposal accords with Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.

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

7. RECOMMENDATION

7.1 That planning permission is granted.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

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.

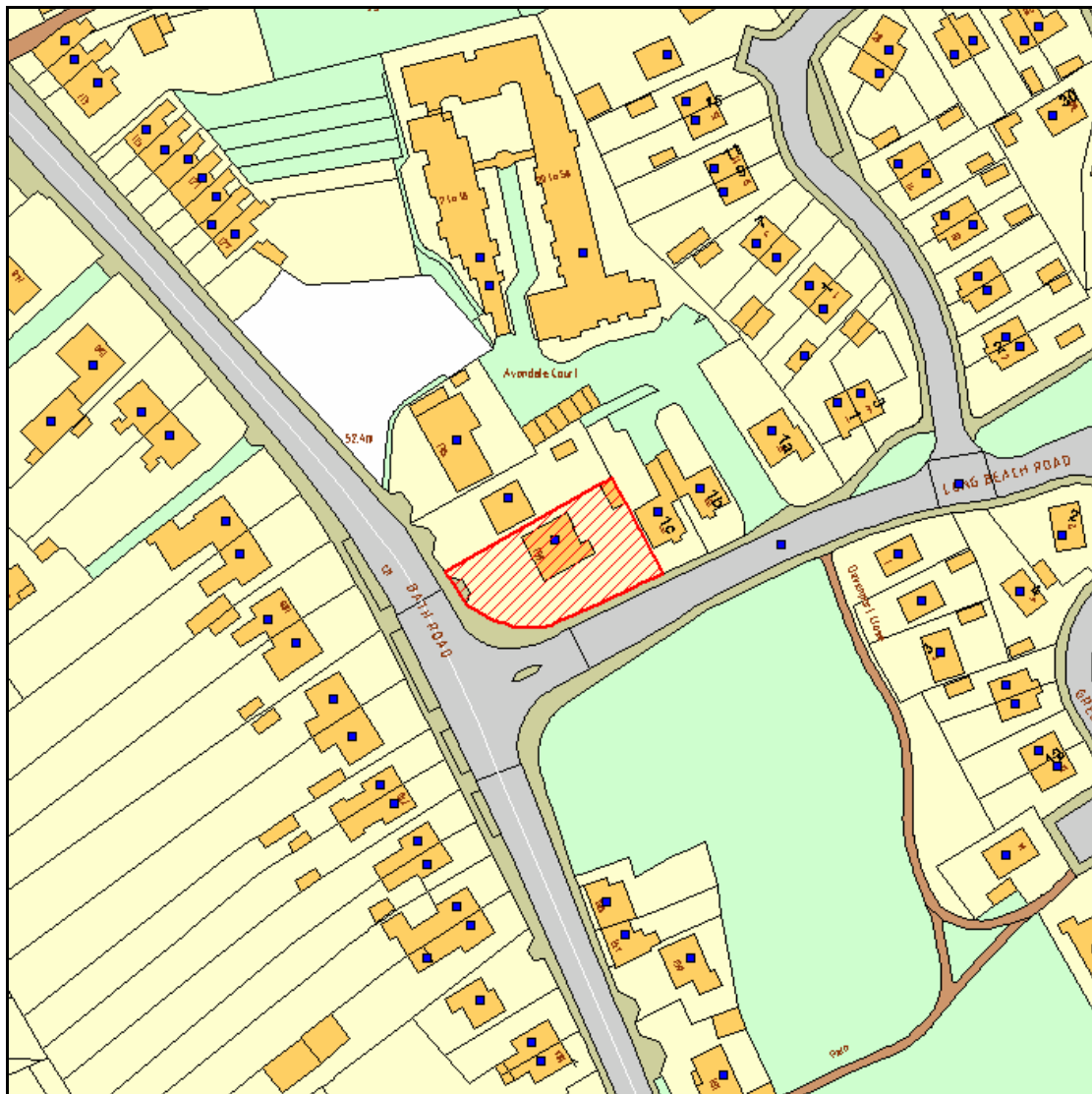
Reason

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

ITEM 7

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.:	PK13/3719/F	Applicant:	Mr S Taylor
Site:	139 Bath Road Longwell Green South Gloucestershire BS30 9DD	Date Reg:	17th October 2013
Proposal:	Erection of steel and glass balcony railing at first floor level to form enclosed roof terrace. (Retrospective).	Parish:	Oldland Parish Council
Map Ref:	365979 170930	Ward:	Longwell Green
Application Category:	Householder	Target Date:	6th December 2013



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100023410, 2008. **N.T.S.** **PK13/3719/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

Support and objections have been received for this proposal.

1. THE PROPOSAL

- 1.1 This application seeks the retention of a balcony within what was formerly the roof of a bungalow in a corner location, fronting Long Beach Road and Bath Road. The roof that has been affected is hipped and extends from the main part of the bungalow, which has had a number of extensions, towards the Long Beach Road frontage. On the other side of this road is a public open space. The balcony is accessed from a bedroom and has a floor covered with artificial grass matting. The balcony walls are glass, attached to round steel rails and framework.
- 1.2 To the northeast of the site is a two storey dwelling with no habitable room windows in its side elevation. There is a partial tree screen on the corner of Bath Road, within the site and the nearest dwellings are on the other side of Bath Road in a southerly direction. No. 137 Bath Road is screened from the balcony by the taller part of the roof form of the bungalow which has been retained.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 Development within Residential Curtilages
- South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013.
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
Design Check List (adopted 2007)

3. RELEVANT PLANNING HISTORY

- 3.1 PK05/0343/F Side dormer to facilitate loft conversion Approved

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
Objects as the balcony is not in keeping with the locality.
- Hanham Abbots Parish Council
No reply received
- 4.2 Other Consultees
Urban Designer
The balcony initially appears incongruous with the dwelling and locality. However, the context is mixed in terms of dwelling ages and styles and not of

'special' character. The dwelling itself also does not have any distinctive architectural character that would render the balcony unacceptable on appearance grounds. Balconies also add activity and surveillance to the street. No objection on design grounds.

Technical Services

No comment

Other Representations

4.3 Local Residents

Two letters, from the same household were received, objecting to the proposal, citing the following concerns:

- Plans do not show the roof form before the balcony was constructed
- The development should be described as 'formation of a roof terrace, comprising existing flat roof area in the form of glass panelling balustrading and alteration of existing dormer to provide access'
- Loss of privacy to side facing en suite bathroom
- Overlooking infringes the rear garden of no. 1c, affecting privacy
- Overbearing and not in keeping with the style of surrounding properties – harms the character and appearance of the area

In addition, one letter of support was received, stating that it is a clever use of wasted space and looks modern and stylish.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against the policies listed above, in the light of all material considerations. The issues to be resolved are the impact of the balcony on previous levels of residential amenity and its impact on the street scene.

5.2 Residential Amenity

The impact of the balcony in this regard is considered to amount potentially to overlooking. The roof form was more substantial before the balcony was constructed and therefore the removal of a section of roof, as has happened, is not considered to constitute an overbearing effect as the roof has been reduced. A site visit was made and the view from the balcony was principally of the open space across Long Beach Road. Views in other direction are limited and while a view of part of the rear garden, nearest the house, of no. 1c Long Beach Road can be achieved from a standing position at the nearest part of the balcony, the remainder of the garden is not overlooked. While it is acknowledged that there is a view of part of this rear garden, the observer would have to be on a certain part of the balcony and facing in that direction. Together with the degree of impact, on balance it is considered that the impact on residential amenity is not marked enough to warrant a refusal reason. This is within the context of some degree of oblique overlooking of rear gardens being common in urban areas. As regards the point raised through the consultation process over privacy for the side facing en-suite window, this does not serve a habitable room and therefore the balcony is not considered to

compromise residential amenity. It is therefore considered that the balcony, as constructed, accords with Local Plan policy H4 in this regard.

5.3 Design/ Visual Impact/ Street Scene

It is acknowledged that the locality does not exhibit balconies and therefore there are no local examples with which to compare this proposal, let alone balconies on bungalows. In addition, balconies are not normally fashioned out of roof space, but are more commonly additions to the existing built form. In this case, the balcony is an addition to the roof form, with the additional effect that the top part of the railings extend above the roof plane. This makes the form of the balcony unusual.

The design of this balcony needs to be assessed in terms of the site context. The bungalow derives prominence through its corner location, at the junction of two busy roads. This location provides the opportunity for a landmark building that marks the entrance into the central area of Longwell Green. The balcony is considered to be prominent and adds to the prominence of the corner location. It could be considered striking not only because of its form, but also because of the materials, which are modern and somewhat at odds with the host dwelling which is well-established. It is considered that the balcony adds to the distinctiveness of the bungalow as a result. Further benefits are provided by the increased overlooking, perceived and actual, of Long Beach Road and the public open space beyond. On balance it is considered that the retention of the balcony would have a marginal benefit to visual amenity and accords with Local Plan policy D1.

5.4 Other Issues

Two further issues were raised through the consultation process, the first that the plans do not show the roof form before the balcony was constructed. The proposal is retrospective and therefore only the current situation needs to be assessed. In any event, drawing 1818-2 does show the previous roof form in all three elevations. Similarly, the description of development makes provision for the retrospective nature of the proposal, whatever the wording and is considered to describe the development adequately.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That planning permission is approved.

Contact Officer: Chris Gosling
Tel. No. 01454 863787

ITEM 8

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.:	PK13/3735/F	Applicant:	Mr S Hunt
Site:	44 Fairview Road Kingswood South Gloucestershire BS15 9UT	Date Reg:	25th October 2013
Proposal:	Erection of two storey and single storey rear extension to provide additional living accommodation.	Parish:	None
Map Ref:	365932 173533	Ward:	Woodstock
Application Category:	Householder	Target Date:	17th December 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because an objection has been received from a neighbouring occupier contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two storey and single storey rear extension to provide additional living accommodation.
- 1.2 The application site comprises a two-storey terrace property located on the western side of Fairview Road within the established residential area of Kingswood.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013.
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PK08/0355/F, erection of single storey rear extension to form additional living accommodation, refusal, 19/03/08.

4. CONSULTATION RESPONSES

- 4.1 No Parish/Town Council
- 4.2 Drainage Officer
No objection

Other Representations

- 4.3 Local Residents
One letter of objection has been received from a neighbouring occupier. The following reasons have been given for objecting:

- Loss of light;
- Loss of outlook;
- No need for the proposed extension.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning policy H4 allows for the principle of the development proposed. A neighbouring occupier has objected on the basis that there is no need for the proposed extension. However, there is no requirement to assess residential extensions on the basis of need. The main issues to consider are the appearance/form of the extension and impact on the character of the surrounding area (policies D1 and H4 of the Local Plan); the effect on the residential amenity of neighbouring occupiers (policy H4 of the Local Plan); and the transportation effects (policy H4 of the Local Plan).

5.2 Appearance/Form and Impact on the Character of the Area

The proposal extends to the rear of the dwelling by approximately 2.4 metres and across the full width of the property at ground floor level. This part of the scheme is encompassed by a lean-to roof. On the northern side of the dwelling a 2.4 metre wide (approx) narrow gable projects 2.4 metres (approx) from the rear wall of the dwelling to provide a first floor bathroom. This part of the scheme is encompassed by a hipped roof with the ridge level set down much lower than the existing dwelling. The scale and form of the extension is considered to be acceptably in keeping with the character of the host dwelling and neighbouring properties.

5.3 The applicant has specified a rendered block work finish to match the existing dwelling with roof tiles and uPVC doors and windows to also match the existing dwelling; a condition on this basis is therefore, not required. The design of the fenestration proposed is similar to the existing dwelling; and with matching materials the proposal is considered to be acceptably in-keeping with the appearance of the host dwelling. The proposal will not be prominent from views from the public realm notwithstanding glimpses from a rear access lane.

5.4 Residential Amenity

The neighbouring property benefits from a lean-to rear projection, which abuts the neighbouring flank boundary and this will help to offset the impacts of the proposal, which extends just 0.5 metres (approx) past this part of the neighbouring dwelling. The neighbouring property no.42.Fairview Road is located on land that is approximately 0.7 metres higher than the host dwelling, which will help mitigate some of the impacts of the two-storey part of the extension, which sits directly on the neighbouring flank boundary. The hipped roof design of the extension will also impact less on the amenity of neighbouring occupiers in terms of loss of natural light. As such, and given that the neighbouring window closest to the two-storey part of the extension appears to serve a bathroom and is obscure glazed, then it is not considered that it will have a significant adverse effect on the residential amenity of occupiers through loss of natural light.

5.5 The neighbouring property no.46 Fairview Road is adjoined to the southeastern elevation of the host dwelling. Accordingly, given the scale of the extension proposed, it is not considered that occupiers will be significantly adversely

affected through loss of natural light. The level of separation between the neighbouring property no.46 and the two-storey part of the proposal (approximately 3.2 metres), and the fact that the neighbouring dwelling has an existing lean-to projection, approximately 1.8 metres in length directly on the boundary, will also help to mitigate the impacts of the proposal.

5.6 The only windows proposed are in the rear elevation and therefore, will not directly face any of the neighbouring properties. Whilst there will be overlooking into the adjoining gardens any views will be at an oblique angle and this relationship is typical of a residential area and will not adversely harm the privacy of neighbouring occupiers. All other neighbouring properties are located at a sufficient distance from the site to ensure that occupiers will not be significantly adversely affected. An adequate amount of private amenity space will be left to serve the host dwelling.

5.7 Transportation

Given the scale of and nature of the proposal, and the fact that the number of bedrooms in the dwelling will not increase, it is not considered that there will be a significant adverse increase in terms of the number of vehicular trips or on-street parking to the detriment of highway safety and the amenities of the area.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning permission is GRANTED subject to the following condition.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

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

Reason

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

ITEM 9

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.:	PK13/3779/F	Applicant:	Mr Russell
Site:	1 Creswicke Avenue Hanham South Gloucestershire BS15 3HB	Date Reg:	22nd October 2013
Proposal:	Erection of two storey side extension to provide additional living accommodation and garage	Parish:	Hanham Parish Council
Map Ref:	364417 172176	Ward:	Hanham
Application Category:	Householder	Target Date:	12th December 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as the Parish Council has made a representation that is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of a double storey and single storey side extension to form additional living accommodation and an attached garage.
- 1.2 The application relates to a detached double storey dwelling situated within an established residential area of Hanham.
- 1.3 During the course of the application revised plans have been submitted to include a hipped roof to the double storey extension, and to identify the off street parking provision. A re-consultation period of 7 days was undertaken.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design

H4 Development within Existing Residential Curtilages

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

CS1 High Quality Design

CS8 Improving Accessibility

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2006

Residential Parking Standards SPD (Approved) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 K5577/1 - Single storey rear extension (Previous ID: K5577/1).. Approved 16th June 1989
- 3.2 K5577 – Two-storey rear extension (Previous ID: K5577). Approved 5th October 1987

4. CONSULTATION RESPONSES

4.1 Hanham Parish Council

OBJECTION- Scale of proposed extension would have an overbearing impact.

- 4.2 Transportation DC
No objection following revised plans

Other Representations

- 4.3 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application seeks permission for the erection of a double storey side extension to form additional living accommodation. Policy H4 of the adopted Local Plan permits this type of development in principle subject to criteria relating to residential amenity, highway safety, and design.
- 5.2 Residential Amenity
The application seeks permission for the erection of a double storey a small single storey side extension on the north elevation of no.1 Creswicke Avenue. The application site consists of a detached double storey dwelling situated within an established residential area. Adjacent to the north boundary of the site is an access lane that serves an industrial unit, and beyond that is a detached dormer bungalow. The rear elevation of the dormer bungalow would be approximately 25 metres from the side elevation of the proposed development. Due to the layout of the existing dwelling the proposed extension would not be directly adjacent to and neighbouring properties. In light of this relationship and distance between the proposal and surrounding properties it is considered that the proposed extensions would not prejudice the residential amenity of neighbouring occupiers by virtue of overbearing impact, loss of light or loss of outlook. No windows are proposed on the side elevation and this will be secured through the use of a condition. The proposed windows on the front and rear elevations would not result in a loss of mutual privacy. Adequate private amenity space would remain to serve the host dwelling.
- 5.3 The Parish Council have objected to the proposal on the basis that the proposal would have an overbearing impact. It is not clear whether this is meant in relation to the impact on neighbouring occupiers. However, as concluded in the paragraph above, Officers consider the proposal would not have an overbearing impact on any surrounding occupiers.
- 5.4 Design
During the course of the application Officers raised concern in relation to the design of the originally proposed flat roof double storey side extension. In response to this the applicant has amended the plans to include two smaller hipped roofs with a central valley gutter. The roof would be set down from the maximum ridge height with a pitch to match the existing dwelling. In terms of overall design these amendments are considered a significant improvement, remaining in keeping and subservient to the character of the dwelling. The

single storey garage extension would have a simple lean-to roof, which is considered appropriate. Design detailing and materials are shown to match the existing dwelling. The overall design is therefore considered to be acceptable in the context of the original dwelling.

5.5 The street scene is characterised by a mix of dwelling types, scales, materials and design. The proposal would therefore not prejudice the character of the street scene and would not appear overbearing or out of keeping with it.

5.7 Highway Safety

The application proposes to increase the number of bedrooms in the dwelling from three to four. In line with the Council's Residential Parking Standards SPD (Approved for Development Management Purposes) 2013 the site must provide at least two off street parking spaces. The proposed garage falls below the minimum size standard for a garage and as such is not considered to contribute towards parking provision. The application has identified two off street parking space on the hardstanding to the front of the extensions, which is in accordance with the Council's minimum parking standards and as such is acceptable.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application is APPROVED subject to the conditions on the decision notice.

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

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

Reason

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

3. No windows other than those shown on the plans hereby approved shall be inserted at any time at first floor level in the side elevation of the extension hereby approved.

Reason

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

ITEM 10

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.:	PK13/3781/CLP	Applicant:	M And G Property Nominee 1 And Nominee 2 Ltd
Site:	Unit B2 (ii) The Village Emerson Way Emersons Green South Gloucestershire BS16 7AE	Date Reg:	16th October 2013
Proposal:	Application for Certificate of Lawfulness for the proposed use of A1 space to ancillary pet care/treatment and grooming facility.	Parish:	Mangotsfield Rural Parish Council
Map Ref:	367150 177231	Ward:	Emersons Green
Application Category:	Minor	Target Date:	6th December 2013



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PK13/3781/CLP

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because it is for a Certificate of Lawful Proposed Development and this is standard procedure required by the adopted Council's delegated powers procedure.

1. THE PROPOSAL

1.1 The applicant is seeking a formal decision as to whether the proposed pet care, treatment and grooming facility as ancillary facilities in association with the use of Unit B2(ii) The Village Emersons Way as A1 (retail use) is lawful. This is based on the assertion that the proposal falls within the permitted development rights afforded to retail development under the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 and Town Country Planning (Use Classes) Order 1987 (as amended).

1.2 Planning permission, PK13/1481/F, was granted for the sub-division of Unit B2 into two units, namely Unit B2(i) and Unit B2(ii). The site lies within the primary frontage of the Emersons Green Town Centre, as identified in the adopted Local Plan. Part of the approved proposal was to extend the existing mezzanine floor of Unit 2B(ii) by 178.5 sq metres (to 226 sq metres) above the ground floor area 464 square metres.

Planning permission, PK13/1516/RVC, was also granted for the variation of condition 4 of 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 10,000 sq ft (approximately 929 sq metres) gross area.

1.3 The whole Unit B2 is currently occupied by Store Twenty One – a clothing and homeware store. The applicant confirms that the new occupier of Unit B2(ii) would be Pets at Home (although the intended users is not influential in the determination of this application).

1.4 The building is two storey, in common with others in the rank. All the windows are at ground floor level and the rear elevation presents a brick frontage to a shared service yard. There are no existing or proposed windows at first floor level. The retail frontages in this part of the town centre form a horseshoe, enclosing a large expanse of parking facilities.

2. POLICY CONTEXT

Town and Country Planning (General Procedures) Order 1995 Article 24
Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, Schedule 2, Part 3, Class A.

3. RELEVANT PLANNING HISTORY

The site has been subject to the following planning applications in the past.

- 3.1 PK13/1516/RVC Variation of condition 4 attached to previously approved application PK11/2210/RVC to allow Unit B2 only to be sub-divided to provide 2 no units, so that each unit has less than 10000 sq ft gross area.
Approved July 2013
- 3.2 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.
Approved June 2013
- 3.3 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
- 3.4 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
- 3.5 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
- 3.6 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
- 3.7 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
- 3.8 PK04/1727/CLP Application of Certificate of Lawfulness for proposed installation of mezzanine floor.
Approved October 2005
- 3.9 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
- 3.10 P99/4371 Relaxation of condition 15 of planning permission P96/4467 limiting use to non food retail Approved September 1999
- 3.11 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 Other Consultees
Highway Drainage
No comment

Other Representations

4.3 Local Residents/ Businesses
No response was received with regard to the current application.

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

5.1 Site plan, a copy of the previous decision notices of the site and officers report, and a copy of Lawfulness Development Certificates issued by other Local Planning Authorities.

6. ANALYSIS OF PROPOSAL

6.1 Principle Of Development

The application for a Certificate of Lawfulness is purely an evidential test. The test of evidence to be applied is whether the case has been shown on the balance of probability. As such the applicant needs to provide precise and unambiguous evidence.

The proposal is to use part of the floor area of B2(ii) to provide pet care, treatment and grooming facilities as ancillary facilities to the approved retail use. The floor area to be used for the new facilities would be approximately 160 sq metres, which is 23% of the total floor space (690 sq metres) of the unit, and the ground floor area of 464 sq metres (approx. 4,994 sq ft) would remain unchanged. Therefore the proposal would not be contrary to condition 4 of planning permission PK13/1516/RVC, which states '*... No unit (excluding any separately approved mezzanines) shall have a ground floor area of less than 4,850 sq ft gross floor area without the prior written consent of the Local Planning Authority.*'

In addition, the applicant submitted details in relation to the planning history of the site including a list of pet products sold including veterinary and pet care items.

Planning permission PK13/1481/F was granted for the subdivision of the retail Unit B2 to create 2 no. shops units, the installation of new shop fronts and change to the rear elevation. Officers also took consideration of the previous Design and Access Statement submitted with the previous planning permission.

Accordingly, if this case is made successfully there is no consideration of planning merit or an opportunity for planning conditions. The development is simply lawful or not lawful according to the evidence.

6.2 Does this proposal constitute development?

The changes under this proposal amount to internal changes, including the extension of mezzanine floor was granted under planning permission PK13/1481/F. No changes are proposed to the external appearance of the building as the proposal is to use part of the internal floor area to provide the care, treatment and grooming services to the customers.

It would contain two or three consulting rooms where general pet care (including dog and cat grooming) and general advice is provided to customers. Animals can also receive basic preventative medicine such as worming or treatment for fleas. Small-scale procedures such as x-raying and spaying may also be carried out.

Additionally, the proposed facilities will only be accessible via the main store and there are no separate access or egress points. Operating hours would therefore reflect that of the main store and the veterinary services would not and could not operate when the store is closed.

On this basis, the proposed pet care, treatment and grooming facilities would only extend the sale business of pet foods and to provide additional general pet care advice/services to visiting members of the public, and therefore it is considered that the proposal would not constitute development in the terms of the 1990 Act.

6.3 No other conditions under PK13/1516/RVC and PK13/1481/F prevent a part of the retail unit in question being used as ancillary pet care/treatment and grooming facilities.

7. RECOMMENDATION

7.1 That a Certificate of Lawfulness of Proposed Development is granted as the proposal would not constitute development for the following reason:

The proposed ancillary pet care, treatment and grooming facilities are considered to be limited to general animal healthcare and it would not occupy more than 23% of the gross floor space of Unit B2(ii) Village Centre. The facilities would only be internally accessed with no separate external access or egress. The services / operating hours of the facilities would be within those of the primary use of the unit. It is therefore considered that the proposed ancillary facilities would be ordinarily incidental to the primary use of the planning unit and does not constitute a change of use and thus would not have required planning permission.

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

1. The proposed ancillary pet care, treatment and grooming facilities are considered to be limited to general animal healthcare and it would not occupy more than 23% of the gross floor space of Unit B2(ii) Village Centre. The facilities would only be internally accessed with no separate external access or egress. The services / operating hours of the facilities would be within those of the primary use of the unit. It is therefore considered that the proposed ancillary facilities would be ordinarily incidental to the primary use of the planning unit and does not constitute a change of use and thus would not have required planning permission.

ITEM 11

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.: PK13/3793/RVC
Site: 19 Regent Street Kingswood South
Gloucestershire BS15 8JX

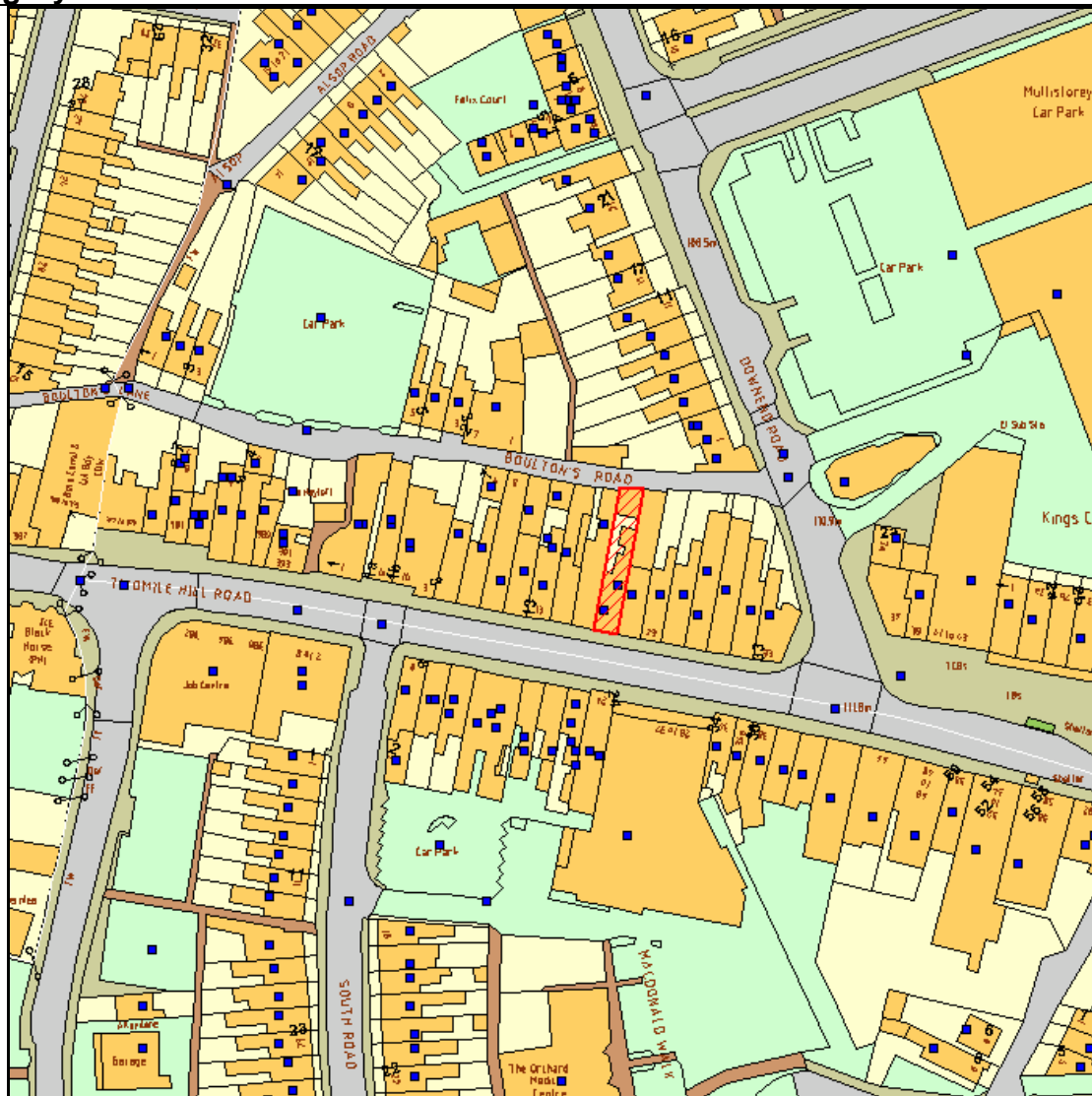
Applicant: Mr Abdul Ghaffar
Date Reg: 18th October 2013

Proposal: Variation of Condition 3 of PK10/3133/F (approved on appeal) to allow opening of the premises between 08:00 to 23:30 Monday to Thursdays, 08:00 to 03:00 Fridays and Saturdays and 10:00 to 00:00 Sundays and Bank Holidays

Parish: None

Map Ref: 364632 173908
Application Category: Minor

Ward: Kings Chase
Target Date: 9th December 2013



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100023410, 2008.

N.T.S.

PK13/3793/RVC

REASON FOR REPORTING THIS APPLICATION ON THE CIRCULATED SCHEDULE

An objection has been received contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks to vary condition 2 of planning permission ref. No. PK10/3133/F, allowed on appeal, which states:

The use hereby permitted shall not be open to customers outside the following times 0800 to 2300 Monday to Saturday and 0900 to 1700 Sundays and Bank Holidays.

As the condition was applied by a Planning Inspector, there is no specific reason given for imposing this condition: However, in the decision letter, the Inspector states:

I consider it necessary to impose the condition restricting the hours of opening to protect the living conditions of the occupiers of nearby flats.

- 1.2 This proposal would see the premises close half an hour later, 2330 instead of 2300 from Mondays to Thursdays, with closing times four hours later on Fridays and Saturdays and seven hours later at 0000 instead of 1700 on Sundays and Bank Holidays.
- 1.3 The site stands within a retail frontage, a row of commercial premises mostly retail, but with an established hot food takeaway across the street and another set to be at No. 13, three doors down from the site. Most of the premises have flats above the ground floor. As recognised by the Inspector in applying the condition, there is therefore a significant residential component in the surrounding land uses.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
EP1 Environmental Pollution

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and Further (March 2013) Main Modifications
No applicable policies

3. RELEVANT PLANNING HISTORY

- 3.1 PK10/3133/F Change of use of ground floor from retail (A1) to restaurant/takeaway (A3/A5) Refused 2011
Appeal allowed

4. CONSULTATION RESPONSES

- 4.1 Parish Council
Unparished area

4.2 Other Consultees

Environmental Protection

Object due to the location of the site within a mixture of commercial and residential premises where the residents would be exposed to noise nuisance.

Police Liaison

No reply received

Transportation

No objection

Technical Services

No comment

Other Representations

4.3 Local Residents

1 letter of objection was received, citing the following concern:

- The proposal would affect the nearby residential properties, causing disturbance

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against the policy listed above, in the light of all material considerations. The issue is considered to be the impact of the later opening on residential amenity, in terms of noise and disturbance between the hours of 2300 and 2330 from Mondays to Thursdays, 2300 and 0300 on Fridays and Saturdays and 1700 to 0000 on Sundays and Bank Holidays. The opening hours each day would remain the same as permitted currently, but opening on Sundays and Bank Holidays is proposed to be one hour later in the morning. The premises had yet to open for business at the time of the site visit.

5.2 Impact on Residential Amenity

Regent Street along this stretch is considered to be largely a residential area, above ground floor level, but commercial (mostly retail – supporting the daytime economy) at street level. An extension to the current permitted hours of 08.00hrs to 23.30hrs Monday to Thursday is considered to be negligible in the context of the character of the area, where it is acknowledged that there are other hot food takeaways in operation. The Inspector, in imposing the condition now at issue, stated that ‘I consider it necessary to impose the condition restricting the hours of opening to protect the living conditions of the occupiers of nearby flats.’ It is considered that the relationship between the flats and the site has remained the same, while the number of affected flats does not appear to have reduced.

On Fridays and Saturdays, the proposed closing time of 0300 is considered to be likely to adversely affect the amenity of local residents, being well outside the parameters set by the Inspector in determining the previous appeal. The current hours are not inclusive of any activity associated with the takeaway which would include food preparation, cleaning etc. but are limited to opening

to the public for the consumption of food on the premises or for takeaway, under the terms of the planning permission. Limiting the opening hours is a method of minimising the effects of noise /odour/ light from the premises. The original condition broadly coincides with the time when the average working adult would commence an 8hr sleep period (WHO – World Health Organisation guidelines) and this already does not allow for a wind down period prior to sleep. Any increase is considered likely to reduce this quiet period unreasonably, however the small increase sought from Monday to Thursday is considered acceptable given the site's context next to a busy road and with other established night time activities taking place nearby. In this case, it is considered that the impact of later opening would be particularly felt in terms of noise and disturbance in the flats above shops near the site. The proposal for these reasons is not considered to accord with policy EP1 of the adopted Local Plan.

5.3 Transportation

While the proposed extension to the opening hours may result in some additional vehicular movements to and from this site, the increased traffic is not considered to be significant, being limited to that generated in the additional hours of opening. As such it is not considered justifiable to refuse the current application on highway and transportation grounds.

5.4 Would a lesser relaxation of the condition be acceptable?

Since the condition at issue is for hours of operation, it is considered appropriate to consider a lesser change to the hours of opening, as a potential compromise. However, as explained at 5.2 above, in this instance it is considered that any increase in the current opening hours beyond those proposed from Mondays to Thursdays, would be unreasonable. On that basis, this application is recommended for partial approval in respect of the later closing hours sought from Mondays to Thursdays, across the week from Mondays to Saturdays, but no further extension to the opening hours.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the condition is amended as indicated below.

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CONDITIONS

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

Reason

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: CSJ/4507/001, CSJ/4507/002, CSJ/4507/003 and CSJ/4507/004.

Reason

To ensure that the development is carried out in accordance with the approved plans for the avoidance of doubt and in the interests of proper planning.

3. The use hereby permitted shall not be open to customers outside the hours of 0800 to 2330 Mondays to Saturdays, 0900 to 1700 Sundays and Bank Holidays.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy RT9 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Before the use hereby permitted begins, a scheme for the installation of equipment to control the emission of fumes, smell and noise from the premises shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

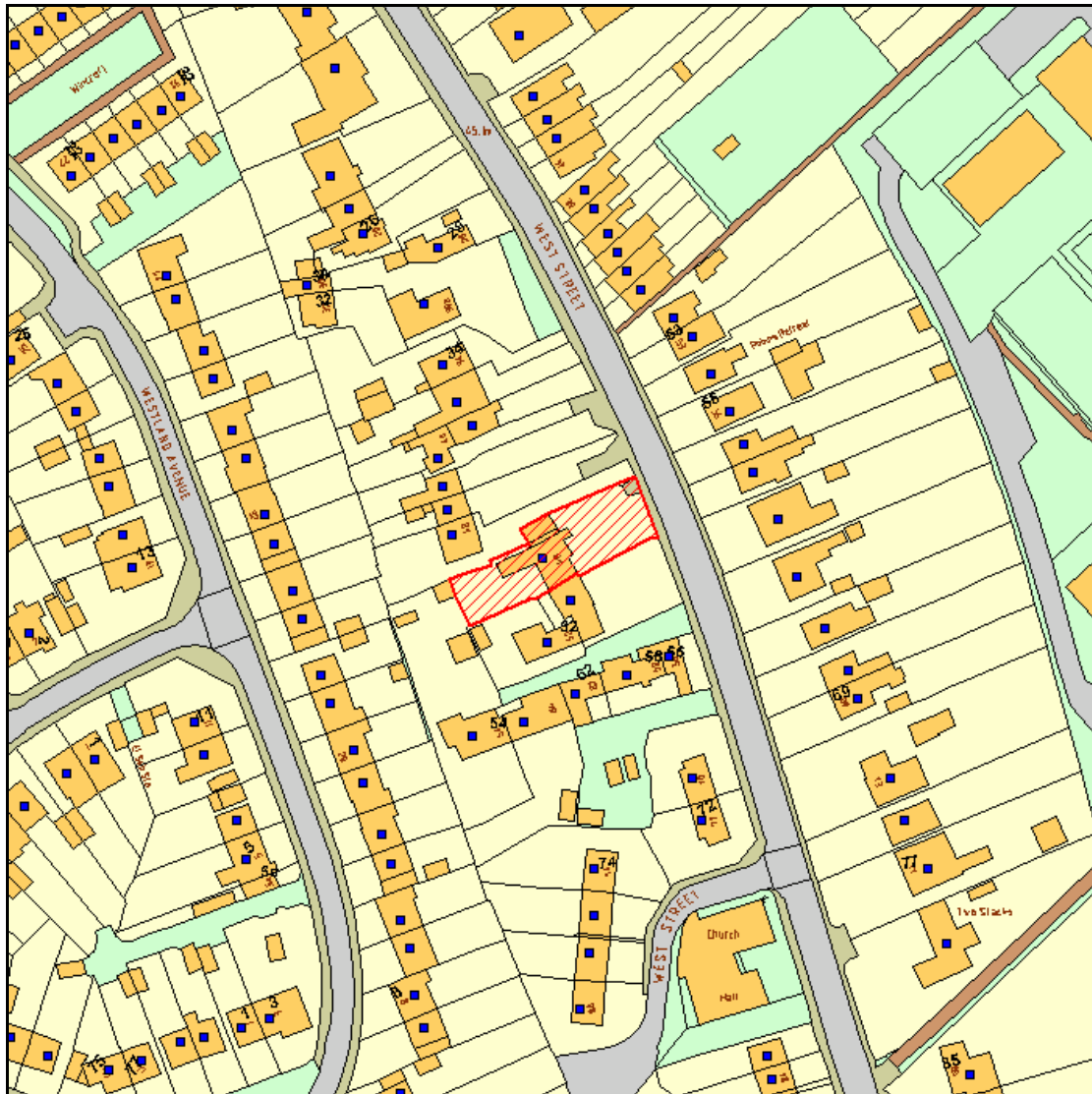
Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy RT9 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 12

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.: PK13/3804/F	Applicant: Mr S Levett
Site: 48 West Street Oldland Common South Gloucestershire BS30 9QS	Date Reg: 17th October 2013
Proposal: Erection of first floor rear extension and two storey front and side extension to provide additional living accommodation. Erection of detached garage.	Parish: Bitton Parish Council
Map Ref: 367188 171604	Ward: Oldland Common
Application Category: Householder	Target Date: 9th December 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the circulated schedule for determination as comments have been received that may be construed as being contrary to the recommendation for approval.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a first floor rear extension, the erection of a two-storey front and side extension, and the erection of a detached garage.
- 1.2 The application site is an attached cottage on West Street in Oldland Common. The site is located within the existing urban area and is not covered by any statutory or non-statutory designations.
- 1.3 This application is the resubmission of PK13/2626/F which was withdrawn to enable some design improvements. The proposed scheme takes into account the required amendments resulting from discussions arising as part of the former application.

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

T12 Transportation

H2 Proposals for Residential Development

H4 Development within Existing Residential Curtilages

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

CS1 High Quality Design

CS8 Improving Accessibility

2.3 Supplementary Planning Guidance

(a) South Gloucestershire Design Checklist (Adopted) August 2007

(b) Residential Parking Standard (Approved for Development Management Purposes) March 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK13/2626/F Withdrawn 24/09/2013
Erection of first floor rear extension and two storey front extension to provide additional living accommodation. Erection of detached garage.

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
'Councillors have no objection in principle to this application but ask that a condition be applied to any permission granted requiring the annexe to remain ancillary to the main dwelling. However, strong concern is felt with regard to the potential for overlooking and loss of privacy for the adjacent property at 46 West Street, whose full width is not apparent from the plans as they do not show an existing extension. This is particularly a concern in respect of the rear windows on what would become the residential annexe. Obscured glass would not overcome this problem for opening windows. Also, the window on the first floor of the rear extension would require obscured glass and to be non-opening.'
- 4.2 Drainage
No comment
- 4.3 Transport
No objection

Other Representations

- 4.4 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for a number of extensions to a cottage in Oldland Common.
- 5.2 Principle of Development
Extensions and alterations to existing residential properties are broadly supported by policy H4 of the Local Plan. This policy requires an assessment of design, amenity, and transport. This application will therefore be determined according to the assessment set out below.
- 5.3 Design
To accord with policy H4 the design of the proposed extension should respect the character and appearance of the existing dwelling. The application site is an attached cottage, probably once a terrace of smaller cottages that have since been amalgamated.
- 5.4 The existing building has a white painted render finish, tiled roof, and casement windows. Although the ridgeline is consistent, there is a variation in the depth of the roof slope and eaves heights along the cottage. The building is located directly on the boundary with the adjacent property to the north, which wraps (slightly) around the rear of the side element of the cottage. Nos.50 and 52 are also in close proximity to the application site resulting in dense, but varied, cluster of buildings.
- 5.5 The proposed extension respects this organic and evolving nature of the built form. The overall appearance retains the 'cottage' character of the building and

- integrates into the existing built form. The design is considered to be appropriate and respond to the character of the existing dwelling and the local distinctiveness of the locality.
- 5.6 A detached garage is proposed at the front of the dwelling. This is low in nature and is located to the side of an otherwise open area. Being low in nature, the garage building has a low mass. As the size of the building is limited and the overall height low, the garage is considered to be acceptable in terms of site layout, siting and appearance.
- 5.7 Landscaping
The impact on visual amenity caused by the front location of the proposed garage needs to be mitigated by some planting. Some planting has been indicated on the submitted plans. This will be secured by a condition requiring the submission of further details to ensure that the garage is screened from the public highway.
- 5.8 Amenity
As the buildings are fairly tight knit in this location there is a high possibility of prejudicial impacts on residential amenity, particularly to the rear and sides.
- 5.9 In assessing the impact of the side extension, consideration needs to be given to the existing fenestration in the rear elevation. There are two existing first floor window in the rear elevation that serves a bedroom and landing. In the proposed alterations this would be reduced to one window serving a bedroom. This change is not considered to be materially different from the existing situation. A new window is to be inserted in the north (side) elevation. This window will overlook the front gardens of the properties to the north of the application site. As these are the front gardens this window will not materially increase overlooking or lead to a prejudicial loss of privacy.
- 5.10 At ground floor, there is an existing rear window at the back of the garage that looks directly at no.46. By converting the garage to living accommodation, there is a material change to the use of this window. It is considered that a clear glass window in this position, combined with the likely use of the proposed ground floor room would have an impact on residential amenity. This window should therefore be obscure glazed.
- 5.11 Turning to the rear first floor extension, only two windows are proposed. One is located within the ensuite and would not impact on amenity. The other is located on the far end of the building. This serves the bedroom. This window is triangular in nature with proposed obscure glazing in the northern side to protect amenity and a buttress wall along the southern corner to protect privacy in the other direction. These measures are considered appropriate and will be secured by condition.

- 5.12 A further condition will be attached to prevent any further windows in order to protect residential amenity.
- 5.13 Transport
Transportation impacts of the proposed development are assessed in terms of adequate car parking. Parking levels are established in the Residential Parking SPD.
- 5.14 To accord with the SPD, a minimum of three parking spaces should be provided. The front garden is currently mostly laid to gravel and there is sufficient space to park three vehicles comfortably. The erection of the detached garage will not diminish the levels of parking available to the extent that the development would not longer accord with the residential parking standard. Should sufficient car parking be provided, the development will not impact on highway safety.
- 5.15 Annexe
Although not explicitly stated in the description of development, the proposal is paramount to the creation of a self-contained annexe. The side extension will have its own access (although there is a ground floor linking door to the main house), a kitchen/living room/dining room, and two bedrooms and a bathroom at first floor.
- 5.16 The proposed development has been assessed as an extension to the existing dwelling and not as an independent unit of accommodation; this would require further scrutiny and is unlikely to be acceptable due to parking and private amenity space requirement for a separate dwelling.
- 5.17 As that is the case, a condition will be attached that prevents the annexe being used for any other purpose than ancillary accommodation to the main 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 proposed extensions and the erection of the detached garage have been assessed against policies D1, T12, and H4 of the Local Plan and other material considerations listed in section two of this report. The design is considered to respond the existing character and appearance of the dwelling and the locality; when read in conjunction with the conditions imposed the development does not prejudice residential amenity; and, the proposal will not present a decrease in the level of highway safety in the vicinity. A condition will be attached ensuring the side extension is only used as annexe in conjunction with the main dwellinghouse.
- 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 It is recommended that planning permission be GRANTED subject to the conditions listed below.

Contact Officer: Griffith Bunce
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

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

Reason

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

3. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed ground floor window on the rear elevation of the two storey side extension shall be glazed with obscure glass to level 3 standard or above.

Reason

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

4. The glazing on the first floor window in the rear elevation of the rear extension hereby permitted shall at all times be of obscured glass to a level 3 standard or above, as shown on on drawing 460-P3, received by the Council 14 October 2013.

Reason

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

5. No windows other than those shown on the plans hereby approved shall be inserted at any time in the rear or side elevations of the property.

Reason

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

6. The side extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 48 West Street.

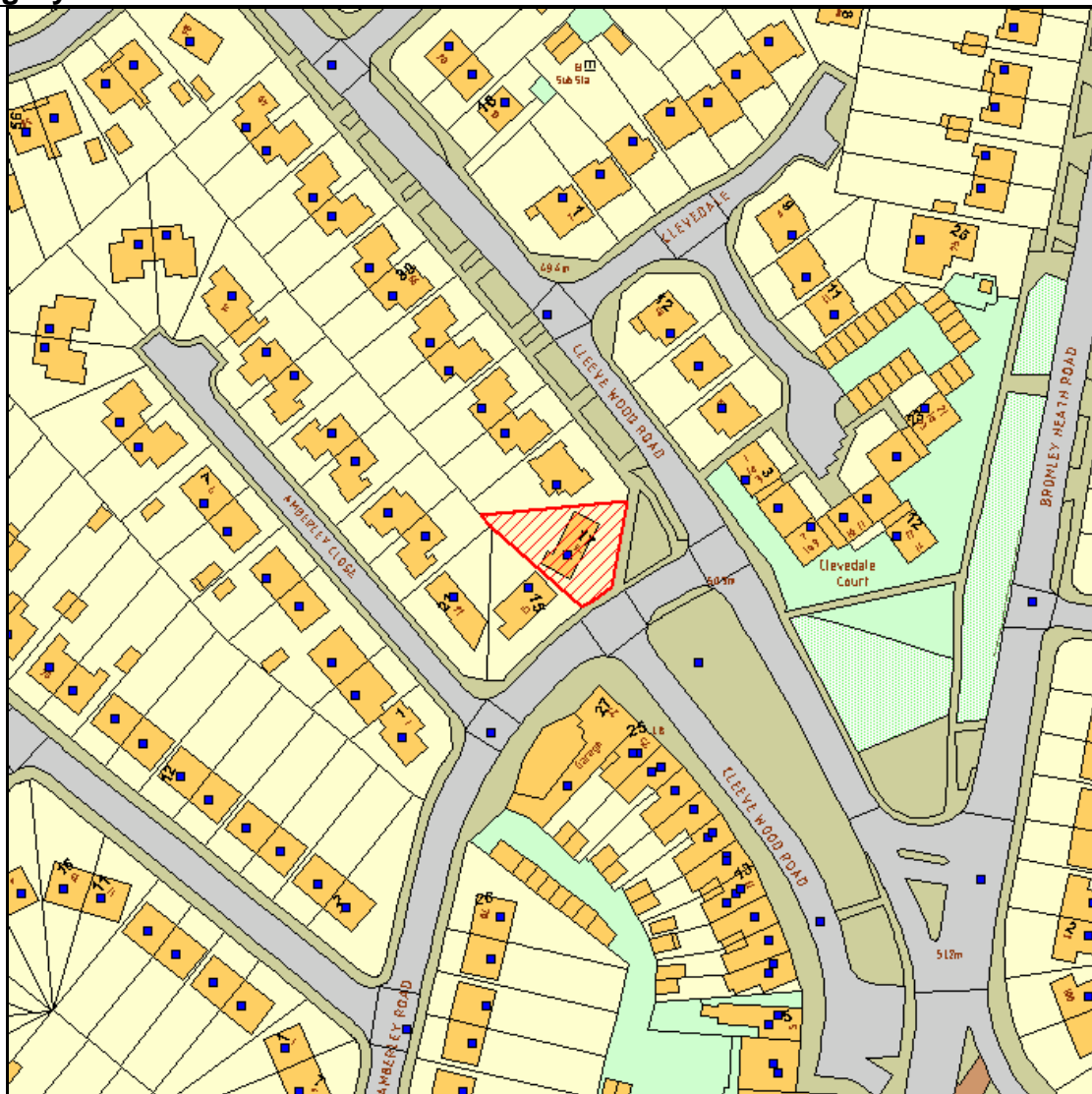
Reason

The development has been permitted on the particular circumstances of the case and the development would be unsuitable for use as a separate residential dwelling because a further assessment of residential amenity, transportation, and highway safety would be required.

ITEM 13

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.: PK13/3865/F	Applicant: Mrs L Phipps
Site: 17 Amberley Road Downend Bristol South Gloucestershire BS16 2RS	Date Reg: 28th October 2013
Proposal: Demolition of existing single storey side extension to facilitate the erection of a two storey side extension to provide additional living accommodation. Erection of detached garage.	Parish: Downend And Bromley Heath Parish Council
Map Ref: 364622 177343	Ward: Downend
Application Category: Householder	Target Date: 13th December 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as objections have been received from the Parish Council and neighbours. These objections both relate to the erection of a detached garage to the front of the property. It is recommended that a split decision be issued, permitting the side extension but refusing the detached garage. Should a split decision be issued, all representations received would be in accordance with the officer recommendation. The application is referred to the Schedule as part of the development is recommended for approval.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two storey side extension to replace the existing garage and the erection of a detached garage to the front of the property.
- 1.2 The site is a prominent detached dwelling on the junctions of Amberley Road and Cleeve Wood Road in Downend. The site is not covered by any statutory or non-statutory designations.
- 1.3 Amendments were requested to the proposed development by the case officer to align the ground floor of the proposed side extension with the first floor of the proposed side extension and to omit the detached garage. No amended plans have been received and the applicant has indicated that they do not wish to amend the proposal.
- 1.4 The application will therefore be determined as originally submitted taking into account the need for the Local Planning Authority to work in a positive and proactive manner.

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
- L5 Open Areas within the Existing Urban Area
- T12 Transportation
- H4 Development within Existing Residential Curtilages

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

- CS1 High Quality Design
- CS8 Improving Accessibility

2.3 Supplementary Planning Guidance

- (a) South Gloucestershire Design Checklist (Adopted) August 2007
- (b) Residential Parking Standard (Approved for Development Management Purposes) March 2013

3. **RELEVANT PLANNING HISTORY**

3.1 There is no planning history on this site.

4. **CONSULTATION RESPONSES**

4.1 Downend and Bromley Heath Parish Council

No objection to the proposed extension of the house.

Objection to the proposed location of the garage as it will –

- Affect visibility at the junction of Amberley Road and Cleeve Hill Road.
- It will be in front of the building line on both Amberley Road and Cleeve Hill Road.

N.B. It is assumed that the Parish Council are referring to Cleeve Wood Road; the application site is not connected to Cleeve Hill Road.

4.2 Transport

No objection, subject to a condition that a minimum of two parking spaces are provided and permanently maintained thereafter.

4.3 Tree Officer

No objection

Other Representations

4.4 Local Residents

One objection comment has been received from a local resident. This raises no objection to the proposed side extension but does object to the erection of the detached garage for the following reasons –

- Out of character with the area
- Would decrease the amount of parking available

5. **ANALYSIS OF PROPOSAL**

5.1 This application seeks planning permission for the erection of a two-storey side extension and the erection of a detached garage at a property in Downend.

5.2 Principle of Development

Development at existing properties is generally supported by policy H4 of the Local Plan subject to an assessment of design, amenity and transport. In addition to these considerations, extra design guidance contained within policy D1 of the Local Plan.

- 5.3 In this instance, the proposed side extension accords with these policies, however, the proposed garage does not. The reasons for this are set out in the analysis below.
- 5.4 Detached Garage
It is proposed to erect a detached single garage in the northeast corner of the front garden, abutting the boundary with no.29 Cleeve Wood Road and the front of the curtilage with Cleeve Wood and Amberley roads.
- 5.5 This location is highly visible when you turn onto Cleeve Wood Road from Bromley Heath Road as no.17 Amberley Road is on a prominent corner plot. Furthermore, there is a strong building line set by buildings on the west side on Cleeve Wood Road, particularly as you travel southwards along Cleeve Wood Road.
- 5.6 The proposed garage would sit forward of the building line set by the properties on the west of Cleeve Wood Road and forward of no.17 Amberley Road. This building line is an important feature which defines the character of the locality as it distinguishes between the open area in front of the shops opposite, the verge along Cleeve Wood Road, and the private amenity areas of the houses.
- 5.7 A garage in the location proposed would encroach beyond the well-defined building line and create a built form that intrudes into the open nature of the area to the front of the dwelling. The garage building would not be in keeping with the character of the vicinity and would result in an incongruous feature in the streetscene and be detrimental to visual amenity. It is therefore considered to be contrary to policies D1, L5, and H4 of the Local Plan, policy CS1 of the Core Strategy, the design checklist SPD, and the NPPF.
- 5.8 Side Extension
It has been shown that the proposed garage would cause demonstrable harm to the visual amenity of the locality. However, the side extension should be considered separately and determined on its own merit.
- 5.9 Design
The proposed side extension will replace the existing single storey garage. At ground floor, the extension will be flush with the front elevation of the dwellinghouse, whilst there is a set back at first floor level. This set back results in a slightly lower ridge height and ensures that the extension, overall, has a subservient appearance.
- 5.10 However, the design could be improved by setting the ground floor front elevation of the extension to the same position as the first floor. This would create a less complicated and more visually pleasing elevation. The applicant was asked to make this amendment, however they have decided not to revise the application.
- 5.11 Although it would be desirable to set back the ground floor, it is not considered to be harmful enough to warrant refusal of the application on terms of design. In all other aspects the design is acceptable and on that basis, the application is considered to general accord with the relevant design policies.

5.12 Amenity

There will be no impact on the amenity offered to the application site. The proposed side extension will replace an existing single storey garage and therefore adequate amenity space is retained.

5.13 Additional windows at first floor level are proposed in the front and rear elevations. The front window will not affect the amenity of any nearby occupier as it overlooks the public realm. At the rear, the window has the potential to impact on the levels of residential amenity. This window serves an ensuite bathroom. It is therefore reasonable that this window should be obscure glazed to protect existing levels of privacy and prevent any additional overlooking.

5.14 Transport

To accord with policy, the proposed development must provide adequate levels of off-street parking in order to ensure that the development does not impact on highway safety or exaggerate on-street parking.

5.15 For a dwelling of this size, two parking spaces must be provided. The existing driveway is capable of containing adequate off-street parking and therefore subject to a condition ensuring its retention, there are no transportation issues with this proposal.

6. **CONCLUSION**

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

6.2 The recommendation to refuse permission for the detached garage 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

6.3 The recommendation to grant permission for the two storey side extension 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 It is recommended that a **SPLIT DECISION** be issued.

- Planning permission for the erection of a detached garage should be **REFUSED** by imposing a condition precluding its construction.
- Planning permission for the erection of a two-storey side extension should be **GRANTED** subject to the conditions listed below.

Contact Officer: Griffith Bunce
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

2. Notwithstanding the submitted details, the detached garage as shown on drawing 7 and drawing 8 shall not be implemented.

Reason

The proposed detached garage, due to the siting of the development, would encroach beyond the well defined building line and create a built form that intrudes into the open nature of the junction of Cleeve Wood Road and Amberley Road resulting in a building that is not in keeping with the character of the area and would be an incongruous feature in the streetscene which would be detrimental to visual amenity. The proposed garage is therefore contrary to Policies D1, L5, and H4 of the South Gloucestershire Council Local Plan (Adopted) January 2006, Policy CS1 of the South Gloucestershire Council Local Plan Core Strategy incorporating Inspector's Main Modifications November 2013, the South Gloucestershire Design Checklist, and the National Planning Policy Framework.

3. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor window on the rear elevation shall be glazed with obscure glass to level 3 standard or above.

Reason

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

4. A minimum of two off-street parking spaces (measuring 2.4 by 4.8 metres) shall be provided prior to the first occupation of the extension hereby permitted, and shall be thereafter retained for that purpose unless the Local Planning Authority agree to any variation in writing.

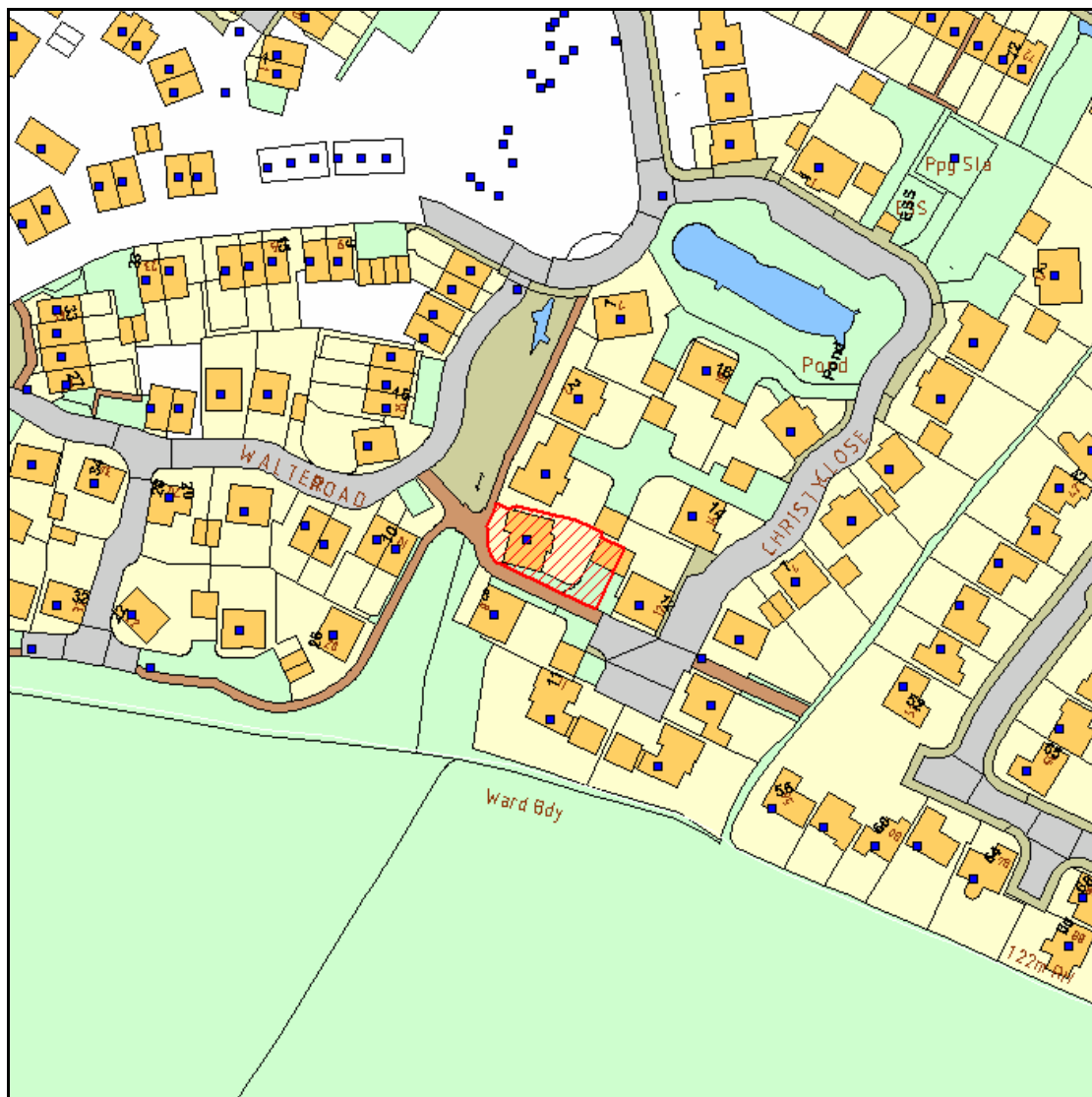
Reason

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, Policy CS8 of the South Gloucestershire Local Plan Core Strategy incorporating Inspector's Main Modifications November 2013 and the Residential Parking Standard (Approved for Development Management Purposes) March 2013.

ITEM 14

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.: PT13/3427/F	Applicant: Mr M Cadwallader
Site: 6 Walter Road Frampton Cotterell South Gloucestershire BS36 2FR	Date Reg: 26th September 2013
Proposal: Remove part of existing garden wall and rebuild along edge of boundary	Parish: Frampton Cotterell Parish Council
Map Ref: 366674 180711	Ward: Frampton Cotterell
Application Category: Householder	Target Date: 18th November 2013



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100023410, 2008. **N.T.S.** **PT13/3427/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as a representation has been received from the Parish Council, which is contrary to the Officer's recommendation

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of a boundary wall along the southern boundary of the site. The wall would have a maximum height of 2 metres and would enclose an area of unused green space adjacent to the existing wall.
- 1.2 The application site consists of a recently constructed detached dwelling situated within a modern residential development (Land at Heather Avenue) in Frampton Cotterell, which was approved under application refs. PT10/1013/RM and PT08/2760/O.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design

H4 Development within Existing Residential Curtilages

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

CS1 High Quality Design

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007

Residential Parking Standards SPD (Approved) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant.

4. CONSULTATION RESPONSES

4.1 Parish Council

The Parish Council objects on the loss of valuable amenity verge.

4.2 Other Consultees

None received

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of a maximum two-metre high boundary wall to the southern boundary of the site. Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 permits this type of development in principle subject to criteria relating to residential amenity, highway safety, and design.

5.2 Design

The application relates to a detached dwelling, which has been recently constructed, situated within a residential development approved under application refs. PT10/1013/RM and PT08/2760/O. Construction elsewhere in the development is ongoing. The application site is situated at the end of a set of four detached dwelling on the east side and facing an area of pleasant green space adjacent to Walter Road. The front (west) elevation and south elevation are adjacent to a wide public footpath, which leads pedestrians from the hammerhead of Christy Close to the pleasant green space. Parking is situated to the east of the dwelling accessed from Christy Close. The layout of the dwelling is such that the south elevation meets the footpath at an angle. The existing boundary wall extends beyond the leaving a small open area to the side (south) elevation of the dwelling, which is laid to grass. The dwelling is situated within a part of the development that has a relatively open and green character, which is predominantly pedestrianised. Enclosures are limited to existing building lines.

- 5.3 The application seeks to remove the existing southern boundary wall and rebuild it directly adjacent to the footpath enclosing the small area currently laid to grass. Ordinarily the Council would seek to retain features that contribute positively to a distinct open character. However, it is necessary to assess each site on its own merits. In this instance the open views from the hammerhead of Christy Close to the green pedestrianised area to the west of the site (viewed from east to west) are interrupted where the side elevation of the dwelling (no.6) meets the footpath at an angle. In this respect it is considered that although the proposed wall would enclose an existing open space, it would not interrupt any important views or vistas through the development. Therefore, on balance, whilst undesirable, the erection of a two-metre wall directly adjacent to the footpath is not considered to prejudice the distinctiveness or character of the locality. Additionally, as the footpath is wide the proposal does not raise any concern in relation to the visual amenity of the immediate locality from the experience of the pedestrian. Officers are also mindful that the development has its permitted development rights intact and as such the area could be enclosed without the need for planning permission albeit with a lower wall. Materials are proposed to match the existing and as such, on reflection, there are no reasonable objections to the proposed development on grounds of design.

5.4 Residential Amenity

It is considered that the proposed wall, by virtue of height and location in relation to neighbouring properties, would not have an oppressive or overbearing impact on neighbouring occupiers to the detriment of residential amenity and would not result in a loss of light to them.

5.5 Highway Safety

The proposed development does not raise any concern in relation to parking provision or highway and public safety.

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

7.1 That the application is **APPROVED** subject to the conditions below.

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

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

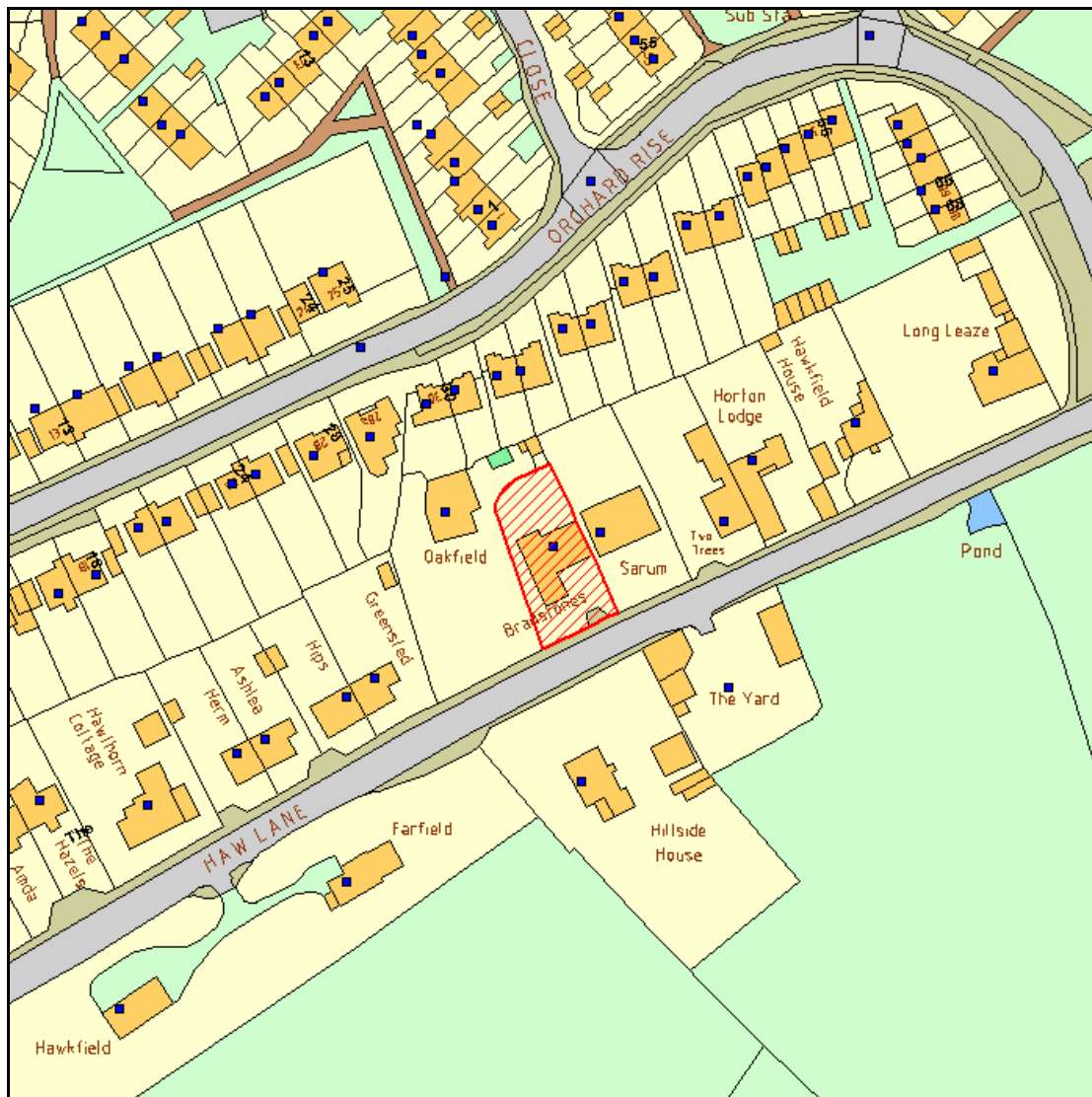
Reason

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

ITEM 15

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2015

App No.:	PT13/3850/F	Applicant:	Mr Peter Ellis
Site:	Bradstones Haw Lane Olveston Bristol South Gloucestershire BS35 4EG	Date Reg:	23rd October 2013
Proposal:	Erection of single storey rear and side extension to include raising of roofline with front dormers to form loft conversion and additional living accommodation. Existing bay window to be replaced with square bay window	Parish:	Olveston Parish Council
Map Ref:	360348 186991	Ward:	Severn
Application Category:	Householder	Target Date:	12th December 2013



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100023410, 2008. **N.T.S.** **PT13/3850/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a single storey rear and side extension to include raising the roofline with front dormers to form a loft conversion and additional living accommodation. Permission is also sought to replace the existing bay window with a square design bay window.
- 1.2 The application site comprises a single storey detached property located on the northwestern side of Haw Lane. The property is located within the defined Olveston settlement boundary, which is washed over by the Bristol/Bath Green Belt and the Olveston Conservation Area.
- 1.3 The property is accessed directly off Haw Lane and is elevated above the street. It is constructed of bradstone brick and comprises a hipped roof and a projecting front gable with a circular bay window. A flat roof garage is located to the side of the dwelling and a covered walkway between provides access to the rear garden. A stone boundary wall is located to the front of the dwelling; a neighbouring dwelling is located directly to the side with a 1.8 metre (approx) high stone boundary wall and end garage wall forming the boundary; the front garden of a neighbouring property is located directly to the west with high Conifer trees growing on the boundary. Conifer trees are also growing on the rear boundary of the property.

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 a Good Standard of Design in New Development

GB1 Development in the Green Belt

H4 Residential Development within Existing Residential Curtilages

L12 Conservation Areas

T12 Transportation Development Control Policy for New Development

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

CS1 High Quality Design

- 2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)

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

The South Gloucestershire Residential Parking Standards SPD

3. RELEVANT PLANNING HISTORY

- 3.1 P94/2662, erection of bay window extension in front elevation, approval, 17/01/95.

4. CONSULTATION RESPONSES

4.1 Olveston Parish Council

The Parish Council is concerned about the increase in the volume of the dwelling given the size of the proposed extension, and whether the plot can acceptably accommodate this increased volume. There is a considerable rise in the ridge height of the property and the sharp edge at the end of the ridge. Adjoining properties will be adversely impacted by the proximity to the boundary and height of this proposal.

4.2 Conservation Officer

Approve subject to conditions

4.3 Transportation DC Officer

No objection

4.4 Drainage Officer

No comment

Other Representations

4.5 Local Residents

Two letters of objection have been received from neighbouring occupiers. The following is a summary of the reasons given for objecting:

- Loss of natural light in windows in the west side of the neighbouring property Sarums;
- Loss of outlook in windows in the west side of the neighbouring property Sarums due to the proximity of a stone boundary wall;
- Loss of natural light to a sunroom in the rear of the property Sarums;
- Impact on boundary wall foundations;
- Proximity of extension to the boundary wall raises issues in term of its construction and maintenance;
- The wall is very old and there uncertainties regarding its ownership;
- Loss of privacy.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning policies GB1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006 allow for limited extension 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. It is noted that the proposal results in a significant volume increase over the volume of the existing dwelling;

- however, weight is given to the fact that the site is located within a defined settlement boundary where the principle of limited infilling of dwellings is acceptable. Accordingly, the erection of a new dwelling in this location would be likely to have a significantly greater impact on the openness of the Green Belt than the proposed extension. This is considered to hold substantial weight; therefore, the proposal is not considered to be a proportionate addition in this instance and is appropriate development in the Green Belt.
- 5.2 The principle of the development is considered to be acceptable by virtue of policies GB1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006. The main issues to consider are the appearance/form of the proposal and the impact on the character of the Conservation Area and openness of the area (policies D1, L12, H4 and GB1 of the Local Plan); the impact on the residential amenity of neighbouring occupiers (policy H4 of the Local Plan); and the transportation effects (policies T12 and H4 of the Local Plan).
- 5.3 Appearance/Form on Impact on the Character of the Conservation Area
The proposal extends the existing building back and across for approximately 1.6 metres and 3.7 metres respectively, replacing an existing detached garage. The proposal forms an integral garage and utility room/w.c and an enlarged kitchen at ground floor level. The proposal increases the ridge height from 5.7 metres to 6.7 metres and two dormer windows are proposed in the front and rear roof slope to allow for first floor accommodation. The existing flat roof porch is to be replaced by a gabled porch with the main pedestrian access door moved to the front elevation; the existing circular bay window on the front projecting elevation is to be replaced by a square shaped bay window.
- 5.4 The applicant proposes the materials render for the walls to replace the existing bradstone and render finish; double Roman roof tiles; white uPVC windows and timber doors.
- 5.5 Whilst the proposal significantly alters the appearance of the existing dwelling, it is not considered that the existing dwelling makes a significantly positive contribution to the character of the Conservation Area. Moreover, it is considered that the proposed alterations including the replacement render finish; the revised porch design; the square bay window; the amendments to the fenestration and the integral garage will improve the appearance of the dwelling over the existing situation and will enhance the appearance of the Conservation Area.
- 5.6 Although the scale of the dwelling will increase, and the proposal has a somewhat unbalanced appearance, due to the hip to gable roof form, it is not considered that it will appear adversely out of keeping with the character of the surrounding built form in terms of scale, form and appearance. Weight is given to the fact that there is a wide variety of architectural styles of dwellings along Haw Lane; therefore, the proposal will integrate acceptably in the streetscene. If permission is granted a condition is recommended to ensure that samples of materials and the detailed design of doors and windows are agreed in writing with the Local Planning Authority.

- 5.7 The main part of the dwelling is set well back from the street (14 metres approx) and there is existing built form within close proximity to the north; east and northwest. As such, in this context, it is not considered that there will be a significant adverse effect on the openness of the Green Belt.
- 5.8 Residential Amenity
The proposed first floor dormer windows are approximately 30 metres from the rear elevation of properties located to the north. Whilst the dormer windows will directly face neighbouring properties to the north it is considered that there is a sufficient level of separation to ensure that neighbouring occupiers will not be significantly adversely affected through loss of privacy. Accordingly, it is not considered that neighbouring occupiers to the north will be unreasonably affected through loss of privacy.
- 5.9 It is not considered that any significant adverse inter-visibility issues will be introduced between the occupiers of the host dwelling or the neighbouring property Oakfield to the northwest. Whilst Oakfield is set further back from the host dwelling any views towards the front of this neighbouring property will be at an oblique angle, which will lessen the degree of any overlooking to an acceptable level.
- 5.10 No windows are proposed in the side elevations of the property at first floor level; accordingly, it is not considered that there will be a significantly adversely greater effect on the privacy of neighbouring occupiers than the existing situation.
- 5.11 The neighbouring property Sarum is located to the northeast of the host dwelling; this neighbouring property is the closest to the application site and; therefore, its occupiers will be the most affected by the increase in size of the dwelling. Careful consideration is required with regards to the impact on occupiers through loss of natural light and outlook. The enlarged dwelling aligns with the principal front and rear building lines of the neighbouring dwelling; the neighbouring property benefits from a rear projection, which extends beyond the proposed rear elevation of the dwelling. A stone boundary wall approximately 2.5 metres high forms the boundary treatment between the properties as does the eastern (side) elevation of the host garage, which sits directly on the boundary. Accordingly, the outlook from windows in the side of the neighbouring property is already affected by the proximity to the stone boundary wall, which is just 1.2 metres (approx) away. Accordingly, provided that the boundary wall does not increase in height, it is not considered that the proposal will have a significantly adversely more harmful effect on the outlook from ground floor windows in the side elevation of the neighbouring property than the existing situation. The proposal will not be directly visible from principal windows in the rear elevation of the neighbouring property. The application proposes a 3.4 metre (approx) high wall; if permission is granted a condition is recommended for a wall no higher than existing (2.5 metres) to be erected.
- 5.12 The design of the roof form, which incorporates a half hip and gable is contrived to reduce the impacts on neighbouring occupiers. The roof design moves the gable end further away from the neighbouring property (approximately 3 metres). On balance, given the level of separation it is not

considered that occupiers will be significantly adversely affected through loss of outlook.

5.13 The existing dwelling is already likely to have an affect on the amount of sunlight that reaches the neighbouring property due to its proximity to the southwestern elevation of the neighbouring property. Whilst the increase in height of the dwelling is likely to result in some loss of light to windows in the side of the neighbouring property it is not considered that there will be a materially greater effect in terms of loss of natural light such that there will be a significant adverse effect on the living conditions of neighbouring occupiers.

5.14 Transportation

Given the nature of the proposal it is not considered that there will be a significant increase in levels of parking. It is considered that there is sufficient parking within the curtilage of the site to accord with the Council's minimum residential parking standards SPD.

5.15 Further Matters

Neighbouring occupiers have raised concerns regarding the effect on their property through the construction of the proposed development. The applicant will be required to comply with the Party Wall Act and will not be able to enter onto land outside of their control without the consent of the neighbouring landowner. These are however, legal issues that are outside of the scope of the planning process. Issues relating to the ownership of the boundary wall are also outside of the scope of the planning process.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

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

Reason

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

2. Prior to the commencement of development a representative sample panel of render, of at least one metre square, showing the texture and colour finish of the render, shall be erected on site and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed panel, which shall be retained on site until completion of the development.

Reason

In order to ensure an adequate standard of appearance in the interests of the character and visual amenity of the Conservation Area and to accord with policies D1 and L12 of the South Gloucestershire Local Plan (adopted) January 2006.

3. Prior to the commencement of development, the detailed design of the following items, including materials and finishes, shall be submitted to and approved in writing by the Local Planning Authority.
 - a. all new windows (including dormer cheeks and eaves)
 - b. all new doors

The development shall be carried out in accordance with the agreed details.

Reason

In order to ensure an adequate standard of appearance in the interests of the character and visual amenity of the Conservation Area and to accord with policies D1 and L12 of the South Gloucestershire Local Plan (adopted) January 2006.

4. Prior to the commencement of development a representative sample of new roofing tile to match the existing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason

In order to ensure an adequate standard of appearance in the interests of the character and visual amenity of the Conservation Area and to accord with policies D1 and L12 of the South Gloucestershire Local Plan (adopted) January 2006.

5. Notwithstanding the details submitted prior to the commencement of the development a revised plan showing a reduction in height of the northeastern stone boundary wall shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details. (For the avoidance of doubt the wall should be no higher than the existing height of the wall (2.5 metres approx)).

Reason

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

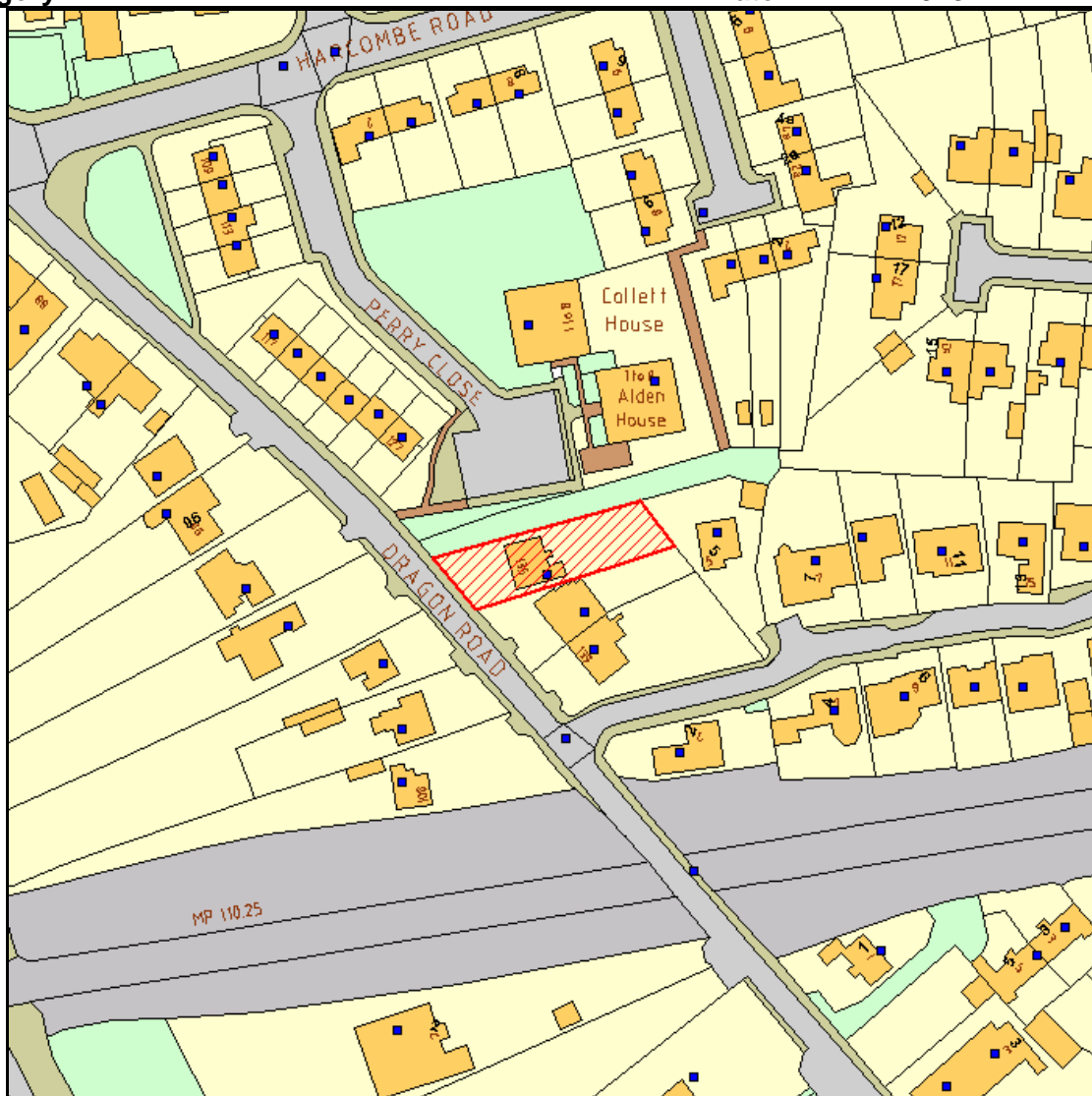
ITEM 16

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.: PT13/3859/F
Site: 135 Dragon Road Winterbourne South Gloucestershire BS36 1BL
Applicant: Mr C Murray
Date Reg: 22nd October 2013

Proposal: Erection of a double storey and single storey rear extensions to form additional living accommodation. Raising of roofline and installation of 2no. front dormer windows to facilitate a loft conversion.
Parish: Winterbourne Parish Council

Map Ref: 364955 179935
Application Category: Householder
Ward: Winterbourne
Target Date: 12th December 2013



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100023410, 2008.

N.T.S.

PT13/3859/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of a double storey and single storey rear extension, and the raising of the roofline and installation of 2no. front dormers, to form additional living accommodation.
- 1.2 The application relates to a detached residential dwelling situated on Dragon Road in Winterbourne. To the north of the site is a public right of way.
- 1.3 During the course of the application the description of development has been amended to accurately reflect the extent of the proposed extensions. Additionally revised plans have been received in response to design concerns raised by the Case Officer. A re-consultation period of 14 days was undertaken.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design

H4 Development within Existing Residential Curtilages

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

CS1 High Quality Design

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007

Residential Parking Standards SPD (Approved) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 None available

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

Objection. This is a very large extension, overbearing to neighbouring properties.

4.2 Transportation DC

No objection

4.3 Public Rights Of Way

No objection. Informative recommended.

Other Representations

- 4.4 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of a double storey and single storey rear extension, and the raising of the roofline and installation of 2no. front dormers, to form additional living accommodation. Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 permits this type of development in principle subject to criteria relating to residential amenity, highway safety, and design.

5.2 Residential Amenity

The application site consists of a detached dwelling situated on Dragon Road, Winterbourne. The nearest neighbouring properties to the site are no.137 Dragon Road to the south (side) boundary, and no. 5 Sandstone Rise to the east (rear) boundary. The neighbouring property to the south (no.137) has existing double storey side and single storey rear extensions meeting the mutual boundary at an angle. The side elevation of no.137 has an obscure glazed window. The host dwelling has an existing lean-to rear extension adjacent to the south boundary extending beyond the original rear elevation by 6 metres.

- 5.3 The revised proposal is to demolish all existing single storey rear elements and erect a double storey double gable rear extension, which would extend beyond the original rear elevation by approximately 5 metres, and a single storey rear extension with a depth of 2.2 metres. Both proposed rear elements would extend the width of the original dwelling. In addition the application proposed to raise the roofline by 0.8m to a maximum ridge height of 8.5 metres. The ridge height of the proposed rear extension would match this. The extensions would not extend beyond the existing rear elevation of the single storey lean-to adjacent to the southern boundary. The proposed double storey extension would not extend beyond the rear elevation of no.137.

- 5.4 In terms of overbearing impact, whilst the comments of the Parish Council are noted, it is considered that the proposed raising of roofline and rear extensions would not have an overbearing or oppressive impact on the nearest neighbouring occupiers. This is owing to the position of the host dwelling in relation to no.137 and the relationship between them such that the double storey proposal would not extend beyond the rear elevation of no.137. No habitable windows on no.137 would be affected by the proposed extension. Additionally, as the rear elevation of the host dwelling faces east, the proposed extensions would not result in a significant loss of light to no.137. Number 5 Sandstone Rise is situated an adequate distance from the proposals to ensure that the occupier's residential amenity remains unaffected.

5.5 In terms of privacy the proposed windows on the rear elevation would be an adequate distance from no.5 Sandstone Rise to ensure that mutual privacy is retained. There would not be a direct line of vision between the proposed windows or the windows of any surrounding properties. There are no windows proposed at first floor level on the south elevation of the extension and this will be secured through the use of a condition to retain the privacy of no.137. Accordingly there are no concerns in terms of loss of privacy.

5.6 Design

The application site consists of a detached dwelling with a render finish and a pitched tiled roof. The dwelling has regular proportions and symmetrical fenestration. The area is characterised by a mix of dwelling types, ages and materials and as such the street scene does not have a distinct character or appearance. The original building is relatively narrow in depth with single storey rear lean-to elements. The rear and side elevations of the dwelling are highly visible from the adjacent public right of way.

5.7 Revised plans have been submitted incorporating design amendments following Officer comments on the originally submitted proposal. The concerns were two fold and related to the design of the rear elevation of the double storey extension, and the height of the roofline and number of dormers. In terms of the rear elevation the revised plans remove the single wide gable and include a double gable feature. This is considered an appropriate solution to break up the overall massing and visual appearance of the large rear extension representing a significant improvement on the previously proposed scheme. The introduction of a number of windows to the rear elevation is out of odds with the original simple fenestration however this would not warrant a refusal in design terms. Although significant in scale the location of the extensions at the rear of the property would not prejudice the character of the site or the locality and as such are considered acceptable.

5.8 In terms of the roofline and dormer windows the application continues to propose to increase the ridge height contrary to the Officer's comments. However the middle dormer has been removed leaving 2no. dormers above each set of core windows. Officers consider the retention of the raised roofline unfortunate as the proportions of the front elevation would be lost resulting in an unbalanced roof to wall ratio. However, on balance, although undesirable, this would not have a detrimental impact on the character of the locality or the street scene and would not warrant a refusal of the application. The rationalisation of the dormer windows is considered an improvement to avoid visual clutter. Materials are proposed to match the existing and this will be secured through a condition. On reflection, therefore, the overall design of the proposal is considered acceptable in terms of policy D1 of the adopted Local plan.

5.9 Highway Safety

The application proposed to increase the number of bedrooms in the dwelling from two to five. In accordance with the Council's Residential Parking Standards SPD (Approved for Development Management Purposes) March 2013 the site must provide at least three off street parking spaces. The application site has existing parking provision at the rear of the property

accessed from the adjacent access road and public right of way. The revised block plan also includes off street parking provision to the front of the dwelling again accessed from the adjacent lane. These spaces would not require planning permission. It is considered that the existing parking provision is adequate to serve the proposed size of the dwelling and as such there are no objections on highway safety grounds.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application is APPROVED subject to the following conditions:

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

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

Reason

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

3. No windows other than those shown on the plans hereby approved shall be inserted at any time at first floor level on the side (south) elevation of the property.

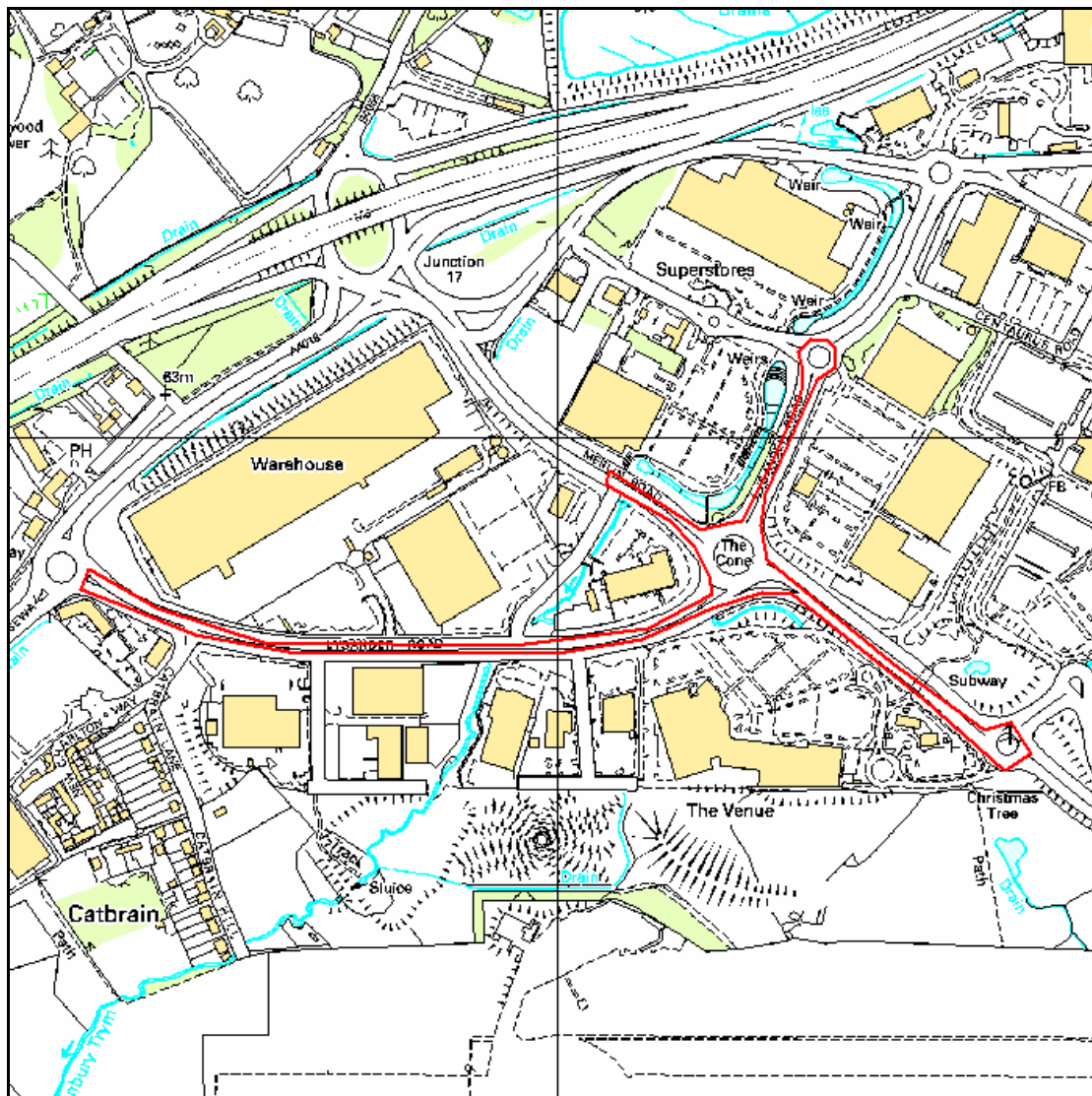
Reason

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

ITEM 17

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.: PT13/3869/ADV	Applicant: Mr M Cadman
Site: Lysander Road/Merlin Road Patchway South Gloucestershire BS10 7TX	Date Reg: 24th October 2013
Proposal: Display of 59 lamppost banners on 39 lighting columns	Parish: Almondsbury Parish Council
Map Ref: 358222 181252	Ward: Patchway
Application Minor	Target 13th December
Category:	Date: 2013



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100023410, 2008. **N.T.S.** **PT13/3869/ADV**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated schedule as the comments made by the Parish Council could be interpreted as an objection. Such comments would be contrary to the Officer recommendation for approval.

1. THE PROPOSAL

- 1.1 This application seeks advertisement consent to display 59 lamppost banners on 39 lamppost columns around the regional shopping centre at Cribbs Causeway. The banners will be located on arterial routes to The Mall, The Venue and The Retail Park along Merlin Road and Lysander Road.
- 1.2 Where the lamppost is located in the central reservation, two banners will be displayed from one lamppost (one facing each carriageway). This is why the number of banners exceeds the number of lampposts.
- 1.3 Each banner will be 0.8 metres wide and 2 metres tall. The banners will be located 3.5 metres above ground level. The banners will either be displayed as a single banner on each lamppost or a double banner as described above.
- 1.4 The banners have been designed in accordance with central government regulations in order to ensure that no excess loads (due to wind) are placed on the lighting columns.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
The Town and Country Planning (Control of Advertisements) (England) Regulations 2007

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

T12 Transportation

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

CS1 High Quality Design

3. RELEVANT PLANNING HISTORY

- 3.1 This application seeks to place adverts of a wide and dispersed area. Cribbs Causeway is subject to a high volume of planning applications which can be viewed on the Council website.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council

'We are concerned this may impact on road safety. So many banners could prove to be a distraction.'

4.2 Transport Officer

No objection subject to the banners being displayed in clusters and not individually.

4.3 Public Rights of Way Officer

It is unlikely that the proposal will affect the public footpaths that run along the pavements in some of the locations shown on the accompanying plans, as it appears that the banners are to be hung above head height and they should not therefore interfere with people walking beneath.

Other Representations

4.4 Local Residents

None received

5. ANALYSIS OF PROPOSAL

5.1 This application seeks advertisement consent for the display of 59 lamppost banners around Cribbs Causeway.

5.2 Principle of Development

Guidance within the National Planning Policy Framework states that advertisements should only be controlled in the interests of amenity, public safety and cumulative impact. Design and design quality is assessed in terms of visual amenity and cumulative impact using policy D1 of the Local Plan. Public safety is assessed using policy T12 to ensure that the signage is not detrimental to highway safety or presents a traffic hazard.

5.3 Design and Amenity

The proposed banners are simple in appearance. They are rectangular in shape and sit close to the lighting column and therefore appear part of the street furniture. The banners will either be displayed in pairs (when attached to a lamppost in the central reservation) or individually in clusters on lampposts around entrances or roundabouts.

5.4 The banners will be 2 metres in height and 0.8 metres wide. The size of the banners is appropriate for their use and location. Cribbs Causeway is an area dominated commercial and leisure activities. There are large open spaces formed by surface level car parks that mean that signage is a prominent feature in the area.

5.5 The banner design and locations are not considered to be harmful to the visual amenity of the area. It is considered that they will integrate into the existing built form and streetscape. Banners such as those proposed are not uncommon in urban areas, particularly on arterial routes in those areas associated with retail.

5.6 Cumulative Impact

As stated above, Cribbs Causeway is subject to a high level of signage. Therefore, the impact of the proposed advertisements must be assessed cumulatively.

5.7 Located in clusters the proposed adverts will relate well to each other. They also have the benefit of relating to the street furniture (i.e. the lampposts) rather than individual buildings or units. This means that they are experienced separately from most of the other signage in the locality. Furthermore, the clusters help to contain the advertisements and reduce any cumulative impact.

5.8 Public Safety

By clustering signs, the proposed adverts are not considered to be a distraction to highway users. The signs are located above head height and do not affect the users of the various public rights of way in the area.

5.9 The signs are therefore not considered to cause a distraction as they are placed above the height of most directional signage and are located in clusters where drivers have longer to absorb the information.

6. RECOMMENDATION

6.1 It is recommended that the consent be GRANTED.

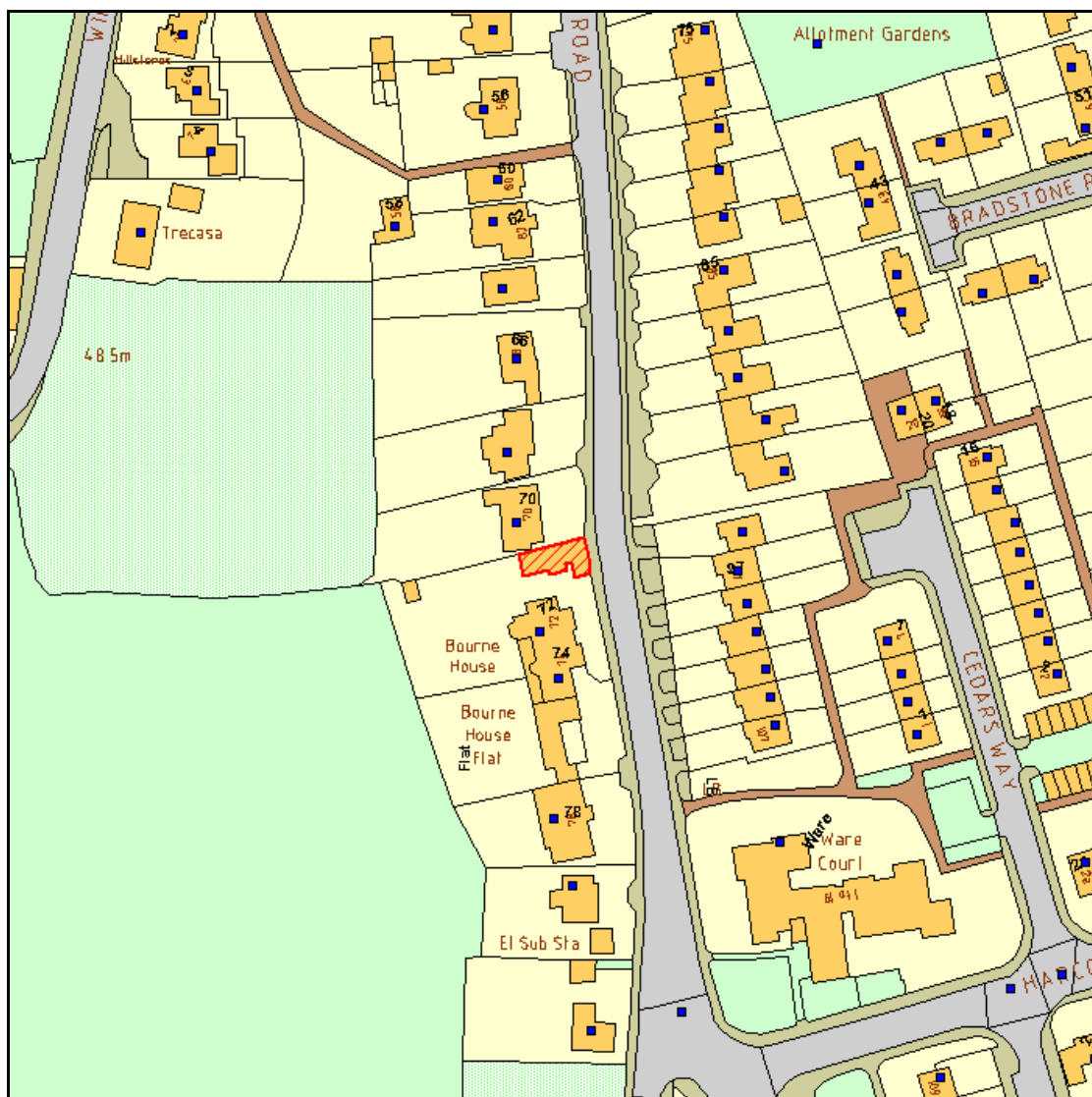
Contact Officer: Griffith Bunce

Tel. No. 01454 863438

ITEM 18

CIRCULATED SCHEDULE NO. 48/13 – 29 NOVEMBER 2013

App No.: PT13/3919/F	Applicant: Mr Bill Blakes
Site: 72 Dragon Road Winterbourne South Gloucestershire BS36 1BJ	Date Reg: 28th October 2013
Proposal: Conversion of existing outbuilding to form residential annex ancillary to main dwelling. (Resubmission of PT13/2988/F)	Parish: Winterbourne Parish Council
Map Ref: 364799 180119	Ward: Winterbourne
Application Category: Householder	Target Date: 18th December 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application seeks permission for the conversion of the existing outbuilding to form a double storey residential annexe ancillary to the residential use of the host dwelling.
- 1.2 The application relates to an outbuilding situated adjacent to Dragon Road within the curtilage of 72 Dragon Road, which is a locally listed building. The site falls just outside of the adopted green belt with the rear boundary line forming the division.
- 1.3 The conversion of the building to form a residential annexe was approved under application ref. PT04/4096/F, dated 17th January 2005, but the development does not appear to have been implemented. This application represents a re-submission of a previously withdrawn application (PT13/2988/F), which proposed the conversion of the building and the installation of 2no. front dormer windows. Following Officer comments the dormers have been removed within the re-submission.
- 1.4 During the course of the application revised plans were received to accurately reflect the existing building, and to include revisions to the proposed materials and fenestration and, the installation of 2no. rooflights.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Achieving Good Quality Design
- H4 Development within Residential Curtilages
- L15 Locally Listed Buildings
- GB1 Development in the Green Belt

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

- CS1 High Quality Design
- CS9 Managing Environment and Heritage

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Approved) 2013
South Gloucestershire Local List SPD (Adopted) 2008

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/2988/F - Conversion of existing garage to form two storey residential annexe. **Withdrawn 23rd October 2013**
- 3.2 PT11/2495/O - Erection of 1no. dwelling and 2no. attached garages (Outline) with access to be determined. All other matters reserved. Resubmission of PT11/1621/O. **Refused 19th October 2011**
- 3.3 PT11/1621/O: Erection of two dwellings with access to be determined; all other matters reserved. **Withdrawn: 13 July 2011.**
- 3.4 PT04/4096/F: Conversion of outbuilding to form residential annexe. **Approved 24th January 2005.**
- 3.5 PT04/2017/F: Rebuild existing boundary wall to 2m high and installation of new gates to pedestrian and vehicular access. **Approved 19th July 2004**
- 3.6 P86/1801: Erection of two-storey side extension to form utility room, porch and lobby with kitchen/ bathroom over. **Approved 2nd July 1986**
- 3.7 N261/1: Conversion of single house into two dwelling units. Permitted: 4 May 1978 N261: Use of part of dwelling house for playgroup (renewal of temporary consent). **Approved 11th July 1974**

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection. However, members feel this is overbearing on the street scene.
- 4.2 Transportation DC
Subject to a condition that the proposed residential annexe is kept ancillary to the main dwelling and is not sub-let or sub-divided at any time, there is no transportation objection to the proposed development.
- 4.3 Conservation Officer
Revisions recommended. Conditions recommended subject to revisions.
- *Revisions received 12th November 2013.*

Other Representations

- 4.3 Local Residents
One letter has been received from a local resident raising no objection.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application seeks permission to convert an outbuilding to form a residential annexe ancillary to the main dwelling. Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 permits this type of development in principle subject to criteria relating to residential amenity, highway safety, and design.

5.2 Residential Amenity

The application relates to an existing outbuilding within the residential curtilage of 72 Dragon Road, Winterbourne. The building as existing consists of a shell only and does not have a roof. The building is situated in the front northwest corner of the site adjacent to the highway. Directly adjacent to the building to the north is no.70 Dragon Road. The proposal is to convert the outbuilding to include a pitched roof and 2no. front rooflights. The height of the existing building would not be exceeded and the footprint would remain as original.

5.3 In terms of residential amenity the proposal would not result in an increase in wall height adjacent to the boundary of no.70. The proposed roof would reflect the ridge height of the building prior to its de-construction. It is, therefore considered that the proposal would not have an overbearing impact or result in a significant loss of light to no.70 as there is very little change to the original building. The rooflights are proposed on the front of the building facing inwards into the application site. Provided no rooflights are installed on the rear elevation there are no concerns in terms of loss of mutual privacy. This will be secured through the use of a condition.

5.4 It is noted that the proposal includes the internal characteristics of an independent unit. The building as proposed, however, continues to share the amenity space of the host dwelling and no division of the site is shown. To ensure that no sub-division takes place, in the interests of the residential amenity of the occupiers, it is considered necessary to impose a condition to ensure that the building remains ancillary to the host dwelling.

5.5 Design

The application relates to outbuilding to the locally listed Bourne House/Chestnut House. Bourne House has been identified by the Council as a building that makes a significant contribution to the character and distinctiveness of the locality; a locally listed building. The history of the building is described in 'The Brief History of Winterbourne (HWN Ludwell 1972) and it is known that it was built and opened in 1815 as a school for boys and girls following the formation of The Winterbourne National School Society. It served as the school until 1868 when a new school was built on the High Street following which Bourne House became a dwelling. It is an interesting building in the sense that it has a very austere and plain principal elevation, it being dominated by a large flat roof projection positioned off centre. It is rendered, with clay tile roof and four ridge stacks with modern mock sash windows facing the roadside. To the left, a gabled wing returns and extends to the back of the site, and to the right is a 20th century addition set slightly back from the main building line. This has little external features of interest. The small outbuilding that is the subject of this application occupies a roadside position at the corner of the plot but this is a late 19th/early 20th century structure that had been heavily altered and in a deteriorating condition.

5.6 The previously withdrawn application proposed two large dormers and domestic fenestration and doors, which gave an overly domestic appearance. The revised proposal responds to previous concerns by omitting the dormer windows and replacing them with rooflights. In response to the Conservation

Officer's comments the revised plans include double roman rooftiles to the roof, plainer fenestration, and timber or metal window and doorframes. These elements are all considered an improvement on the previously withdrawn application. Overall it is considered that the revised proposal consists of a more sensitive conversion of the building retaining its ancillary use and appearance with materials and detailing that are in keeping with the character of the locally listed building. Although the concerns of the Parish Council are noted it is highlighted that the side elevation of the building adjacent to the highway is as existing and as such would not appear overly oppressive, overbearing or out of keeping with the street scene. The building would not be visible from the adjacent Green Belt and as such raises no concern in this respect. Subject to conditions relating to material samples and details the design of the proposal is considered acceptable in terms of policies D1, H4 and L15.

5.7 Highway Safety

This proposal seeks to convert the existing outbuilding to form a one-bed residential annexe thus increasing the number of bedrooms within the site. There is adequate space within the site to provide the required level of vehicular parking for the existing dwelling and the residential annexe. Accordingly, subject to the condition that the proposed residential annexe is kept ancillary to the main dwelling and is not sub-let or sub-divided at any time, there is no transportation objection to the proposed development.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That the application is APPROVED subject to the following conditions:

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

2. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 72 Dragon Road, and shall at no time become a separate or independent planning unit.

Reason

In the interests of residential amenity and highway safety, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. No rooflights shall be inserted at any time in the north elevation of the annexe

Reason

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

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

Reason

To ensure a satisfactory standard of external appearance and to accord with Policies D1, H4 and L15 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to the commencement of development full details comprising plans at a scale of 1:20 of the following items shall be submitted to and agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the agreed details.
 - (a) Windows and Doors
 - (b) Eaves
 - (c) Ridges
 - (d) Verges

Reason

To ensure a satisfactory standard of external appearance and to protect the character of the locally listed building, to accord with Policies D1, H4 and L15 of the South Gloucestershire Local Plan (Adopted) January 2006.