

**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. 12/14

Date to Members: 21/03/14

Member's Deadline: 27/03/14 (5pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

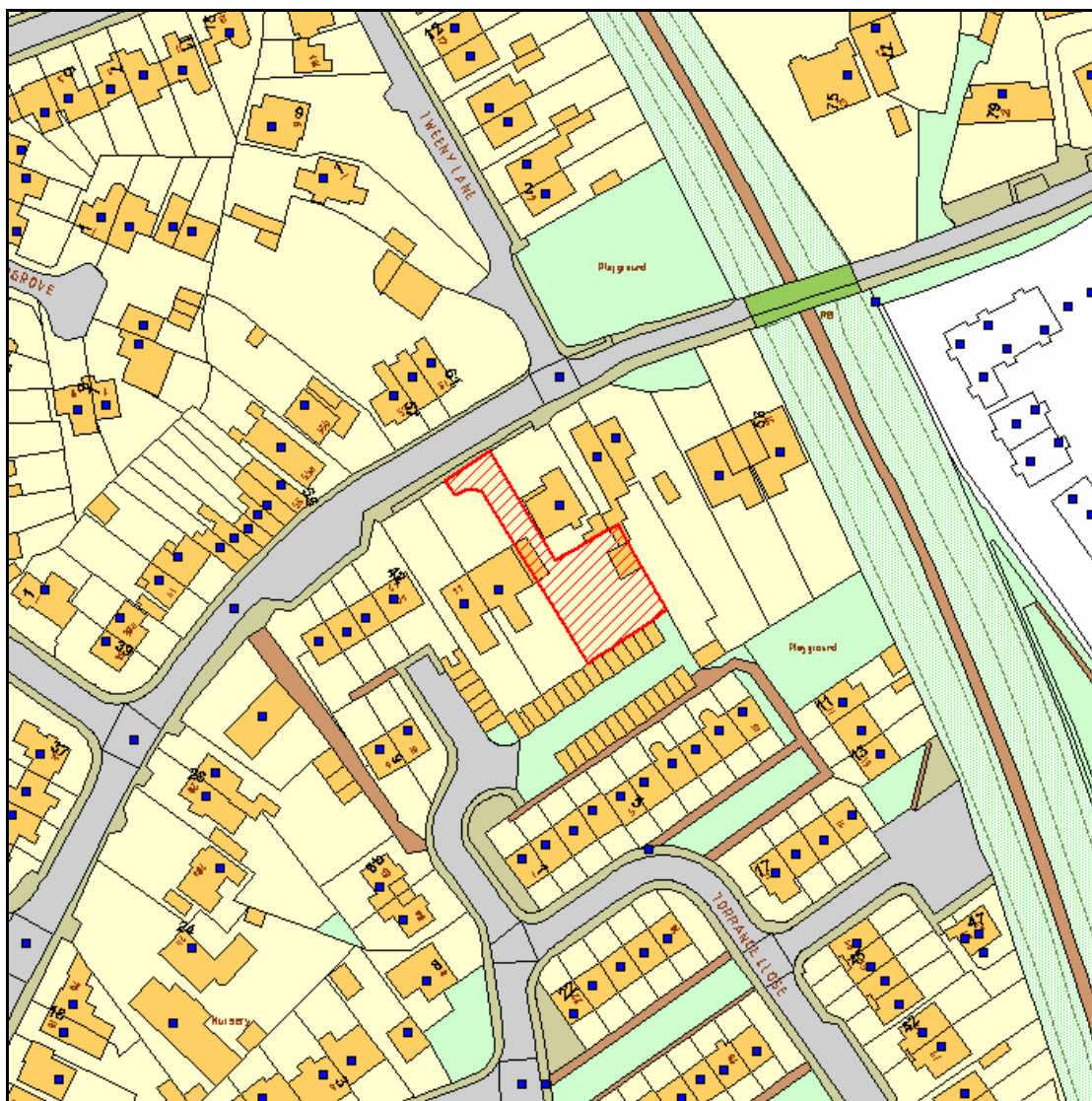
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s)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

CIRCULATED SCHEDULE – 21 MARCH 2014

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK13/4557/F	Approve with Conditions	46 Poplar Road Warmley South Gloucestershire BS30 5JU	Oldland	Bitton Parish Council
2	PK13/4681/F	Approve with Conditions	25 Moorland Road Yate South Gloucestershire BS37 4BT	Yate Central	Yate Town
3	PK13/4719/LB	Approve with Conditions	36 High Street Wickwar Wotton Under Edge South Gloucestershire GL12 8NP	Ladden Brook	Wickwar Parish Council
4	PK14/0083/F	Approve with Conditions	206 Henfield Road Coalpit Heath South Gloucestershire BS36 2UJ	Westerleigh	Westerleigh Parish Council
5	PK14/0169/F	Approve with Conditions	9 Engine Common Lane Yate South Gloucestershire	Ladden Brook	Iron Acton Parish Council
6	PT13/0919/RM	Approve with Conditions	Land At Park Farm (Phase 1) Butt Lane Thornbury South Gloucestershire BS35 1RA	Thornbury North	Thornbury Town Council
7	PT13/4623/F	Approve with Conditions	Simmonds Buildings Bristol Road Hambrook South Gloucestershire BS16 1RY	Winterbourne	Winterbourne Parish Council
8	PT14/0093/F	Approve with Conditions	Sundayhill Lane Falfield Wotton Under Edge South Gloucestershire GL12 8DQ	Charfield	Falfield Parish Council
9	PT14/0154/F	Approve with Conditions	20 Perrys Lea Bradley Stoke South Gloucestershire	Bradley Stoke North	Bradley Stoke Town Council
10	PT14/0277/F	Approve with Conditions	32 Church Road Winterbourne Down South Gloucestershire BS36 1BX	Winterbourne	Winterbourne Parish Council
11	PT14/0279/CLP	Approve with Conditions	Wellfield Cottage Kington Lane Thornbury South Gloucestershire BS35 1NA	Thornbury North	Thornbury Town Council
12	PT14/0351/F	Approve with Conditions	6 Green Court Olveston South Gloucestershire BS35 4DL	Severn	Olveston Parish Council
13	PT14/0352/F	Approve with Conditions	Waverley View New Road Rangeworthy South Gloucestershire BS37 7QG	Ladden Brook	Rangeworthy Parish Council
14	PT14/0409/ADV	Split decision See D/N	The Old Post Office Bristol Road Hambrook South Gloucestershire BS16 1RY	Winterbourne	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

App No.:	PK13/4557/F	Applicant:	Mr J Page
Site:	46 Poplar Road Warmley Bristol South Gloucestershire BS30 5JU	Date Reg:	18th December 2013
Proposal:	Erection of 1no. detached dwelling with associated works.	Parish:	Bitton Parish Council
Map Ref:	367587 172596	Ward:	Oldland Common
Application Category:	Minor	Target Date:	7th February 2014



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 100023410, 2008. **N.T.S.** **PK13/4557/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 No.46 is a substantial, two-storey, semi-detached dwelling house, probably late C19th in age. The property is served by a large garden to the rear and areas of hard-standing to the front; access is directly off Poplar Road. The location is residential in character with the site being bounded to the north-east by a large bungalow no.48 and to the rear (south-east) by a garage block. The garden of no.46 is so large that it extends to the rear of the neighbouring bungalow sharing an eastern boundary with the rear garden of no.50. There is currently an attached garage to the side of no.46 with a second detached garage/outbuilding located to the eastern boundary of the rear garden and accessed off the cul-de-sac serving the garage block to the rear.
- 1.2 It is proposed to demolish the two garages and sub-divide the large rear garden to facilitate the erection of a 3-bedroom bungalow to the rear of no.48. The existing access from Poplar Road would be utilised to be shared by the existing and proposed dwellings. Two parking spaces would be retained to the front of no.46. The driveway would be extended to serve the new bungalow, which would have an integral garage and associated hard-standings.

2. POLICY CONTEXT

2.1 National Guidance

The National Planning Policy Framework 27 March 2012

2.2 Development Plans

The South Gloucestershire Local Plan Core Strategy (Adopted) Dec. 2013

CS1 - High Quality Design

CS4A – Presumption in Favour of Sustainable Development

CS5 - Location of Development

CS6 - Infrastructure and Developer Contributions

CS9 - Managing the Environment and Heritage

CS17 - Housing Diversity

CS18 - Affordable Housing

CS23 - Community Infrastructure and Cultural Activity

CS24 - Green Infrastructure, Sport and Recreation Standards

South Gloucestershire Local Plan (Adopted) 6th January 2006

L1 - Landscape Protection and Enhancement

L5 - Open Areas within the Existing Urban Areas and Established Settlement Boundaries.

EP2 - Flood Risk and Development

H4 - Development within Existing Residential Curtilages

LC2 - Provision of Education Facilities

T7 - Cycle Parking Provision

T8 - Parking Standards
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.

The South Gloucestershire Residential Parking Standards (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 K2704 - Erection of garage.
Approved 30 May 1979
- 3.2 K2704/1 - Erection of two-storey side extension.
Approved 23 April 1980
- 3.3 K4704/2 - Alterations and change of use from residential (Class C3) to Nursing Home for the Elderly (Class C2)
Approved 18 Jan 1993
- 3.4 PK09/1235/F - Erection of 1no. detached dwelling with access, parking and associated works.
Withdrawn 27 Aug. 2009
- 3.5 PK09/5293/F - Erection of 1no. dwelling with access, parking and associated works. (Re-submission of PK09/1235/F).
Approved 30 Oct. 2009

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
Councillors objected strongly to this application which they feel represents an over-intensification of use of the site as well as unacceptable backland development. They found the plans difficult to interpret, so hindering detailed comment on the proposals.

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

Highway Drainage

No objection subject to a condition to secure a SUDS Drainage Scheme.

Sustainable Transport

The property has an existing vehicular access off Poplar Road and it is proposed to slightly re-locate this to provide a shared vehicular access for the existing dwelling and the proposed new dwelling. Vehicular parking conforms with the Council's residential parking standards for both dwellings. On that basis there is no transportation objection to the proposed development.

The Coal Authority
No objection.

Other Representations

4.3 Local Residents
No responses.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site lies within the Urban Area and being residential curtilage, there is no in-principle objection to the development of the site for residential use. Indeed the acceptance in principle of an additional dwelling on this site, albeit located to the side of no.46, has already been established with the grant of permission PK09/5293/F. The South Gloucestershire Local Plan Core Strategy has now been adopted (Dec 2013) so the policies therein can now be afforded significant weight. Policy CS4 replicates the NPPF in enforcing the presumption in favour of sustainable development. In accordance with para.187 of the NPPF, Core Strategy Policy CS4A states that, when considering proposals for sustainable development, the Council will take a positive approach and will work pro-actively with applicants to find solutions so that sustainable development can be approved wherever possible. The NPPF Para.187 states that Local Planning Authorities should look for solutions rather than problems and decision-takers at every level should seek to approve applications for sustainable development where possible.

5.2 Chapter 4 of the NPPF promotes sustainable transport and states that development should only be prevented on transport grounds where the residual cumulative impacts of development are severe.

5.3 Paragraph 50 of the NPPF sets out the importance of delivering a wide range of residential accommodation. This policy stance is replicated in Policy CS17 of the Core Strategy which makes specific reference to the importance of planning for mixed communities including a variety of housing type and size to accommodate a range of different households, including families, single persons, older persons and low income households, as evidenced by local needs assessments and strategic housing market assessments.

5.4 Policy CS17 goes on to say that building on gardens will be allowed where this would not adversely affect the character of an area and where, cumulatively, it would not lead to unacceptable localised traffic congestion and pressure on parking. Such development will be allowed where each home has adequate private/semi-private and/or communal outdoor space and where occupiers have access to adequate open and play space within the immediate vicinity.

5.5 Saved Policy H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 permits development within existing residential curtilages, including extensions to existing dwellings and new dwellings subject to criteria that are discussed below. Policy CS1 of the South Gloucestershire Local Plan Core

Strategy (Adopted) Dec 2013 seeks to secure good quality designs that are compatible with the character of the site and locality.

5.6 Density

The NPPF seeks to make efficient use of land in the Urban Area for housing. The proposal is considered to make efficient use of the land in what is a relatively sustainable residential location, close to the centre of Warmley, within relatively easy distance of the shopping and community facilities and main bus routes. In this respect the proposal therefore accords with government guidelines and in terms of its density alone, the development is not considered to be an overdevelopment of the site.

5.7 Scale and Design

Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) Dec 2013 only permits new development where good standards of site planning and design are achieved. Criterion 1 of Policy CS1 requires that siting, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context.

5.8 The existing dwelling is a late 19th C building with a natural pennant sandstone frontage, rendered walls and a tiled roof. The proposed materials to be used to construct the new bungalow would not entirely match those of the existing building, having white rendered walls, a natural slate tiled roof, grey Upvc windows and solid oak doors. Given however the mix of dwelling types, ages, styles and designs to be found within the area, there is no well established vernacular that needs to be replicated. Furthermore the street frontage along this section of Poplar Road is not well defined, with the building line broken in several places by properties set back into their plots. The back-land nature of the proposed development will therefore not look out of place in this location.

5.9 Being located to the rear of the neighbouring bungalow no. 48, within a very enclosed site, the proposed dwelling would not be evident within the street scenes, either to the front or rear of the plot. The scale of the proposed bungalow has been kept to a minimum, with eaves set at only 2.3m with the roof ridge at only 5.0m; there are no dormer windows proposed. The loss of the somewhat unsightly garage to the side of no.46 would, in officer opinion, enhance the street scene on Poplar Road.

5.10 The proposal would make a positive contribution to creating a mixed community by providing a small home in the locality with the social, environmental and economic benefits that would bring. Furthermore, the proposal represents sustainable development where the Council has worked pro-actively with the applicant which accords with NPPF para.187 and Core Strategy Policy CS4A.

5.11 Having regard to all of the above, officers consider that on balance, the scale and design of the proposed built form is considered to be acceptable.

5.12 Landscape

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.

5.13 The development would lie wholly within the existing garden area, which is large. The plot comprises lawn bounded by a mix of walls, fences and hedges. There are some large trees directly to the rear of no.46 but these would not be affected by the proposed development. The Poplar Road frontage is bounded by a low natural stone wall but this is to be retained. A new 1.8m close boarded fence would be erected between the retained rear garden of no.46 and the rear garden of the proposed bungalow. The areas around the proposed bungalow would be laid to lawn with pennant grey paving blocks for the areas of hard-standing; existing boundary treatments would be retained.

5.14 The site has been assessed against Policy L5 in relation to its value as an open space but officers consider that in this case the criteria attached to L5 do not apply as up to 50% of the garden area could be built upon using permitted development rights. Furthermore the site is very enclosed by high boundary treatments and as such makes little contribution to the visual amenity of the area. On balance therefore there are no objections on landscape grounds.

5.15 Transportation Issues

Two parking spaces and a turning area would be provided to the front of no.46 to serve that property. Two additional spaces would be provided within the site to serve the new bungalow. This level of parking provision complies with the new minimum standards listed in Appendix A of the South Gloucestershire Council Residential Parking Standards. There is adequate room within the site to provide Cycle parking and bin stores for the existing and proposed dwellings.

5.16 The existing gated access off Poplar Road would be retained and shared by the existing and proposed dwellings, much the same as was proposed under the previous consent. The Council's Transportation Officer has raised no objection to the proposed parking and access arrangements.

5.17 Subject therefore to conditions to secure the proposed access and parking facilities; and manoeuvring areas; prior to the first occupation of the new dwelling, there are no highway objections. The proposal is considered to accord with chapter 4 of the NPPF in that the residual cumulative impacts of the development would not be severe.

5.18 Impact Upon Residential Amenity

The proposed bungalow would be located directly to the rear of neighbouring no. 48, which is itself a bungalow with no windows or accommodation in the roof space. The layout of the proposed development has been designed to minimise any overbearing impact on no.48. There is an existing high boundary treatment to the south of no.48 which would eliminate any inter-visibility or overlooking between the respective properties. The main elevation of the proposed bungalow would be set back some 6/7m from this boundary.

The garage of the proposed bungalow would be hard on the boundary but would merely be directly adjacent to the garage of no.48.

- 5.19 The ridge height and eaves of the proposed bungalow are low enough to have no overbearing impact on neighbouring property. The east elevation is set back 1 to 1.5m from the high boundary treatment with the garden of no.50. The proposed high fence will provide adequate privacy between the respective gardens of the no. 46 and the proposed bungalow. Given the proximity of the neighbouring properties, officers consider it justified to impose a condition to prevent the insertion of any dormer windows or velux rooflights in the proposed bungalow.
- 5.20 The officer noted at his site visit that there are windows in the western side elevation of no.48 and that these windows appeared to serve habitable rooms. There is no doubt that traffic passing these windows would have some adverse impact on residential amenity, however that is no different than currently exists, the access to the existing garage being past these windows. Given that the parking provision for no.46 would be re-located to the front of the site, the amount of traffic passing the windows to access the new bungalow would not therefore be dissimilar to that accessing the existing garage.
- 5.21 Moving to the issue of amenity space, the layout of the scheme has been designed such that adequate amenity space would be provided for the existing and proposed dwellings. Officers are therefore satisfied that there would be no significant loss of residential amenity to result from the scheme.

5.22 Environmental and Drainage Issues

Whilst there would inevitably be some disturbance for neighbouring occupiers during the construction phase, this would be on a temporary basis only and could be adequately mitigated for by imposing a condition to limit the hours of construction. Any increase in noise levels or anti-social behaviour, would be the subject of normal environmental health controls. There are therefore no objections on environmental grounds. In terms of drainage, the Council's Drainage Engineer has raised no objection to the proposed SUDS Drainage Scheme. Any connections to the main sewers would need to be agreed with Wessex Water. The site is not prone to flooding. A Coal Mining Risk Assessment has now been submitted to the Coal Authority's satisfaction.

5.23 Affordable Housing

The proposal is for 1 house only, which is below the Council's threshold for affordable housing provision.

5.24 Education Service

The development comprises 1 house only and this is below the threshold (5) for contributions towards Education.

5.25 Community Services

The proposal is for 1 house 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 Core Strategy (Adopted) Dec 2013 and 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 shall be restricted to 07.30hrs to 18.00hrs Mon to Fri; and 08.00hrs to 13.00hrs Sat, and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

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

3. The approved vehicular access and car parking facilities, shown on the Proposed Block Plan Drawing No. 13.009-110 hereby approved, shall be provided and surfaced in a permeable material, before the first occupation of the dwelling so approved, and thereafter maintained as such and used only in conjunction with the occupation of the buildings' purpose.

Reason

To ensure the satisfactory provision of access and 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 Council Residential Parking Standards SPD (Adopted).

4. No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme so approved shall be implemented prior to the first occupation of the development hereby approved.

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with Policy EP2 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS9 of The South Gloucestershire Local Plan Core Strategy (Adopted) Dec 2013.

5. No windows, including dormer windows and velux roof-lights, shall be inserted at any time in the roof slopes of the property hereby approved.

Reason

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

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

App No.:	PK13/4681/F	Applicant:	Mrs A Hulin
Site:	25 Moorland Road Yate Bristol South Gloucestershire BS37 4BT	Date Reg:	19th December 2013
Proposal:	Erection of single storey rear and side extension and rear conservatory to form additional living accommodation.	Parish:	Yate Town Council
Map Ref:	370508 182259	Ward:	Yate Central
Application Category:	Householder	Target Date:	11th February 2014



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 100023410, 2008. **N.T.S.** **PK13/4681/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

An objection has been received, contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of a single storey rear and side extension and rear conservatory to form additional living accommodation at 25 Moorland Road, Yate. However, since the application was submitted the extension has been constructed and is now largely complete, except for the conservatory and porch elements of the proposal.
- 1.2 The application site is situated on the junction between Moorland Road and Moordell Close. The application property is a semi-detached bungalow dwelling situated within the settlement boundary of Yate. The area is characterised by semi-detached houses on Moorland Road and semi-detached bungalows on Moordell Close.
- 1.3 A planning enforcement complaint alleging the extension was being built larger than the submitted plans has also been investigated. Subsequent to this, updated plans have been submitted due to some minor inaccuracies on the plans. The proposed rear extension would measure 5.2 metres in depth, 6.8 metres, and a height of 2.9 metres (3.5 metres to the top of the lantern in the rear extension). The existing conservatory is to be re-erected onto the proposed single storey rear extension.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013
CS1 High Quality Design

South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies)
H4 Development within Existing Residential Curtilages
T12
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

4.1 Yate Town Council
No objection

4.2 Highway Drainage
No objection

Other Representations

4.3 Local Resident

Several comments were received from one objector:

- Further information from builder required indicating how they will remove wall to dig foundations and the water trench doesn't indicate how it would be unblocked if it got blocked
- Builder has said planning permission has been granted; work has already started on site
- Consultation card not received
- Site can be seen from the playing fields and public footpath
- Footings dug appear to come out 3 metres further than the plans show. Is the conservatory added on to the extension – if so, this would affect privacy and light
- Surveyor checked measurements – plans say 440mm, yet footings are 770m from the sitting room of the house. Therefore the conservatory will take this over the 3 metre rule.
- With the footings in place, the conservatory will break the rule of 50% of garden taken up by buildings, could take up to a 1/3 of the garden left.
- Plans incorrect – next door property is closer to the building than shown.
- Conservatory will have 3 metres of garden enclosed on both sides affecting light into neighbouring middle room which has no windows or natural light

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of a single storey side and rear extension and rear conservatory to form additional living accommodation. Saved 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. Policy CS1 seeks to ensure a high standard in design.

5.2 Design/Visual Amenity

The application property is situated at the entrance to the cul-de-sac of Moordell Close. Access to the property is from the side and as part of the application, a porch at the side of the dwelling is proposed. The proposed porch is predominantly glazing which would be visible from Moorland Road and Moordell Close.

- 5.3 The proposal also includes a single storey rear extension which would form additional living space by increasing the size of the kitchen and living/dining room. An objection has been received which relates to the size of the rear extension and conservatory combined and their effect on privacy and light in the neighbouring property at No.24 Moordell Close. The application includes the re-erection of the existing conservatory onto the proposed rear extension. Whilst the rear extension and conservatory combined have a reasonable depth, it is considered that the proposal would have a limited impact on the neighbouring occupier due to its modest proportions.
- 5.4 The extension is to the rear of the existing dwelling and is not visible from the public realm. Overall the proposed additions are of an appropriate standard in design and reflect the character of the host dwelling and surrounding properties. The rear extension is of a modest size and it is considered that the plot is of a sufficient size to accommodate the additions without it being harmful to the character and appearance of the principal dwelling.
- 5.5 The materials proposed are specified in the application to match those of the existing house and overall it is considered that there would be no harm to visual amenity. The proposal is considered to accord with policy CS1 of the adopted Core Strategy.
- 5.6 Residential Amenity
The rear extension is single storey, with a flat roof (including a lantern) and would extend slightly beyond the side elevation wall, but still be set back behind the proposed porch. To the rear of the dwelling there are football pitches and a public cycle track. There is also an existing outbuilding in the rear garden.
- 5.7 The proposed relocation of the conservatory is to be set back approximately 300mm from the boundary of No. 24. The neighbouring occupier has commented that there will be a loss of light as a result of the proposal in their middle room. Although the extension and conservatory would be to the west of the neighbouring property, it is considered that the impact in terms of loss of light would be very limited.
- 5.8 There are no proposed windows in the conservatory facing No. 24 Moordell Close and for these reasons it is considered there is no overlooking impact on the neighbouring property. A condition is recommended below preventing the later insertion of side windows which would potentially overlook No. 24's rear garden.
- 5.9 Parking and Highway Safety
The application would not effect the existing off street parking which is located at the front and side of the site in the form of a driveway area. It is therefore considered that the parking provision would remain in compliance and within the Councils required parking standards as set out in the South Gloucestershire residential parking standards.

5.10 Other Matters

One local resident has raised several issues concerning the application. The issue was raised that works on site have already commenced and the foundations being dug appear larger than the submitted plans show, according to the neighbours surveyor. Although the applicants have already completed the rear extension, it has been completed at their own risk prior to the determination of the application. The single storey 3 metre extension and total area of ground covered by buildings within the curtilage exceeding 50% do not apply to this proposal because the applicants are applying for express consent rather than exercising their permitted development rights.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That planning permission is approved, subject to the conditions shown below.

Contact Officer: Katie Saunders
Tel. No. 01454 863436

CONDITIONS

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

Reason

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

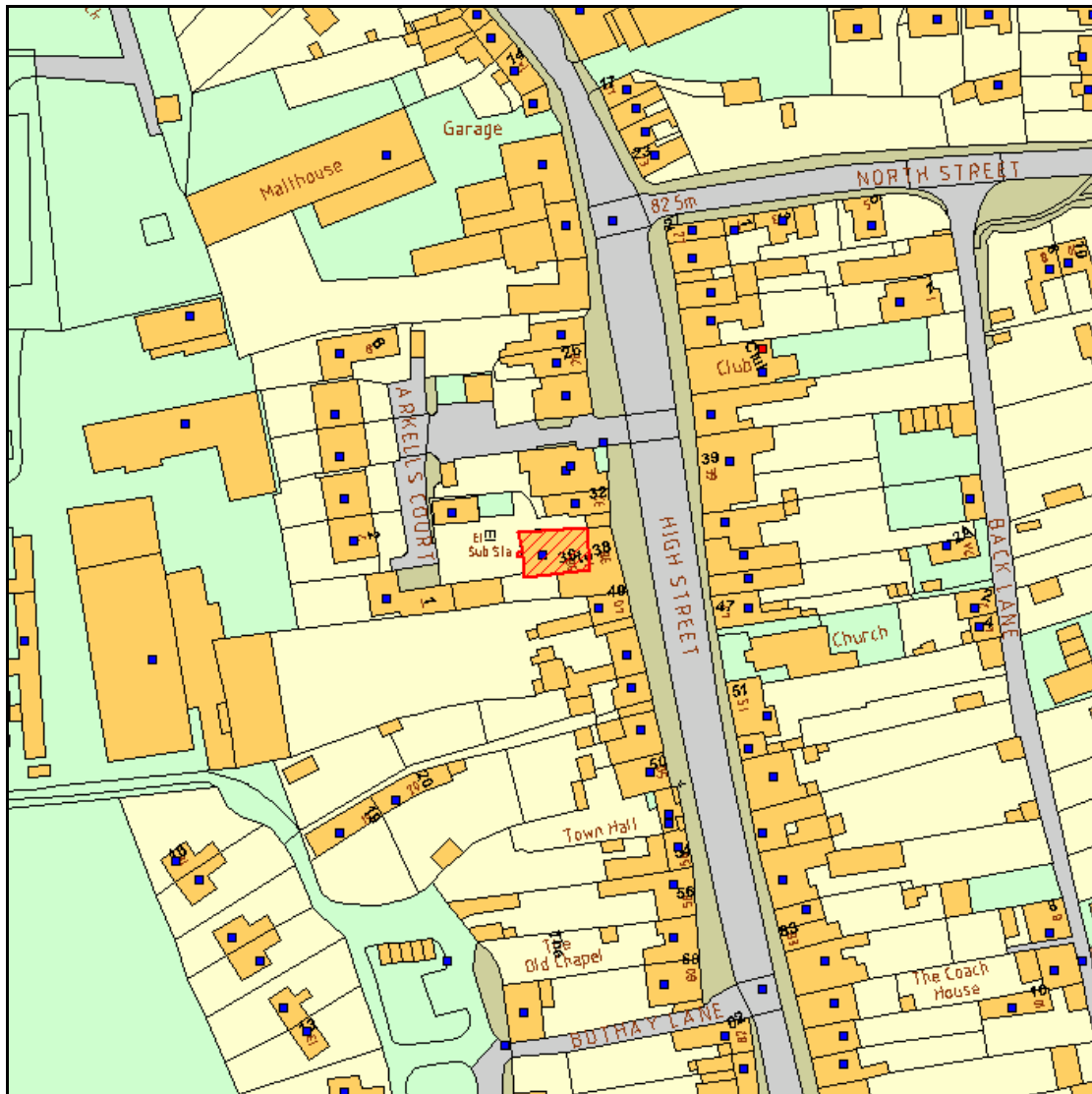
2. No windows shall be inserted at any time in the eastern side elevation of the extension hereby approved.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Saved Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS1 of the South Gloucestershire Core Strategy (Adopted) December 2013).

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

App No.: PK13/4719/LB	Applicant: Mr P Sanderson
Site: 36 High Street Wickwar Wotton Under Edge South Gloucestershire GL12 8NP	Date Reg: 30th December 2013
Proposal: Internal and external alterations to facilitate conversion of existing building to form 3 no. flats. (Amendment to previously approved scheme PK11/3440/LB)	Parish: Wickwar Parish Council
Map Ref: 372426 188535	Ward: Ladden Brook
Application Category: Minor	Target Date: 14th February 2014



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CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following comments received contrary to Officer recommendation.

1. THE PROPOSAL

1.1 The applicant seeks consent for internal and external alterations to facilitate conversion of existing building to form 3no. flats. This is an amendment to a previously approved scheme under PK11/3440/LB.

1.2 The application site is situated on the west side of High Street, Wickwar. The site comprises a large building fronting onto High Street and a detached two storey stable building at the rear. The building appears as two storey from the front elevation with a larger range and modern post war constructed garage block at the rear. The building was in last use as a house and shop, constructed in the late 18th to early 19th Century. The building is constructed from render with double Roman tiled roof and red brick chimney features. The garage block is constructed from rendered blockwork with felt flat roof.

The main building is Grade II Listed and the rear range and stable in the rear courtyard are curtilage Listed.

1.3 During the course of the application revised plans were requested and received in respect of the beams on the ground floor. As the principle of the development did not change the revised plans were not put out for reconsultation.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
Planning (Listed Buildings and Conservation Areas) Act 1990

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|--------------|--|
| 3.1 | P87/2213 | Erection of two double garages
Approved 16.09.1987 |
| 3.2 | PK10/0728/LB | Internal and external alterations to include re-render of the front elevation, reinstatement of courtyard gateway, removal of shop sign and installation of partition wall.
Approved 09.06.2010 |
| 3.3 | PK11/2039/LB | Internal alterations to block up 2no. door openings to facilitate separation of properties.
Approved 01.09.2011 |

- 3.4 PK11/3516/CA Demolition of garage block situated within Wickwar Conservation Area Approved 21.12.2011
- 3.5 PK11/3440/LB Internal and external alterations to facilitate conversion of building to form 3no. flats and conversion of stables to form 1 no. dwelling Approved 3.2.12

4. CONSULTATION RESPONSES

4.1 Wickwar Parish Council

No objection in principle but would like to make an observation: as this development has been approved before and this is obviously an updated plan it will also be approved. So we have no objection. There is one observation. As this shows number 36 High Street being converted into three flats, each with two bedrooms, we assume on the previous approvals the question of car parking was considered. There could be six or more cars when these flats are occupied as each flat can accommodate up to four people.

4.2 Other Consultees

Conservation/Listed Building Officer

No objection

Environment and Community Services

No objection subject to an informative giving advice on weight restrictions on the highway

Other Representations

4.3 Local Residents

One letter has been received from a local resident:

- Supportive of the proposal and look forward to new development of a neglected building
- Concern regarding overlooking windows over my property and note that there is no intention to obscure or partly obscure these windows.
- Would like to ensure any bat population is protected

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

When determining an application for Listed Building Consent the LPA should have special regard to the desirability of preserving the building or its setting and any features of architectural or historic interest which it possesses.

The principle of development for the conversion of the property to facilitate the formation of 3no, flats was agreed under the previous application.

- 5.2 The application seeks permission for a number of alterations to the previously approved scheme of conversion and restoration of the curtilage listed outbuilding associated with the frontage property. This former brewery building may have been owned by the Arnold family who established a brewery in the High Street in the early 19th century and a further malthouse and brewery to the north. Indeed, the 1839 tithe map shows at least 5 malthouses and breweries in the High Street, illustrating the importance of this trade to the local economy. The buildings are attached to the rear of the grade II listed buildings, were in the same ownership at the date of listing and had an ancillary and functional relationship with the building fronting the High Street. Consequently, these structures are all considered to form part of the curtilage of the listed building.
- 5.3 The approval granted permission for conversion of the building to 3 units, with the 2nd floor also having access to the attic space. This general arrangement has not been altered by the proposal although the internal subdivision and layout of rooms and staircases has been changed. For the most part, the new revisions follow the same principle of the approved scheme, with the main living areas being single open spaces to reflect the character of the building. Officers remain supportive of the conversion of this redundant building but the revised scheme does raise some additional questions that need to be addressed:
- The ground floor staircase has been pulled forward from its original position and the proposal is to remove two beams from the ceiling. The original scheme indicated no alteration to the beams, possibly due to the stairs being set further back and not affecting head-height clearance and under this application clarification was sought and received with regard to the beams.
 - The proposal for the attic is to convert this space from the approved single 'home study' room to two separate rooms (one with a shower room) separated by a new staircase. The roof structure comprises kingpost roof trusses with a central post and two angled struts. It was not initially clear from the information submitted what works were proposed to these trusses and additional information was requested and received which clarified the extent of works the roof structure.
 - The proposed elevation drawing stated that all windows were to be replaced to client's specification. This requires consent and conditions will be attached to the decision notice with regard to replacements. There are a number of modern casements, as well as the unauthorised uPVC windows in the 2nd floor which can be replaced without harm to the character of the building, but there are also some more historic windows that add to the interest of the building and should be retained. The 2nd floor windows are presently a mix of casements and sash cases set beneath timber louvre shutters that no longer work, and a number of unauthorised uPVC windows that were conditioned for replacement as part of the original approval. The intention was to introduce traditional sash windows into these openings, but the option of having the upper sections boarded as existing and replicating casements in the lower part of the window was discussed with Officers.

This option was felt to be acceptable but the proposed elevations illustrated large, single windows that have no historic precedent in the building. Revisions were requested and thereby the works to the windows clarified.

Details of the internal works to facilitate the conversion of the building have been submitted, including the works to the floor structures and internal lining. The flats are to have a new ceiling introduced below the line of the existing ceiling to increase insulation and sound-separation and certain walls are to internally insulated which is particularly important around the thinner brick wall sections. These details are acceptable. Details of all external vent, flues and extracts will need to be agreed through conditions though.

5.4 Other matters:

Sustainable Transport:

The previously approved application fully considered the parking implications associated with the conversion of the former office building into flats. This application is for internal and external alterations to the building's fabric to allow the conversion and as such the parking provisions remains extant pertinent to PK11/3440/LB remain in tact. The parking arrangements would need to comply with the details submitted and approved under that application.

Given the above the issues of car parking provision cannot be revisited under this application.

Residential Amenity:

Under the previous planning application PK11/3440/LB, the issue of overlooking was investigated. The report stated *The windows to the stable would face into the courtyard, which is already heavily overlooked by the rear of buildings fronting High Street and dwellings on Arkells Court. The main building is already within residential use. The proposal would result in little additional overlooking to that which exists currently.*

The proposed windows remain essentially the same with plans also indicating one existing window in the side elevation being blocked up.

As such the proposed development would not prejudice the amenity of neighbouring occupiers in terms of loss of privacy/overlooking, loss of daylight/sunlight, overshadowing or overbearing/bulky development.

Bats:

A fully bat survey was provided with the previous application which detailed the method of work and was deemed acceptable by officers.

6. CONCLUSION

- 6.1 The recommendation to **approve** Listed Building Consent has been made having regard to section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and Government advice contained in the NPPF (2012).

7. RECOMMENDATION

7.1 Listed building consent is granted subject to conditions and informatives attached to the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three years from the date of the consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to avoid the accumulation of Listed Building Consents.

2. The replacement of the unauthorised uPVC windows to the 2nd floor of the main building shall be completed in accordance with the agreed joinery details prior to the first occupation of any of the units hereby approved

Reason: In order to preserve the special architectural and historic interest of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Notwithstanding previously submitted details, prior to the commencement of any works of repair or alteration to the roof, a detailed schedule and specification of repairs or strengthening, consent for which is expressly reserved, shall be submitted to and approved in writing by the local planning authority. The schedule and specification shall include details of all new and replacement materials to be used and the extent of replacement of historic fabric.

Reason: In order that the development serves to preserve the architectural and historic interest of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out in the NPPF.

4. Prior to their installation or construction, large scale details of the following items shall be submitted to and approved in writing by the local planning authority.
 - a. All new windows (including cill, head, glazing bars, reveal, shiplap detailing & ironmongery)
 - b. All new internal and external doors (including frames, architraves and door furniture and fittings)
 - c. Rooflights
 - d. All external vents, soil pipes and flues
 - e. Staircases (including handrails, balusters and newel posts)
 - f. External lighting, alarm boxes and meter boxes

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections. The works shall be constructed exactly in accordance with the details so approved.

Reason: In order that the development serves to preserve the architectural and historic interest of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out in the NPPF

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

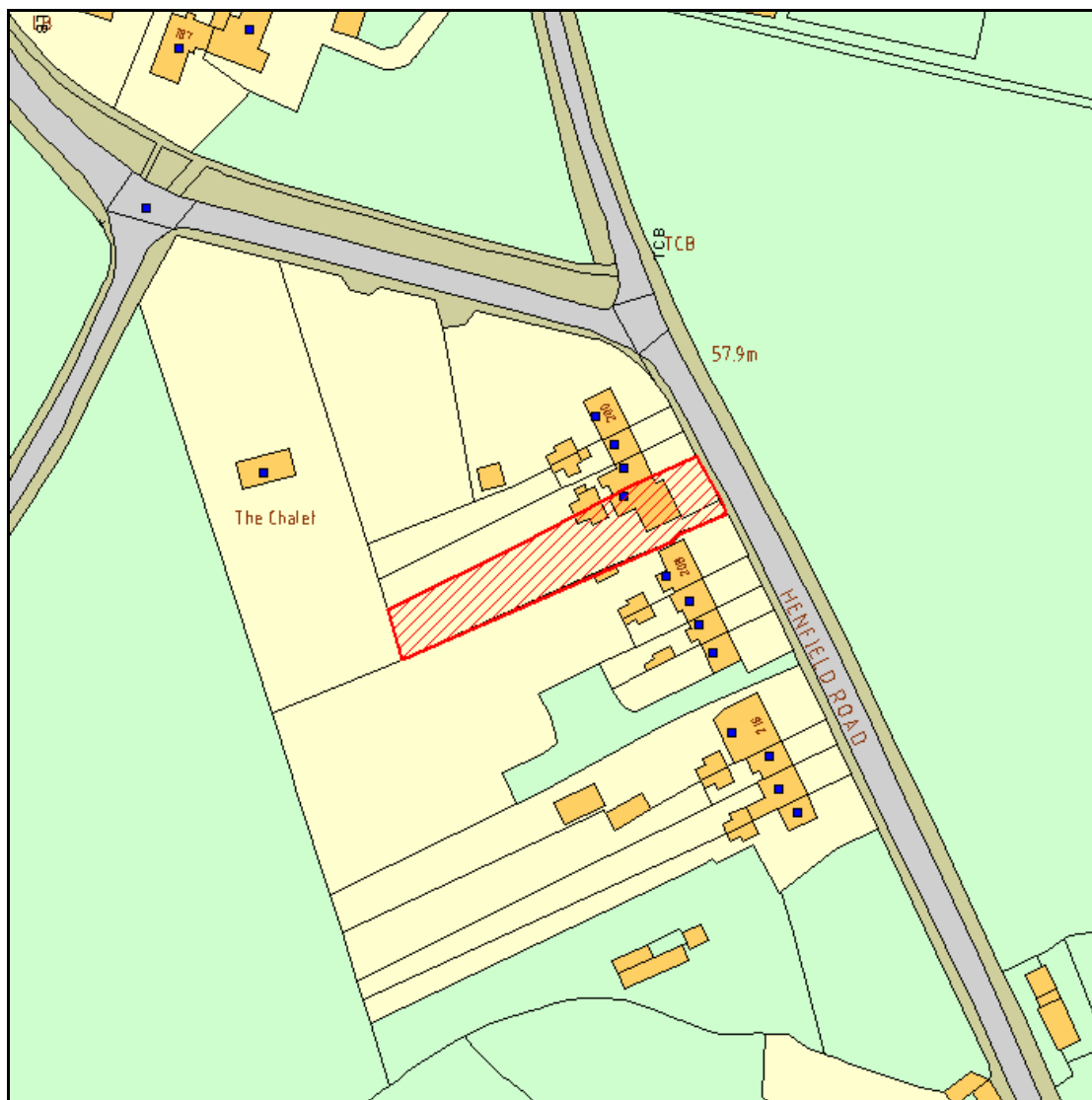
Reason: In order that the development serves to preserve the architectural and historic interest of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out in the NPPF.

6. Prior to its installation, samples of the external shiplap cladding showing the final finish and colour shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order that the development serves to preserve the architectural and historic interest of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out in the NPPF.

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

App No.:	PK14/0083/F	Applicant:	Mr M Elliott
Site:	206 Henfield Road Coalpit Heath Bristol South Gloucestershire BS36 2UJ	Date Reg:	14th January 2014
Proposal:	Conversion of existing garage to provide residential accommodation ancillary to main dwelling (retrospective)	Parish:	Westerleigh Parish Council
Map Ref:	367919 179241	Ward:	Westerleigh
Application Category:	Householder	Target Date:	10th March 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because an objection has been received from Westerleigh Parish Council contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks to retrospective planning permission to convert an existing garage to provide ancillary residential accommodation to the main dwelling.
- 1.2 The property is an end of terraced cottage within a semi-rural location on the outskirts of Coalpit Heath.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS17 Housing Diversity
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (2007)
Development in the Green Belt

3. RELEVANT PLANNING HISTORY

- 3.1 N7781 Erection of a single storey side extension to provide living room and hall. Erection of single storey rear extension to provide kitchen and erection of a double domestic garage. Approved 03.12.81.
- 3.2 PT08/3079/F Erection of first floor side extension and installation of 3 rear dormers to include additional accommodation in the roof space. Refused 09.01/09.

4. CONSULTATION RESPONSES

- 4.1 Westerleigh Parish Council
Objection: Over development of the site and back yard development within the Green Belt which the Council do not wish to set a precedent.

4.2 Drainage
No objection.

4.3 Transportation
No objection.

Other Representations

4.4 Local Residents
None received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The annexe is an existing lawful ancillary building, located within the Bristol and Bath Green Belt. The building has been used since 2012 as an annexe by a family member of the applicant; weight is given to this fact. The annexe is re-using an existing building and it has not been enlarged. It is intended that the building and garden will remain under the same ownership of No. 206. This indicates that the building would likely function as ancillary and the proposal will therefore be assessed as an extension to the main dwelling, as opposed to a new dwelling. Therefore, saved policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 will apply. Policy H4 allows for the principle of residential development within existing residential curtilages. It is considered that there has been no material effect on the openness of the Green Belt as this is a re-use of an existing building.

5.2 Accordingly, the principle of the development is therefore acceptable subject to considerations regarding the design/appearance; the residential amenity effects; and transportation impacts.

5.3 Design/Appearance

The annexe is single storey in scale and comprises of a single pitched roofed form. The annexe was originally used as a garage and has been in situ for over 20 years. It is located at the rear of the property, halfway down the long garden, adjacent to the southern boundary wall. Works to convert the annexe were completed in 2012 and consisted of replacing the garage door opening by inserting 3no. windows and 1no. patio door. In terms of design and appearance, the annexe is considered to be acceptable.

5.4 Residential Amenity

The annexe building was previously used as a domestic garage and in terms of its current use; it remains ancillary to the main dwellinghouse. Neighbouring properties are located at a sufficient distance from the proposal to ensure that occupiers would not be significantly adversely affected through loss of privacy. It is considered that there is sufficient amount of private amenity space to serve the main dwelling and therefore, the annexe would not result in any materially greater impact on the residential amenity of neighbouring occupiers.

5.5 Transportation

The annexe would retain sufficient off-street parking for the existing dwelling. It is considered that the proposed development would not result in any material impact in residential amenity terms.

6. **CONCLUSION**

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

6.2 The recommendation to 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.

Contact Officer: Katie Saunders
Tel. No. 01454 863436

CONDITIONS

1. The annex hereby approve shall at all times be occupied ancillary to the residential dwelling known as 206 Henfield Road, Coalpit Heath and for no other separate or primary purpose.

Reason

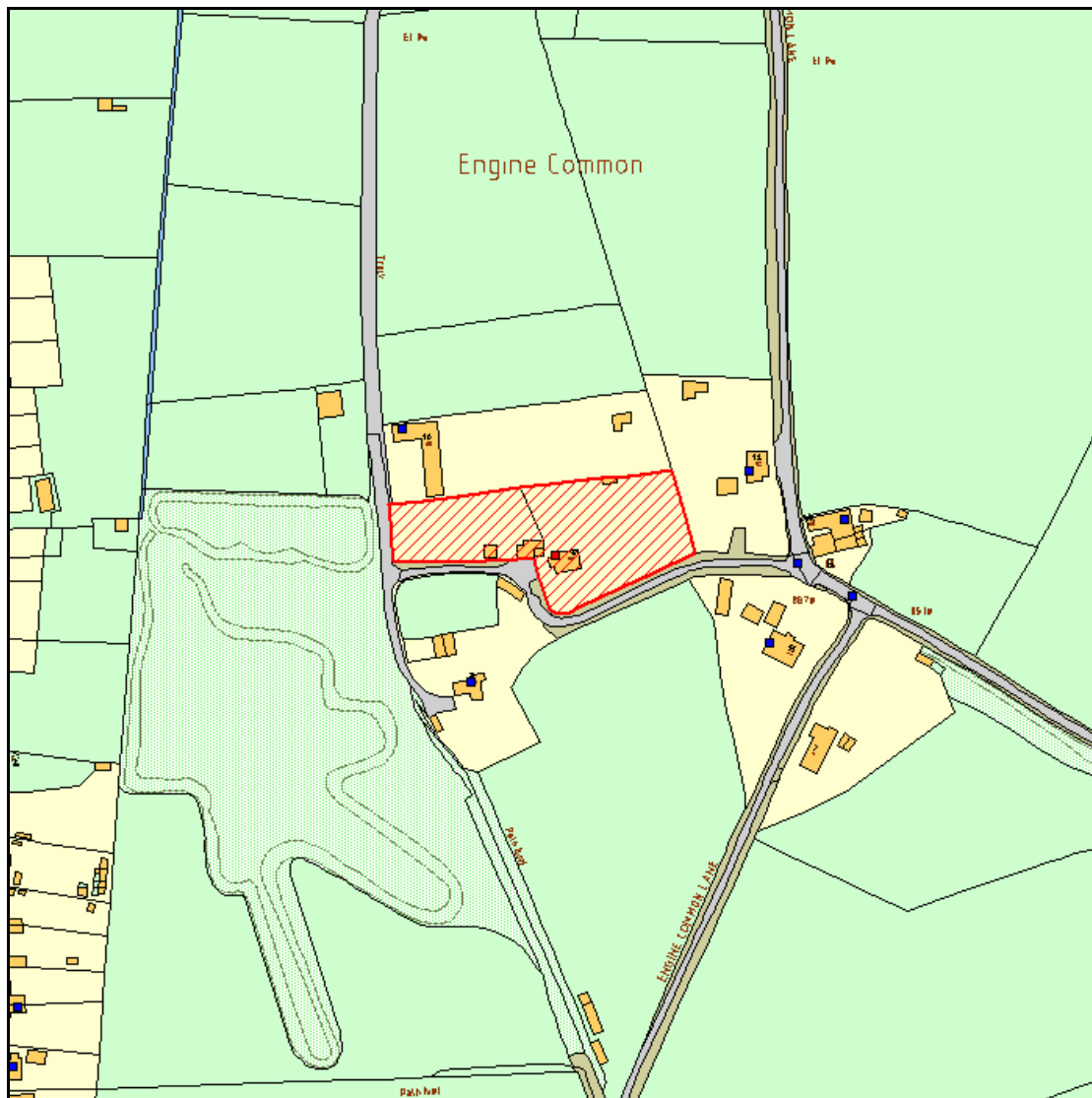
The use of the site as a primary and separate dwelling would require separate assessment against policies GB1, H4 and T12 of the South Gloucestershire Local Plan.

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

App No.:	PK14/0169/F	Applicant:	Mr Phil Sparks
Site:	9 Engine Common Lane Yate Bristol South Gloucestershire BS37 7PX	Date Reg:	11th February 2014

Proposal:	Erection of first floor to existing detached garage and gym store to facilitate conversion into self contained annexe ancillary to main residence.	Parish:	Iron Acton Parish Council
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Map Ref:	370107 184294	Ward:	Ladden Brook
Application Category:	Householder	Target Date:	4th April 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the circulated schedule for determination as comments of objection have been received from a neighbour.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a first floor over the existing detached garage to facilitate the conversion of the ground floor into a self-contained annexe.
- 1.2 The annexe will contain a bedroom, bathroom and lounge. However, also on the ground floor is a bin store, plant /changing room, and a garden store from which the staircase provides access to the first floor gym. Whilst only some of the accommodation is for the annexe, the building itself includes a variety of ancillary and incidental uses.
- 1.3 This application is a resubmission of PK13/3209/F, which was refused for the reasons set out below. Following the refusal of the earlier application, amendments have been made to the proposed design, layout, and provision of essential living accommodation.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS34 Rural Areas

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

L1 Landscape
L9 Species Protection
L11 Archaeology
T12 Transportation
H3 Residential Development in the Countryside
H4 Development within Existing Residential Curtilages
LC12 Recreational Routes

- 2.3 Supplementary Planning Guidance

- (a) South Gloucestershire Design Checklist (Adopted) August 2007
- (b) Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK13/3209/F Refused 28/10/2013
Demolition of existing double garage and partial demolition of garage/gym/office to facilitate the erection of 1no. detached annex (ancillary to main dwelling) with associated works.

Refused for the following reasons –

- 1. The proposed annexe has no functional relationship with or reliance on no.9 Engine Common Lane and therefore fails to provide ancillary accommodation to that dwelling. The proposed annexe is therefore tantamount to a new dwelling. The application site is located outside of any settlement boundary as defined on the Local Plan Proposals Maps. The residential accommodation proposed does not fall into any of the categories permitted in the open countryside and is therefore contrary to Policy H3 of the South Gloucestershire Local Plan (Adopted) January 2006.*
- 2. Insufficient information has been provided to assess the impact that the proposal would have on trees covered by a Tree Preservation Order. The proposal cannot demonstrate that it accords with the Town and Country Planning (Tree Preservation) (England) Regulations 2012.*

- 3.2 PK06/3655/F Approved with Conditions 05/02/2007
Erection of two storey side and single storey rear extension to provide additional living accommodation

4. CONSULTATION RESPONSES

- 4.1 Iron Acton Parish Council
No objection
- 4.2 Drainage Officer
No comment
- 4.3 Transport Officer
No objection
- 4.4 Tree Officer
No objection subject to condition

Other Representations

- 4.5 Local Residents
One letter of objection from a neighbour to the application site has been received which raises the following points:
- Development would result in a loss of privacy;
 - Development would result in an increase in noise;
 - Development would result in an increased demand for parking;
 - Development would result in the increased use of Engine Common Lane, a single-track road.

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for the erection of a first floor extension to the existing garage to facilitate the creation of an annexe.
- 5.2 Principle of Development
Located outside of any defined settlement boundary, the site is within the open countryside and only certain categories of development will be permitted. Policy H4 allows for the extension and alteration of existing dwellings. Under this policy, development to facilitate the creation of an annexe may be permissible. Where the annexe is tantamount to a new dwelling, development will only be permitted within defined settlements.
- 5.3 While the alteration or extension of an existing residential property would be acceptable in principle, the creation of a new independent unit would only be permitted should the proposal accord with the exception categories outlined in policy H3.
- 5.4 The previous application was refused on the basis that the proposal was tantamount to a new dwelling that did not meet the exception categories for development in the countryside. Should this proposal pass the tests of an annexe then the development would be acceptable in principle subject to the analysis set out below.
- 5.5 Test of an Annexe
For the proposal to be an annexe it must only contain ancillary accommodation to the main dwelling and should have some form of functional and physical reliance upon the main dwelling. When a development contains some or all the elements of principal elements of living accommodated (i.e. a bedroom, bathroom, kitchen, living room) which would enable the proposed 'annexe' to be used as an independent unit of residential accommodation, then it cannot be considered an annexe as it is not ancillary to nor does it have a functional need upon the main dwelling.
- 5.6 When the earlier application was submitted, the proposal contained all the principal elements of living accommodation. This has since been revised so that the proposed annexe no longer contains a nominated kitchen and has gained a purported reliance on the main dwelling. However, the building in which the annexe is to be located would be capable of containing a kitchen without planning permission as only minor internal alterations would be required.
- 5.7 This could be overcome through the imposition of a number of conditions on the development should it be recommended for refusal. One condition will be attached that requires the use of the annexe to be as ancillary accommodation to the main dwelling. The other condition proposed will place a use restriction on the proposed garden machinery store to be used only for the purposes of ancillary domestic storage therefore preventing the conversion of this room to additional living accommodation without the need for planning permission.

- 5.8 These conditions are necessary as being located outside of any defined settlement, the LPA would strongly resist the creation of any new dwelling or independent unit of accommodation as this is strictly controlled through policy H3.
- 5.9 Residential Development in the Countryside
Outside the defined settlement boundaries or the existing urban area, new dwellings will not be permitted unless for (i) affordable housing on rural exception sites, (ii) housing for agricultural or forestry workers, or (iii) replacement dwellings.
- 5.10 The proposed annexe does not fall into any of the categories listed above and, should the development have failed the tests of an annexe (and been considered a new dwelling), the proposal would be contrary to policy H3.
- 5.11 Whilst the LPA accept that the proposal would constitute an annexe, appropriate measures should be taken to control residential development in line with the proposed conditions listed above.
- 5.12 Design
Development will only be permitted when a good standard of site planning and design are achieved. Development is required to be in keeping with, respect, and enhance the character of the area.
- 5.13 Significant changes have been made to the external appearance of the proposal to reduce the visual appearance of the structure as an independent dwelling. The front elevation now has the appearance of an ancillary building and is acceptable, as is the east elevation which remains simple in appearance. The west and north (side and rear) elevations, however, do have a heavily domestic appearance. The west elevation is not particularly visible from the public realm, and the north elevation being completely hidden from public view. Whilst it would be desirable for these elevations to be less domestic in appearance, the appearance of these elevations is not harmful and therefore would not be justification for refusal.
- 5.14 Overall, the design changes have improved the appearance of the proposal, in terms of being ancillary to the main dwelling. The overall composition is acceptable and reaches a satisfactory standard of site planning and design.
- 5.15 Landscape and Trees
The application site is covered by an area Tree Preservation Order. An arboricultural survey has been submitted with this application to overcome the second refusal reason on the previous application.
- 5.16 Whilst there is no objection to the principle of development in this location, it must have due regard to protecting those trees that are covered by the Order.

- 5.17 In order to ensure that adequate tree protection measures are undertaken a condition will be attached that requires protective fencing around tree T3 and protective fencing along the eastern perimeter of the root protection area of the various apple trees within the lawn and orchard area.
- 5.18 Residential Amenity
Development will not be permitted that has a prejudicial impact on residential amenity. This should be considered in terms of the impact on the application site and any nearby neighbours
- 5.19 No.9 Engine Common Lane benefits from a large garden. The alterations to create the annexe is unlikely to have a prejudicial impact upon the amenity of the application site. Sufficient private amenity space would be retained by the existing dwelling and also provided for the new dwelling. The layout of the site means that the proposed development would not have an overbearing impact on the existing property or lead to a material reduction in privacy.
- 5.20 The effect on nearby occupiers should be considered. The nearest residential property in no.10 Engine Common Lane. The proposed annexe is located approximately 20 metres from the boundary of the site with no.10 and there is approximately 35 metres in distance from the corners of each building nearest to one another. Dormer windows are proposed on the rear elevation in a location where there is currently no such windows, the distances involved are unlikely to result in there being a material loss of privacy to the occupiers of no.10. The distances also mean that the building will not be overbearing upon no.10.
- 5.21 It is noted that there is a concern that the proposal will result in additional noise. The site is currently part of a residential curtilage and this would not change should this application be permitted. It is not considered that the proposal would be materially different to the existing arrangement and as a result it is not considered that the proposal would result in undue levels of noise to the detriment of residential amenity.
- 5.22 Transport
Located outside of any defined settlement boundary the site is not located in a sustainable location and would be reliant on the private car as the primary means of transport.
- 5.23 There is adequate space within the application site to provide sufficient off-street parking to meet the needs arising from the existing dwelling and the proposed annexe. The site includes a double garage and a large driveway as well as the provision of visitor parking to the front of the annexe. As such, it is not considered that the proposal will have an adverse impact on highway safety or transportation.
- 5.24 Environment, Ecology and Archaeology
Consultation replies made against application PK13/3209/F are still relevant to this application and the recommendations and conditions suggested should be considered and applied to the current proposal.

- 5.25 Located adjacent to a historic colliery, there is potential land contamination on the site. Development on contaminated land will not be permitted unless remediation measures are incorporated into the development. It would therefore be necessary to undertake a land contamination assessment to establish the levels (if any) of contamination on the site and set out appropriate remediation measures. This will be subject to a planning condition.
- 5.26 The application site adjoins a SNCI designated because of its species rich grassland and broadleaf woodland. The SNCI would not be affected by the proposal. However, due to the location with the countryside a number of informatives have been requested by the ecologist to cover nesting birds and bats.
- 5.27 Whilst there is the potential for the area to include archaeological remains, the developed nature of the application site mean that an archaeological condition is not necessary.
- 5.28 Public Right of Way
A PROW runs along the western boundary of the site. This is some distance from the proposed development. An informative will be attached to advise the applicant that the PROW should not be obstructed.
- 5.29 Notwithstanding the above, the proposal is not considered to impact upon the PROW and an informative would suffice in preventing any diminution of the route.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The proposed development has been assessed against the policies listed above. It is considered that the design, layout and appearance of the development is appropriate and would not cause harm to visual amenity. Furthermore it is not considered that the development will prejudice residential amenity or highway safety. When read with the conditions imposed, the development is considered to accord with these policies.
- 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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: 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. 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 9 Engine Common Lane.

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 it is located outside of an area intended for development and would be contrary to policy H3 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order revoking and re-enacting that Order with or without modification, the garden machinery store (as shown on plan 5.A) shall not be used for any other purpose than the storage of garden machinery and ancillary domestic storage without the prior written permission of the Local Planning Authority.

Reason

The development has been permitted on the particular circumstances of the case and the development and any extension to the annexe hereby permitted which would provide all elements of principal living accommodation would require scrutiny in order to ensure the resulting development accords with policy H3, H4, and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and policies CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

4. Prior to the commencement of development a tree protection plan indicating full details of all proposed tree protection fencing and run-off protection location shall be submitted in writing to the Local Planning Authority for approval. For the avoidance of doubt this shall include measure to protect the grass verge around T3 and protective fencing along the eastern perimeter of the root protection area of the various apple trees within the lawn.

Reason

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

5. A) Previous historic uses(s) of the site may have given rise to contamination. Prior to commencement, an investigation (commensurate with the nature and scale of the proposed development) shall be carried out by a suitably qualified person into the previous uses and contaminants likely to affect the development. A report shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development.
- B) Where potential contaminants are identified, prior to the commencement of development, an investigation shall be carried out by a suitably qualified person to ascertain the extent, nature and risks the contamination may pose to the development in terms of human health, ground water and plant growth. A report shall be submitted prior to commencement of the development for the written approval of the Local Planning Authority setting out the findings (presented in terms of a conceptual model) and identify what mitigation measures are proposed to address unacceptable risks. Thereafter the development shall proceed in accordance with any agreed mitigation measures.
- C) Prior to occupation, where works have been required to mitigate contaminants (under section B) a report verifying that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.
- D) If unexpected contamination is found after the development is begun, development shall immediately cease upon the part of the site affected. The Local Planning Authority must be informed immediately in writing. A further investigation and risk assessment should be undertaken and where necessary an additional remediation scheme prepared. The findings and report should be submitted to and agreed in writing to the Local Planning Authority prior to works recommencing. Thereafter the works shall be implemented in accordance with any further mitigation measures so agreed.

Note: An appropriate investigation is likely to include the following:

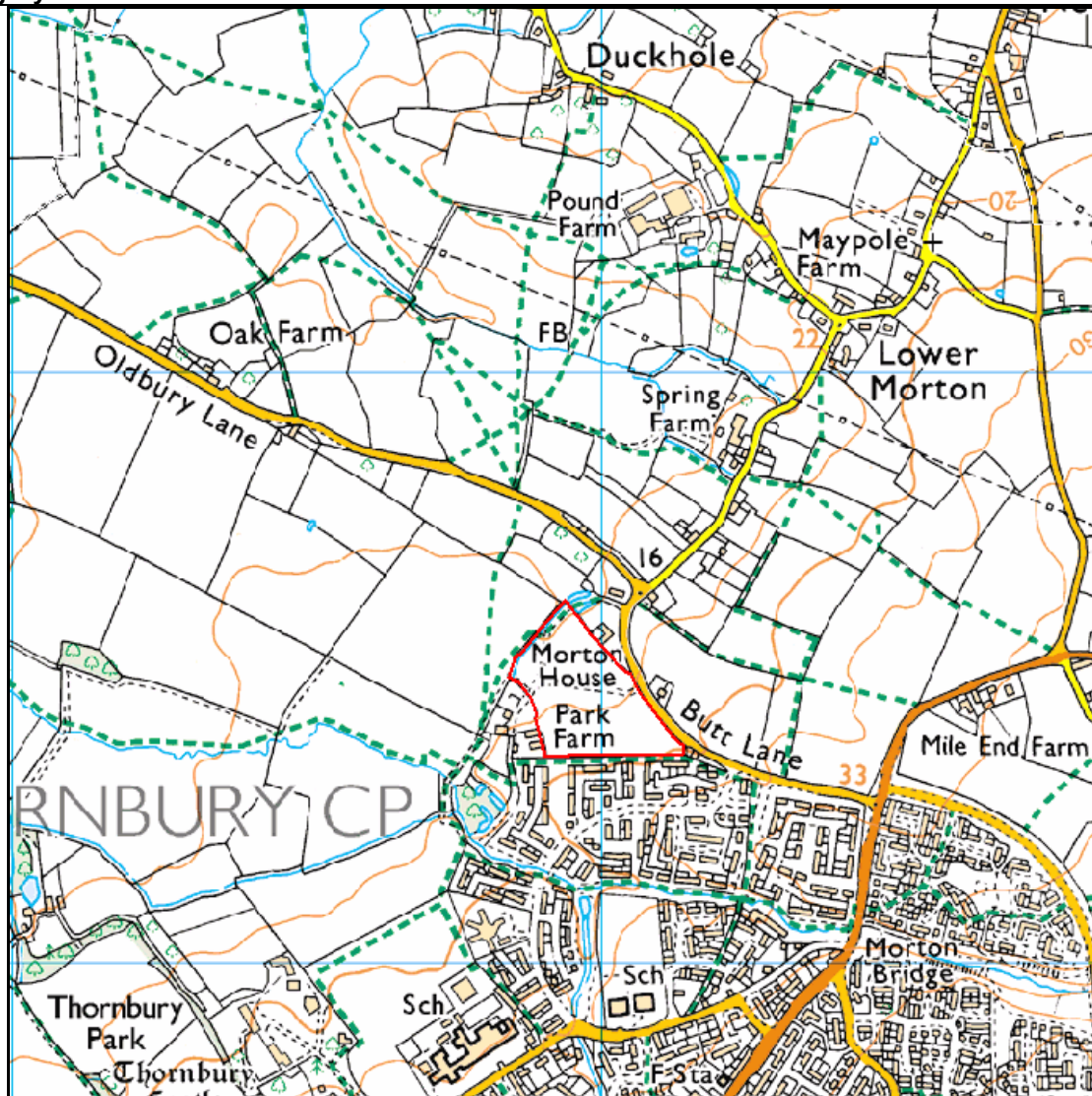
- i) A comprehensive desk study to identify all potential sources of contamination both arising on-site and migrating onto site from relevant adjacent sources.
- ii) A comprehensive ground investigation including sampling, to quantify the extent and nature of contamination.
- iii) An appropriate risk assessment to determine the scale and nature of the risks to human health, groundwater, ecosystems and buildings arising from the contamination. This will normally be presented in the form of a conceptual model.
- iv) A report detailing the remediation options including the final proposals for mitigating any identified risks to the proposed development.
- v) All works should be carried out with reference to the most relevant, appropriate and up to date guidance.

Reason

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

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

App No.:	PT13/0919/RM	Applicant:	David Wilson Homes South West Part Of BDW Trading
Site:	Land At Park Farm (Phase 1) Butt Lane Thornbury Bristol South Gloucestershire BS35 1RA	Date Reg:	18th March 2013
Proposal:	Erection of 127 no. dwellings with landscaping, car parking and associated works. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT11/1442/O).	Parish:	Thornbury Town Council
Map Ref:	364010 191564	Ward:	Thornbury North
Application Category:	Major	Target Date:	13th June 2013



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 100023410, 2008. **N.T.S.** **PT13/0919/RM**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application appears on the Circulated Schedule as representations were made contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This reserved matters application relates to the erection of 127 no. dwellings with landscaping, car parking and associated works. The reserved matters for determination in this application are appearance, landscaping, layout and scale. This approval of reserved matters is to be read in conjunction with outline planning permission PT11/1442/O that granted permission for the erection of up to 500 dwellings with public open space, associated works and access only approved, with all other matters reserved. This outline permission relates to the entire Park Farm site and this reserved matters application forms phase one of the overall proposed development.
This access was subsequently amended under planning approval PT13/3683/F.
- 1.2 The site area is approximately 4.22 hectares and consists of an agricultural field on the north-west edge of Thornbury and slopes gently away from south to north. The site 'wraps round' the Grade II listed Park Farm buildings and gardens that lie to the west. To the north-east of the site lie open fields, whilst the north-east edge of the site abuts Butt Lane, and Morton House, a large Grade II listed residential property. To the south the site adjoins the existing Thornbury settlement boundary.
- 1.3 The application seeks reserved matters consent for a range of dwellings including 2-5 bedroom houses and 1-2 bedroom flats. 35% of the dwellings are affordable units (44no.), which complies with the S106 agreement. The buildings will range in height from 1 storey to 2.5 storeys. External facing materials will consist of a mix of natural stone, reconstituted stone, render and brick.
- 1.4 The application has been subject to some negotiation since its submission and has been amended a number of times following discussion between officers and the applicant. A full reconsultation on the latest set of drawings was carried out on 10th February 2014.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework 2012
Technical Guidance to the National Planning Policy Framework 2012
National Planning Practice Guidance 6th March 2014
Ancient Monuments and Archaeological Areas Act 1979

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- L8 Sites of Regional and Local Nature Conservation Interest
- L10 Historic Parks and Gardens and Battlefields
- L11 Archaeology
- L12 Conservation Areas
- L13 Listed Buildings
- EP2 Flood Risk and Development
- T7 Cycle Parking
- T8 Parking Standards
- T12 Transportation Development Control Policy
- H3 Residential Development in the Countryside
- LC1 Provision for Built Sports, Leisure and Community Facilities
- LC2 Provision for Education Facilities

South Gloucestershire Local Plan: Core Strategy (Adopted) 2013

- CS1 High Quality Design
- CS2 Green Infrastructure
- CS5 Location of Development
- CS6 Infrastructure and Developer Contributions
- CS7 Strategic Transport Infrastructure
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS15 Distribution of Housing
- CS16 Housing Density
- CS17 Housing Diversity
- CS18 Affordable Housing
- CS24 Green Infrastructure, Sport and Recreation Standards
- CS32 Thornbury
- CS33 Housing Opportunity

2.3 Supplementary Planning Guidance

Affordable Housing and Extra Care Housing Draft Supplementary Planning Document

West of England Strategic Housing Market Assessment (SHMA) 2009 and 2013 SHMA Addendum

Residential Parking Standards SPD (Adopted) 2013

South Gloucestershire Design Checklist (Adopted) 2007

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT11/004/SCR Development for around 500 houses with associated infrastructure. EIA not required.
- 3.2 PT11/1442/O Erection of up to 500 dwellings on 26.21 hectares of land with public open space, associated works and access. Outline application including access with all other matters reserved. Approved, S106 signed.

- 3.3 PT11/1441/O Creation of balancing pond and associated drainage infrastructure to serve proposed residential development on Land at Park Farm, Thornbury. Outline application with landscape matters reserved. Approved, S106 signed.
- 3.4 PT12/2644/O Creation of balancing pond and associated drainage infrastructure to serve proposed residential development on Land at Park Farm, Thornbury. Outline application with all matters reserved. This is a duplicate application. To be determined.
- 3.5 PT12/2659/O Erection of up to 500 dwellings on 26.21 hectares of land with public open space, associated works and access. Outline application including access with all other matters reserved. This is a duplicate application. To be determined.
- 3.6 PT13/032/SCR Screening Opinion for (PT12/2659/O) Outline proposal for the erection of up to 500 dwellings and associated parking; 2 vehicular accesses from Butt Lane; formal and informal public open space including sports pitches; the construction of highways through the site and associated engineering works. EIA not required.
- 3.7 PT13/3665/F Erection of 1.85 metre high, boundary Natural Stone Wall and Wooden Gates. Approved.
- 3.8 PT13/3666/LB Removal of existing fence. Erection of 1.85 metre high boundary Natural Stone Wall and Wooden Gates. Approved.
- 3.9 PT13/039/SCR Creation of Vehicular Access onto Butt Lane, Thornbury to serve the development of up to 500 homes at Land at Park Farm approved by Planning Permission PT11/1442/O. (Amendment of access as approved by planning permission PT11/1442/O). Screening Opinion for PT13/3683/F. EIA not required.
- 3.10 PT13/3683/F Creation of Vehicular Access onto Butt Lane, Thornbury to serve the development of up to 500 homes at Land at Park Farm approved by Planning Permission PT11/1442/O. (Amendment of access as approved by planning permission PT11/1442/O). Approved.

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council

Commented as follows:

Protection the Hedgerows and Creation Buffer Zone

Concern was expressed about the existing hedgerow between the development and houses in Manor Walk, Queens Walk and Dyrham Close. It is essential that this hedgerow be protected and, in places where it may be rather sparse, enhanced. The hedgerow and trees should form part of a 4-5 metre

substantial buffer zone between the existing houses and the development and maintained as such. Special care should also be taken, during construction, to ensure that no harm is caused to either the hedgerow or existing trees covered by tree preservation orders. The hedgerow is also an important habitat for wildlife and every care should be taken to ensure that it is not compromised in any way.

Open Spaces and Play Area

Areas of open space should be large enough to allow children and youngsters to use for recreational purposes and not made up of small ribbons of green areas. No area has been designated for use as a play area and, although the inclusion of one is planned in the second phase, it may be some considerable time before this second phase is completed. It is, therefore, important that a play area is included in this first phase.

Listed Buildings

Concern has been expressed about the setting of listed buildings and the impact the development would have on them. The amount of space (buffer zone) planned between the development and the Grade II Listed Buildings (Park Farmhouse and The Barn) should be doubled to ensure that this impact on these buildings is sufficiently softened.

Social Housing

It was understood that social housing would be 'peppercotted' throughout the development and it is noted that the proposal is to place this housing around the edges of the site. It is requested that the original plan be adhered to.

Building Height and Materials

It is noted that a 2.5 storey building is planned by Dyrham Close and another near the listed buildings. These 2.5 storey buildings should be reduced in height to ensure that they do not restrict the Dyrham Close view and overshadow the listed buildings. The height of the new construction should be measured against the land level and not the roof height.

The proposed red roof tiles coupled with the red brick is not acceptable as it creates a mass of one colour which would have an unacceptable visual impact on the listed buildings nearby. The use of different materials should be considered.

Car Parking

With Thornbury being a rural area without an efficient integrated transport system the issue of car parking is vital. It is agreed that the maximum car parking space be incorporated within the development which is understood to be 1.4 per residence at the present time. No provision appears to have been made for visitor parking and this should be incorporated. Any increase in car parking space should not be at the expense of amenity land.

Movement Around Site and Existing Settlement

Access to the existing properties must be given priority consideration as large transport, such as emergency vehicles, oil and refuse collection lorries will need to reach these properties on a regular basis. These existing buildings should have, at the very least, the level of access they currently enjoy.

Traffic Calming Measures & Home Zones

Support is given to Home Zones if they contribute to traffic calming measures throughout the development. However, it is noted that there is one long straight road planned and consideration should be given on the best ways to ensure that traffic keeps within the designated speed limits.

Development Control

It is hoped that South Gloucestershire Council ensures that sufficient supervision of the construction process is carried out and that all conditions imposed by the Planning Authority are adhered to.

4.2 Community Spaces

No comment.

4.3 Drainage

Layout of sewers may affect development, refer to Wessex water for determination.

4.4 Public Rights of Way

No objection subject to condition.

4.5 Wessex Water

No objection subject to condition.

4.6 Tree Officer

No comment.

4.7 Housing Enabling

No objection.

4.8 Transportation

No objection subject to conditions.

4.9 English Heritage

No objection.

4.10 Ecology Officer

No objection.

4.11 Landscape Officer

No objection subject to conditions.

4.12 Environment Agency

No objection.

4.13 Office for Nuclear Regulation

No comment.

4.14 Urban Design

No objection subject to conditions.

4.15 Waste Collection

No objection.

4.16 Conservation Officer

No objection subject to conditions.

4.17 Public Open Spaces Officer

No objection subject to condition.

Other Representations

4.18 Local Residents

18 letters of objection (7 received following reconsultation on the revised plans) have been received from local residents raising the following concerns:

- Listed buildings should be protected
- Setting of Morton House not being preserved
- Old trees should be protected
- Vehicular parking and access should be assessed
- Landscaping should be assessed in terms of road widths/access to site
- Streets designed for children to play in should not be through roads for traffic

- What controls will there be for residents of existing dwellings to access their properties during construction?
- Higher density housing proposed near settlement boundary, this is not in accordance with outline
- Landscape to south boundary of site not acceptable
- Affordable units are adjacent to existing dwellings in Thornbury and listed buildings
- The application does nothing to take into account the sensitivity and value of the site
- Proposed road along southern boundary will cause unnecessary noise, pollution and danger
- Number of dwellings too high and should be reduced
- Hedgerow on south boundary should be retained, current proposal unacceptable
- All roofing and wall materials, and the design of houses, should respect the character of Thornbury's existing housing, and the listed buildings, as has been required on the Morton Way site
- The parking provision on the new development does not meet the minimum requirements and is inadequate
- Will cause traffic congestion
- Poor visibility at T Junctions
- There should be more green buffer zones between hedgerows and listed buildings
- Not enough protection on hedgerows
- "Substantial harm" to Park Farm listed buildings should be mitigated
- Plot 65 will overlook into Park Farm and have overbearing impact, it is effectively a 3 storey building not 2.5 storey
- No building should be within 100 metres of Park Farm
- Lack of public consultation
- Does not accord with flood zone sequential test
- Estate's design must accord with the creation of "Informal Homes Zones"
- Concerns about road through to listed buildings, will it be adopted?
- Sustainable Urban Drainage Systems should not be situated over sewer/drainage pipes
- Roof materials should respect listed buildings
- Lack of protection for TPO trees
- Development will spoil outlook and view from property

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

The principle of development was established for the erection of up to 500 dwellings on the Park Farm site under the approval of the outline scheme (ref. PT11/1442/O) on 8th March 2013. The site forms the first phase of the preferred location for housing opportunity in Thornbury, and as such is an integral part of the strategic housing growth in South Gloucestershire, as set out in Policy CS5 of the adopted Core Strategy: Local Plan 2013. As such, it also forms an integral part of the Council's five year land supply.

- 5.2 The application seeks reserved matters consent for 127 dwellings in a range of dwelling sizes, and as such is compliant with the principle of the outline planning permission, and Policy CS33 in this respect. Issues raised by objectors relating to need and effects on local infrastructure and flood risk have been already considered with the grant of outline planning permission and the associated S106 package approved with this scheme.
- 5.3 The principle of development is therefore acceptable and comments received objecting to the principle of the development cannot be taken into account in the assessment of this reserved matters application.
- 5.4 Condition 4 on the outline permission (ref. PT11/1442/O) states that this current application must be in accordance with the parameters described in the design and access statement submitted with the outline application. This reserved matters application is therefore acceptable subject to appearance, landscaping, layout and scale all being in accordance with the parameters of the design and access statement and the adopted South Gloucestershire Local Plan: Core Strategy 2013.

5.5 Urban Design, Landscape and Visual Amenity

Urban Design

- 5.6 The general layout and alignment of dwellings and the spread of materials across the development is considered acceptable and is in accordance with the outline application. The Design and Access Statement contains a local character appraisal which picks up both the historic and modern context of existing development within Thornbury and the proposal broadly adheres to this.
- 5.7 Views towards the listed buildings at Park Farm and Morton House have been retained and areas of higher density and larger scale buildings located away from these historically sensitive areas. The heights of buildings are restricted to two or two and a half storeys as per the Design and Access Statement. The lower density development is to the north eastern boundary of the site around Morton House and also Park Farm, which again tallies with the outline consent.
- 5.8 The palette of materials are considered acceptable and the mix of materials including natural stone, recon stone, render and brick reflect the local distinctiveness of Thornbury. The inclusion of natural stone within the scheme was secured following discussion with officers. The roofscape has been bolstered with the addition of chimneys across the site and the use of different tiles.
- 5.9 Overall, the reserved matters application provides the character and distinctiveness as set out in the outline consent and is acceptable from an Urban Design perspective.

Landscape

- 5.10 The applicant has submitted detailed Landscape drawings as well as a Landscape Management Plan.

5.11 The site is semi-rural in nature and an appropriate level of native tree and shrub is proposed across phase 1 of the development that helps relate the development to the open countryside to the north and west. Concern has been raised by residents in regard to the hedgerow on the southern boundary and the applicant has committed to 30% of its length being infilled with planting to bolster it. This is considered to be a significant hedgerow as it straddles the existing development to the south and the proposed development to the north. An appropriate condition is therefore considered expedient. Larger native trees in the form of oak trees have also been provided across the site to the satisfaction of the Landscape Officer.

5.12 The Council's Landscape Officer has assessed the plans and has no objection.

5.13 Play and Recreation

The Council's Public Open Spaces Officer has considered the Play Strategy submitted for phase 1 of the development. The amount of play space provided is in accordance with the S106 agreement signed at the outline stage.

5.14 The play space within phase 1 is in the form of a LAP (Local Area for Play) and includes a suitably diverse range of play equipment that accords with Policies LC1 of the 2006 Local Plan and CS24 of the 2013 Core Strategy.

5.15 Highways and Transportation

The Highway Officer has considered in detail the reserved matters submission and considers the planning layout acceptable and that the design principles meet the aspirations of the outline planning permission. The Highway Officer has however suggested conditions in respect of the following: parking operation, refuse vehicle tracking, and bin storage. The parking operation condition will ensure the full parking allocation is met by providing 8 unallocated spaces along the central avenue. The Highway Officer is of the opinion that refuse vehicles will be able to successfully navigate around the site within the current layout but a condition is considered expedient to ensure this. Conditions covering all three of these three issues will be attached to the decision notice, accordingly. The submission of a Construction Management Plan is conditioned on the outline permission and will ensure protection of amenity and access arrangements of nearby occupiers during construction. Full details of the informal home zone area of the development is also covered by condition on the outline consent. Detail is however provided within this application of the surfacing to be used – brick paving – within the two informal home zones that run east-west across phase 1 of the development.

5.16 Affordable Housing

The affordable housing has been provided in locations and in a form that has been agreed with the Council's Housing Enabling Officer and in accordance with the S106 agreement attached to the outline planning permission. The S106 on the outline agreed a pepper-potting of no more than 8 contiguous dwellings, which has been achieved on site. The applicant has also proposed a

tenure split of 80% social rent and 20% shared ownership in accordance with the tenure split required on the development in the S106 agreement.

5.17 Archaeology and Historic Environment

Archaeology

The Council's Archaeologist has confirmed that a programme of archaeological investigation and recording is under discussion with the developer's archaeological consultants and the matter can be satisfactorily dealt with under condition 20 of the outline planning permission. This condition has already been partially discharged in respect of phase 1.

Historic Environment

- 5.18 The outline planning application concluded that there were a number of key heritage assets in and around the Park Farm site. In terms of phase 1 of the development the grade II listed Park Farm and Morton House lie in close proximity to the proposed development and there would be an impact on both. At the outline stage the harm to Park Farm was considered "substantial" whilst the harm to Morton House was considered to be "moderate". The reserved matters application must therefore demonstrate that the harm has been mitigated through scale, layout and high quality design.
- 5.19 The use of natural stone has been secured on key buildings along Butt Lane, the east-west corridor from Butt Lane to Park Farm and along the road frontage facing Park Farm. The use of render across the development and the use of a palette of colours as opposed to simply white/cream does lend more character to the area and is reminiscent of the terraces in Thornbury and this diverse palette is carried through the main avenue. This is considered sufficient to mitigate the substantial harm to Park Farm and provide a high quality design across phase 1 in accordance with policy CS1 of the Core Strategy.
- 5.20 The area around Morton House has been revised to include more space between the listed building and proposed development and the area immediately southwest of the Morton House garden is to be landscaped and the unsightly existing block wall that forms the boundary of Morton House hidden. The two garages associated with plots 115 and 116 are set back from the main properties to help protect the setting of the listed building. This is considered to sufficiently mitigate the "moderate" harm afforded in conservation terms.
- 5.21 Not all of the submitted house type drawings contain full details of materials to be used; omitting windows, dormers, porches and doors, for example. It is therefore considered expedient to attach a condition requiring the applicant to submit large scale details of these materials and finishes for the Council's approval prior to their installation. In regard to the natural stone, render and brick; it is considered expedient to include a condition requiring full samples displaying how these materials will be constructed and finished on site.
- 5.22 The Council's Conservation Officer raises no objection to the reserved matters application subject to the two aforementioned conditions as suggested in para. 5.21.

5.23 Ecology

There are no ecological implications arising specifically from the reserved matters application, as the ecology is controlled by way of conditions on the outline planning permission, the Ecological Officer has raised no objections to the scheme.

5.24 Residential Amenity

The proposed development on phase 1 lies close to existing housing at Manor Walk, Queen's Walk and Dyrham Close, as well as properties on Butt Lane and the Park Farm complex to the west.

5.25 The indicative layout drawings showing phase 1, as submitted in the applicant's Design and Access Statement with the outline application, show a buffer around the west and southern edges of the site in order to help preserve nearby occupiers' residential amenity. This buffer has been provided in this reserved matters submission and is considered satisfactory. In the case of Morton House, which backs onto the eastern boundary of the site, an area of open space has been located here and there is a sufficient distance between dwellings that will avoid any undue level of overlooking/loss of privacy.

5.26 Specific concern has been raised in regard to Plot 65 being effectively 3 storey and overlooking into Park Farm and having an overbearing impact. This plot is in fact 2 storey and lies approximately 30 metres from the Park Farm complex. It is therefore considered there would be no overbearing/overlooking impact from this building. Concern has also been raised in regard to loss of views. This was considered at the outline stage and is not a material planning consideration.

5.27 Concern was also raised in regard to the road to the southern boundary of the site and the noise and pollution this may cause. Whilst there will inevitably be some increase in noise, given that the proposals represent an extension to the existing residential area of Thornbury, the character of the noise will be residential in nature and is not considered therefore that the proposals would result in increased noise levels as to harm the reasonable residential amenity of nearby occupiers.

5.28 Public Rights of Way

The PROW has been accurately plotted through phase 1 of the development to the satisfaction of the PROW Officer. A multi user route is to be provided through the entirety of the development and following a request from the PROW Officer to the developer this multi user route will emerge onto the adopted highway by Ringtail Cottage rather than using the main site entrance. This is preferable to the PROW Officer and acceptable in planning terms subject to a condition requiring full details of the multi user route being submitted to, and approved in writing by the Council before first occupation on the development.

5.29 Drainage

The overall surface water drainage strategy for the Park Farm site is controlled through several planning conditions attached to the outline consent, specifically: no's 13, 14, 15, 16, 17, 18 and 19.

5.30 A drainage layout has been submitted by the applicant for phase 1 of the development and is considered acceptable by the Council's Drainage Engineer subject to agreement with Wessex Water. The drainage strategy has been altered to accommodate the nearby Morton Way development. These provisions will avoid disruptive works to local public sewer systems and it is to be agreed that foul flows will be directed from the new sites to an agreed point of connection with phased capacity improvements to the treatment works. A suitable condition will be attached to the decision notice to control the foul flows as requested by Wessex Water.

5.31 Plot-by-plot surface water drainage details are also included on the drainage layout drawings. The Environment Agency raise no objection to the application.

6. CONCLUSION

6.1 The principle of development has been accepted as part of the outline planning permission. The urban design, landscape, historic environment and visual amenity aspects of the scheme, following amendments to the scheme, are acceptable and in accordance with the Design and Access Statement.

7. RECOMMENDATION

7.1 That reserved matters consent is **GRANTED** subject to the following conditions.

Contact Officer: Will Collins
Tel. No. 01454 863425

CONDITIONS

1. Prior to the commencement of phase 1 of the development representative sample panels of: stonework (including boundary walls) of all of the stone types to be used, each of at least one metre square showing the stone, coursing, mortar, pointing and, where relevant, coping; render of all of the types of render to be used, of at least one metre square showing the texture and colour; and brickwork of all of the brick types to be used, each of at least one metre square showing the brick, bonding and pointing; shall be erected on site and approved in writing by the Local Planning Authority. The approved sample panels shall be kept on site for reference until the relevant work is complete. Details and samples of all 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 agreed details and samples.

Reason

To ensure that the scheme is designed to a high standard in accordance with policy CS1 of the South Gloucestershire Local Plan: Core Strategy 2013.

2. Prior to their construction, the design and details including materials and finishes of the following items on all dwellings shall be submitted to and approved in writing by the local planning authority:
 1. Eaves, verges and ridges
 2. All windows (including glazing bars, cill, reveal and lintels)
 3. All external door hoods, architraves, canopies and porches
 4. Extracts, vents, flues & meter boxes
 5. Dormers
 6. Bay windows

The design details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 together with cross section profiles. Cross sections through mouldings and glazing bars shall be submitted at full size. The scheme shall be implemented strictly in accordance with the approved details.

Reason

To ensure that the scheme is designed to a high standard in accordance with policy CS1 of the South Gloucestershire Local Plan: Core Strategy 2013.

3. Notwithstanding the submitted details, all parking spaces provided with an orientation perpendicular to the adjacent carriageway shall be served by a minimum 6m manoeuvring area, that shall consist of hard-standing of either private space or adoptable highway.

Reason

To ensure that safe access to each parking space is provided in the interests of safety and compliance with Policy T12 of the South Gloucestershire Local Plan (Adopted) 2006.

4. Prior to commencement of development a refuse vehicle 'auto-track' of the submitted layout plan shall be submitted to and approved in writing by the Local Planning Authority. Where alterations to landscaping and road alignments are required as a result of the 'auto-track', these shall be approved in writing by the Local Planning Authority with the necessary alterations completed prior to first occupation of any dwelling served by the affected road.

Reason

To ensure that safe access for refuse and other service vehicles is provided in the interests of safety and compliance with Policy T12 of the South Gloucestershire Local Plan (Adopted) 2006.

5. Notwithstanding the submitted details, the bin store serving plots 100 to 105 shall be redesigned to the satisfaction of the Local Planning Authority prior to the commencement of development, so that access to the store is provided closer to the adjacent road with footway and store access of a width suitable to accommodate 1100 litre bins. The approved bin store shall thereafter be completed in full compliance with the approved details and maintained as such thereafter.

Reason

To ensure that refuse collection distances and vehicle waiting times are reduced to a minimum in the interests of safety and to comply with Policy T12 of the South Gloucestershire Local Plan (Adopted) 2006.

6. The development shall not commence until a foul water drainage strategy, which shall include a timetable and scheme of implementation, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.

Reason

To ensure that a satisfactory means of drainage is provided in accordance with policy CS9 of the South Gloucestershire Local Plan: Core Strategy 2013.

7. Prior to the first occupation of the development hereby approved full details of the proposed multi user public right of way 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 that the scheme is designed to a high standard in accordance with policy CS1 of the South Gloucestershire Local Plan: Core Strategy 2013.

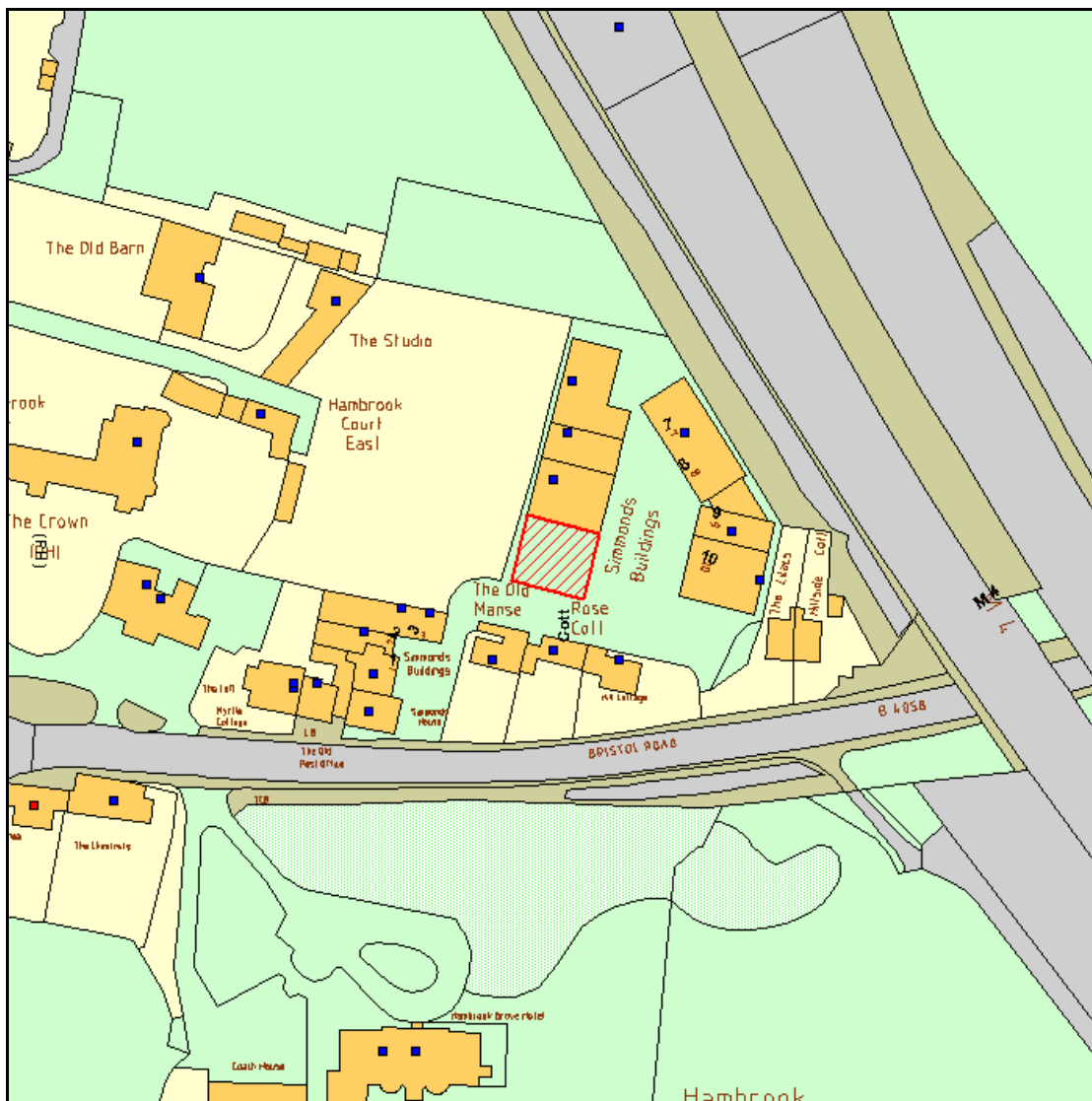
8. The existing southern boundary hedgerow shall be retained and enhanced in accordance with the details submitted on drawing "GL0001-02 Soft Landscape Proposals Sheet 2 of 5 (Golby & Luck) F" received by the Council on 18th March 2014 and maintained thereafter as such.

Reason

To ensure that the scheme is designed to a high standard in accordance with policy CS1 of the South Gloucestershire Local Plan: Core Strategy 2013.

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

App No.: PT13/4623/F	Applicant: St Martin Commercial Property
Site: Simmonds Buildings Bristol Road Hambrook South Gloucestershire BS16 1RY	Date Reg: 20th December 2013
Proposal: Erection of 1no. attached commercial unit for B1(C) use.	Parish: Winterbourne Parish Council
Map Ref: 364140 178967	Ward: Winterbourne
Application Category: Minor	Target Date: 12th February 2014



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 100023410, 2008. N.T.S. PT13/4623/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

Objections have been received from neighbouring properties which have been considered but conflict with the officer recommendation.

1. INTRODUCTION

- 1.1 This application seeks consent to erect an additional commercial unit at this trading estate. The unit would provide 200m² gross new internal floor space and is intended for use class B1 (c) Light Industrial use. No hours of operation are given but four parking spaces would be given over to this unit. The unit would be finished in materials to match the adjacent brick elevations and profiled roof cladding.
- 1.2 The property located within the settlement of Hambrook which is washed over Green Belt land.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- E3 Criteria for assessing proposals for employment development within the Urban areas and settlement areas and or permitted by policies E4,E6 or E7.
- L12 Conservation Areas
- L13 Listed Buildings

South Gloucestershire Local Plan Core Strategy adopted December 2013.

- CS1 High Quality Design
- CS4a Presumption in favour of sustainable development
- CS13 Non-safeguarded Economic development site
- CS34 Rural Areas
- CS9 Managing the environment and heritage

- 2.3 Supplementary Planning Guidance
None

3. RELEVANT PLANNING HISTORY

- 3.1 P97/1916 Continued use of industrial units totalling 969 square metres in accordance with the detailed site plan received by the Council on the 28 October 1997 (which identifies the individual units and their uses). Approved 26.06.1998

- 3.2 P96/2884 Continued use of premises as a B1 light industrial unit, without compliance with condition 13 attached to permission P88/1999. Approved 02.04.1997
- 3.3 P88/3465 Erection of industrial unit totalling 208 square metres (2239 sq ft) in floor area, for use for vehicle maintenance and storage. Refusal of Full Planning 23.02.1989
- 3.4 P88/1999 Erection of industrial units totalling 1,202 square metres (12,938 square feet) (in accordance with the amended plans received by the council on 19TH July 1988 and agents letter received on 3RD august 1988) Approved 07.08.1988

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection.
- 4.2 Highway Drainage
No objection.
- 4.3 Highway officer
Non objection subject to cycle provision.
- 4.4 Landscape officer
No objection
- 4.5 Conservation Historic buildings Officer
No comment

Other Representations

- 4.6 Local Residents
Two comments received (one objecting, one commenting with concerns)
- Concern that the original conditions imposed have been largely ignored. (landscaping not carried out, hours of use not observed, on site parking not fully utilised and vehicles parked on the Bristol Road)
 - Concern about the storm water drainage system often surcharging with the manhole at the site entrance often overflowing and flowing down the road – hazardous when combined with leaves in the gutter.
 - Car park users have been known to hit the wall shared with residential properties – there are no measures to prevent vehicles from getting too close – this could worsen with increased use – the wall is also the boundary to the Conservation Area.
 - The proposal should be judged in relation to the Joint Local Transport Plan 3 (JLTP3)
 - The proposal brings the buildings which are unsympathetic to the Conservation Area closer to it.
 - There is poor access for large vehicles who struggle to access the site and this will increase noise and the disturbance caused to neighbours.

- Increase in traffic to the site and parking on the road outside of the site (whilst reducing site area available for parking within the site).

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The NPPF sets a presumption in favour of sustainable development. This means that development proposals that accord with the development plan should be approved and where relevant policies are absent, silent or out-of-date, permission should be granted unless – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies within the NPPF taken as a whole. There is therefore a presumption in favour of development subject to further consideration in relation to the policies of the local plan.

In assessing applications for commercial extensions, planning policies CS1 and CS13 of the Core Strategy and E3 of the Local Plan are particularly relevant. Policy CS13 seeks to retain employment uses as employment unless it is shown that this can not occur. Policy E3 specifically relates to employment development within the defined settlement boundaries and seeks that development should not have unacceptable environmental effects; that adequate provision is made for servicing and parking at the site such that the amenity of the surrounding areas and highway safety are not detrimentally affected; that residential amenity of no prejudiced; that the character of the area is not adversely affected; and that the maximum density compatible with the site's location, accessibility and surroundings is achieved. Where the site is also within the Green Belt washed over settlements development will also be restricted to infilling, extensions, conversions and re-use of existing buildings. CS1 seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context.

As such the principle of additional commercial use of this this pre-existing economic site is acceptable subject to the following considerations.

5.2 Green Belt

The site is located within the washed over settlement of Hambrook where infill development is acceptable in green belt terms. This new unit is considered to be infill development and is for a relatively modest extension to the existing range of buildings. It is in the same format, scale and height as the other employment units. A new unit at this point would not affect the openness of the wider greenbelt area and as such the proposal satisfies green belt policy.

5.3 Design

This proposal is a simple replica and continuation of the existing buildings within the discrete confines of the central part of this mixed commercial site. The property at the rear of the proposed unit, known as Hambrook Court East, is a listed building but given the nature of the existing buildings and the proposed design reflecting the existing commercial properties there is not considered to be a material change to the setting of the listed building. Similarly whilst the building would get closer to the conservation area it is considered to

conserve the character and appearance of the Conservation Area. As such the design is acceptable.

5.4 Residential amenity

The proposed unit backs onto Hambrook Court East but given that the proposal is located a considerable distance from the rear elevation of that property and does not overlook that dwelling it does not cause a loss of privacy and is not overbearing. The proposed use is use class B1(c) which is appropriate in a residential area, contrary to B2 industrial which would generally be inappropriate. Other residential uses are located to the south of the site and it is not anticipated that the additional unit would have a material impact on these properties over and above the existing situation.

The hours of working in the proposed unit can be tied to the existing hours of operation of the rest of the site which are 08.00 to 19.00 Monday to Saturday only with no working on Sundays or Bank Holidays. As such the proposal would not affect residential amenity and the application accords with the above policy criteria. Given the close proximity of the neighbour a working hours condition is necessary.

There is some concern from neighbours that the existing conditioned working hours are not being adhered to. This is a matter for Planning Enforcement to look into rather than a reason to withhold this application for new development.

5.5 Transportation

Highways officers have considered the site and have indicated that two cycle parking spaces should be provided within the building, together with shower facilities to encourage non car modes of transport. According to policy T7 of the Local Plan car parking at a maximum rate of 1 space to 35m² needs to be provided. This unit would equate to a maximum provision of 5.7 car parking spaces so allocating four spaces to the site as the application shows is appropriate. These are taken from the overall provision of the existing site. At the time of the officer visit on Thursday 9 January at 11am there were 15 spaces available in the site and further space in the area allocated to unit ten. Other photographic evidence from 1991 to present day held by or accessed officers showing the site also appears to show that on site parking is not a problem. The building itself displaces no existing parking at the site as this building will occupy an area segmented off from general use. It has already been shown above that there would appear to be a general oversupply of spaces and that as a result this additional unit can operate by using the existing spaces within the commercial estate. There is therefore no objection in highway safety or parking terms and a condition can adequately secure cycle parking and shower facilities in order to promote other modes of transport.

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 and the Core Strategy set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That permission is **GRANTED** subject to the conditions on the decision notice.

Contact Officer: Karen Hayes
Tel. No. 01454 863472

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 first occupation of the building a shower and two lockers, and space to accommodate two bicycles shall be installed within the building and thereafter maintained available for use by users of the building.

Reason

To encourage means of transportation other than the private car, to accord with Policies E3, T7 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

To ensure a satisfactory standard of external appearance and to accord with Policies L12 and L13 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy adopted December 2013.

4. The hours of working on site shall be restricted to 08.00 to 19.00 Monday to Saturday 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 amenities of the occupiers of nearby dwelling houses, and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

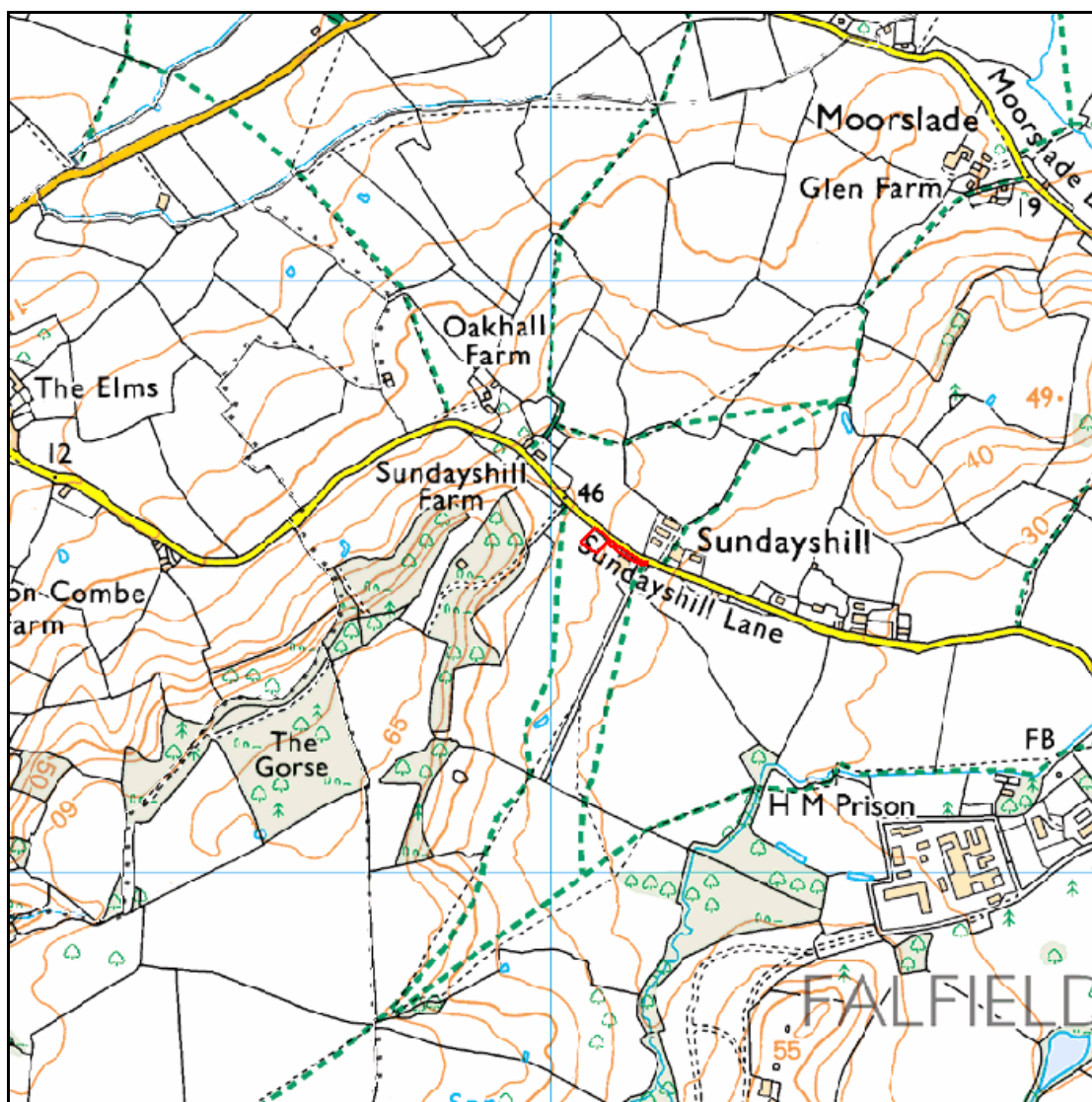
5. The hours of working on site during the period of construction shall be restricted to 07:30 to 18:00 Monday to Friday and 08:00 to 13.00 on Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the residential amenities of the occupiers of nearby dwelling houses, and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

App No.:	PT14/0093/F	Applicant:	P J King And Son
Site:	Sundayshill Lane Falfield Wotton Under Edge South Gloucestershire GL12 8DQ	Date Reg:	5th February 2014
Proposal:	Change of use of land for the temporary stationing of 1no. mobile home for use as an agricultural workers dwelling for a period of 3 years.	Parish:	Falfield Parish Council
Map Ref:	367246 193530	Ward:	Charfield
Application Category:	Minor	Target Date:	28th March 2014



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100023410, 2008.

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PT14/0093/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has been referred to the circulated schedule as representations have been received which are contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks consent for the stationing of 1no. mobile home for use as an agricultural worker's dwelling for a temporary of three years.
- 1.2 The application site consists of an agricultural field situated to the northwest of the agricultural buildings associated with Swifts Wood Farm, Falfield. The site is situated within the open countryside outside of any defined settlement boundary. The proposed access is from an existing gateway accessed from Sundayshill Lane, which currently serves the agricultural buildings. The site access is adjacent to a public right of way.
- 1.3 The application for temporary consent has been submitted following the withdrawal of application PT13/4400/O, which sought permission for a permanent agricultural worker's dwelling.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS4A Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Managing Environment and Heritage
- CS15 Distribution of Housing
- CS16 Housing Density
- CS17 Housing Diversity
- CS34 Rural Areas

South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies)

- L1 Landscape Protection and Enhancement
- L8 Sites of Regional and Local Nature Conservation Interest
- L9 Species Protection
- L16 Protecting the Best Agricultural Land
- EP2 Flood Risk and Development
- T8 Parking Standards
- T12 Transportation DC Policy
- H3 Residential Development in the Countryside

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT13/4400/O - Erection of 1no. agricultural workers dwelling (Outline) with access, layout and scale to be determined. All other matters reserved. Withdrawn 9th January 2014

4. **CONSULTATION RESPONSES**

4.1 Falfield Parish Council

The following comments have been made by the Parish Council:

- Inaccuracies in the documentation.
- No damage to hedgerow during construction of the dwelling or driveway.
- Temp. dwelling to be sited in a way to minimise the visual impact on the surrounding area – set in to slope rather than increase overall height.
- No mention of vehicle movements. Potential increase due to worker's family and evening vehicle movements.
- Seek confirmation of external materials and fascias.
- Agricultural tie to be a condition.
- Dwelling to be removed after three year period.

4.2 Acorus Rural Property Services

On balance, my opinion is that on agricultural grounds the application for a temporary worker's dwelling can be supported.

4.3 Highway Drainage

No objection. Information requested.

4.4 Ecology Officer

No objection

4.5 Transportation DC

No objection subject to agricultural tie.

4.6 Public Rights of Way

No objection. Information provided r.e. public footpath OFA11.

Other Representations

4.7 Local Residents

One letter has been received from a local resident. The comments are summarised as follows:

- Reference to discrepancies/ lack of information in the application form.
- Reference to discrepancies in the design and access statement.
- Marketing Appraisal approaching 6 months out of date.
- Request that the temporary dwelling is set in to the land slope rather than built up.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The National Planning Policy Framework (NPPF) states that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside – ref. paragraph 55. This advice is broadly reflected by planning policy H3 of the South Gloucestershire Local Plan (adopted) January 2006, which states that proposals for new residential development will not be permitted outside of the boundaries of settlements subject to three exceptions. Housing for agricultural or forestry workers is one of the exceptions

5.2 When considering the application, given the location of the proposal in the open countryside, it is essential to carefully consider whether there is a functional agricultural need for an agricultural worker to live on the site. The NPPF does not include any more specific guidance on assessing need; however, weight is given to Annexe A (Agricultural, Forestry and Other Occupation Dwellings) of PPS7. The guidance contained within Annexe A states that dwellings need to be justified on grounds of functional need and the financial test and this is still considered relevant and in accordance with the provisions of NPPF.

5.3 Annexe A states that if a new dwelling is essential to support a new farming activity, whether on a newly created agricultural unit or an established one, it should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. It should satisfy the following criteria:

- Clear evidence of a firm intention and ability to develop the enterprise concerned;
- Functional need;
- Clear evidence that the proposed enterprise has been planned on a sound financial basis;
- The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned;
- Other normal planning requirements, e.g. on siting and access are satisfied.

5.4 Agricultural Need

The proposal for a temporary agricultural workers dwelling has been assessed by an independent agricultural agent. Reference is made to the Opinion Report dated 16th December 2013 which was provided in relation to the previously withdrawn application PT13/4400/O. The previous application sought outlined permission for the erection of a permanent agricultural workers dwelling. The outcome of this report was that the functional need of the holding had not yet been established and accordingly an application for a permanent dwelling was considered premature. There was additional concern in relation to the viability of the holding as a stand alone business however it is recognised that the holding is part of a much larger enterprise involving both the finishing and processing of the animals in which adding value and increased profit potential

is likely. The assessment of the proposed development is considered in detail below:

5.5 **Business Description**

The business trading as P J King & Son involves a mixed livestock and arable farming enterprise, and a meat processing business. For the purposes of this exercise, attention is drawn solely to the farming venture, although in terms of business performance, profitability of both activities is based on a single set of trading accounts. The farming business currently operates from a number of locations with the main activity located at Court Farm, Brookthorpe. This 600 acre unit is understood to be allocated for residential housing (in whole or part) and in due course the agricultural use will cease. As a result, pre-emptive restructuring has taken place resulting in the consolidation of the farming business, and particularly it appears the livestock enterprises.

The key livestock farms in this case relate to Swifts Wood Farm, the subject holding, which is the base for the suckler cow and youngstock unit; and Pedington Farm, situated 5 miles away, which is the finishing unit. Swifts Wood Farm extends to 111 acres of ring fenced grassland with a further 200 acres of grassland taken on annual rental close by. With Pedington being 80 acres, the combined holding is in effect around 400 acres. Swifts Wood Farm is centred on livestock production and based on a herd of approximately 80 suckler cows, with progeny reared on site to 12 months of age. Except for the retention of some replacement heifers, yearlings are then transferred to Pedington for finishing.

It is proposed to increase the suckler herd to 110 cows which in turn will increase the number of animals on site over the year from around 170 to 235 head. All of the land is put to grass of which 170 acres is used for grazing and 100 acres for conservation.

It is understood that the following buildings are situated at Swifts Wood Farm: 105ft x 45ft livestock building, 55ft x 75ft livestock building, 35ft x 75ft livestock building, external yards measuring 80ft x 40ft and 60ft x 20ft respectively.

There are proposals for a silage clamp to be erected on the holding to the rear of the current farm buildings. Otherwise, no further buildings are planned for the foreseeable future although there is scope within the existing farmyard to facilitate some expansion in the future.

5.6 **Labour**

It is understood that Swifts Wood Farm to date has been run by Thomas King with part-time assistance provided by a worker locally. Mr King has management responsibility for the suckler cow unit; he currently lives at Brookthorpe which is understood to be a 20 mile commute. The part-time worker lives in Stone approximately 1.5 miles away. The broader business employs Mr & Mrs J J King and three other sons in addition to other paid labour involved in the processing business. One of the sons lives at Pedington and is responsible for the finishing unit.

A standard man day calculation has been undertaken which states a theoretical requirement for 1.56 labour units. My calculations suggest a figure of 1.50 labours units which is comparable. It is therefore considered that the activity at Swifts Wood Farm relates to a full time labour unit.

5.7 **Dwellings Available to the Business**

There are no dwellings related to Swifts Wood Farm. The intention is for Thomas King to reside on the site, subject to planning permission being granted. He currently lives at Court Farm, Brookthorpe.

In the agricultural agent's email of 11th February, upon reviewing the latest Rightmove data, within a 1 mile radius of the postcode there are 2 properties currently for sale at 170,000 and £195,000 respectively. Regardless of their potential availability it is considered that where a full time functional need is established, the key worker accommodation should be sited 'within sight and sound' of the livestock buildings. Therefore these 2 properties are too far away to meet that need and therefore unsuitable.

5.8 **Evaluation of the Business in terms of NPPF Para. 55**

Functional Need

Concern was raised during the previously withdrawn application that the functional need of the holding had not yet established and as such the application for a permanent dwelling was considered premature.

Since the farm was purchased in September 2010, the business has managed to operate the unit without the need for on-site accommodation. The expansion of the suckler unit to 110 cows plus progeny is now considered by the applicant to generate a full time need and warrant on-site accommodation. The agricultural agent is content that a unit of approximately 235 head in total will generate a full time need.

Given the planned scale of the activity, it is considered there would be functional full time need on the proviso that planned livestock numbers are met or exceeded. The temporary dwelling will allow the applicant to opportunity to meet these livestock numbers whilst living within site and sound of the holding.

Financial Viability

The trading accounts of the business for the past 3 years had been previously viewed and it is confirmed that in each of those years a substantial profit has resulted. At the time of PT13/4400/O concern was raised that these accounts related to both the broader farming business and the meat processing business, therefore the viability of Swifts Wood Farm as a stand alone farming unit was questioned. The budget figures provided in the appraisal are unaltered from that detailed in the previous planning application and suggest a potential net profit of £23,500. The agricultural agent's calculations suggest a net profit of £14,695 which includes building/machinery depreciation and working capital which has not been included in the applicant's figures. This is slightly below the comparable full time agricultural wage of £16,465 allowing for National Insurance and Employer's Liability however in reality there may be scope to achieve higher sales given their broader processing involvement.

As stated previously, as a standalone business using standard data this is not considered to be a viable enterprise, however in reality this facility forms part of a much larger entity.

It is considered that the siting of a temporary dwelling will allow the applicant to demonstrate that the business is financially viable. The applicant is encouraged to prepare separate trading accounts for Swifts Wood Farm over the following 3 year term to ensure that as and when a subsequent application for a permanent dwelling is received; the financial test can be assessed based on a robust set of financial accounts for this particular farming unit.

Firm Intention

The investment in buildings and the need for new silage clamp facilities is considered sufficient evidence of intent to develop the business.

Other planning requirements

The proposed siting of the temporary dwelling is stated in the application documents as being approximately 45 metres northwest of the farm buildings and accessed from the existing farm entrance. From an agricultural perspective the proposed access and siting is considered acceptable. Further analysis of planning matters is considered in the paragraphs below.

Summary

The principle issue with the previously withdrawn application was that the livestock numbers quoted had yet to be achieved, and therefore the business at Swifts Wood Farm was not fully established. As such an application for a permanent dwelling was considered to be premature. As a result the application was withdrawn and a subsequent application submitted on the basis of a temporary dwelling for the first three years. This licence term should provide the business sufficient time to increase livestock numbers and become fully established and in doing so prove at the end of the term that the business is a viable concern and has a clear prospect of remaining so. On balance, it is considered that on agricultural grounds the application for a temporary worker's dwelling can be supported.

5.9 Transport

The application proposes to utilise an existing access through an agricultural metal gate which currently serves the Swifts Wood Farm buildings. The proposal is for a temporary period of time and a temporary structure in the form of a mobile home is proposed. The site is in an unsustainable location in the open countryside. However, given that there is proposed to be an agricultural tie to the property, and as such the occupants would be working locally, and that it is for a temporary period then, on balance, the unsustainable location objection is overcome. Subject to a condition to ensure that the agricultural tie remains there is no transportation objection to this proposal. It is considered that there would not be any adverse increase in vehicle movements to the site over the existing agricultural use.

5.10 Residential Amenity

The application site is situated on the southern side of Sundayshill Lane within the open countryside. A nearby dwelling is situated approximately 130 metres to the east of the application site on the northern side of Sundayshill Lane. In light of this significant distance it is considered that the proposed would have no adverse impact on the amenity of nearby occupiers. The block plan indicates some private amenity space around the mobile home however given the nature of the proposal this is not considered essential.

5.11 Design/ Landscape Character

The plans demonstrate that the proposed mobile home would measure approximately 15 metres in width and 6 metres in depth, with a maximum height of 2.5metres. The applicant has specified that the mobile home will be assembled on site in two parts. It will comprise a felt tiled roof or similar with rendered or timber effect cladding.

5.12 The location of the mobile home is to the rear of the farm buildings at a distance of approximately 45 metres within an agricultural field. Directly to the rear of the existing agricultural building is an earth bund/ mound. The site is adjacent to Sundayshill Lane, bordered by an agricultural hedgerow. There is no proposal to remove or in anyway change the hedgerow as a result of the proposal. The revised design and access statement indicates that the site will be bordered by a post and rail fence. This element can be erected under permitted development. The land gradient slopes upwards from southeast to northwest opening out onto open and rural landscape. To the far west of the site is an ancient woodland.

5.13 The scale and design of the proposal is simple and reflects the temporary nature of the structure. Although it is noted that the proposal would introduce a structure into an existing virgin field it would remain predominantly screened by the existing roadside hedgerow and agricultural buildings to the front. During the consultation process requests have been made that the temporary dwelling is built in to the slope rather than artificially built up. Although these comments are noted it is considered that a condition of this type would not be necessary and as such would not meet the tests of circular 11/95. The temporary dwelling has a maximum height of 2.5 metres and this will be largely screened by the hedgerow. Although it is acknowledged that some preparation of the ground will need to take place due to the land gradient this is not considered to be significant. Although it is acknowledged that the mobile home will be visible in the local area it is considered that the location of the dwelling is such that it would appear appropriately connected to the existing agricultural buildings associated with Swifts Wood Farm and would not have a detrimental impact on the visual amenity or landscape character of the site or the wider area. Due to the temporary nature of the dwelling it is not considered necessary to condition any additional landscaping or planting. A suitably worded condition will secure both the agricultural tie of the building and the temporary nature of it. Additionally, in the interests of visual amenity, a condition will be imposed to ensure that there is no external floodlighting.

- 5.14 It is noted that the Parish Council has requested the LPA request final details on external materials. The plan indicates that the mobile home would be constructed with a rendered or timber effect cladding and a felt roof (or similar). These materials are considered acceptable and appropriate given the temporary nature of the structure and as such further details in this respect are not considered necessary.
- 5.15 Ecology
The site forms part of an agricultural field adjoining an area of semi-natural ancient woodland on the southern side of Sundayshill Lane opposite Sundayshill Farm between Falfield and Rockhampton. The site is situated approximately 115 metres from Sundays Hill Wood Site of Nature Conservation Interest (SNCI), designated for its ancient semi-natural woodland interest. It is considered that it is highly unlikely that the proposal would impact the SNCI. Other than the adjacent hedgerow there are no ecological issues of significance and it is understood that the proposal will have no impact on the hedgerow. Accordingly there are no ecological constraints to granting planning permission.
- 5.16 Foul Sewerage
The planning application includes the installation of a new sewage Package Treatment Plant, which does not require an initial DETR assessment. It is noted that no public foul sewers are readily available. A Package Treatment plant is specified but its location has not been indicated on the plans. The method of irrigation for the effluent overflow will also need to be indicated and a percolation test for discharge to a soakaway is necessary. Assessment details satisfying paragraph 6 of DETR Circular 03/99 are also required. There is no in principle objection to the proposal on these grounds however this information will be secured by a pre-commencement condition in order to ensure satisfactory foul sewerage infrastructure. The applicant is also advised that they must consult the Environment Agency for the need to obtain a 'Discharge Consent' and produce a copy if required. Building Regulation approval must also be obtained.
- 5.17 Public Rights of Way
There is no objection in principle to the proposed development. However, the access is shared by public footpath OFA11 which then runs south southwest along the hedgeline through the yard area before passing through a field gate and continuing south. At present the legal line of the footpath through the yard is obstructed by fencing, although it is possible to walk around it as a minor alternative. The applicant is advised to remind themselves of the legal line of the footpath and ensure that it is not obstructed by this proposal or future plans for the holding.
- 5.18 Other Matters
During the consultation process comments have been made in relation to inaccuracies and discrepancies within the design and access statement. Although this does not affect the determination of the application the Agent has responded with a revised design and access statement to reflect the current proposal.

5.19 Comments made in relation to the age of the marketing appraisal are noted however the application and proposal have been assessed by an independent agricultural agent who has considered the details submitted and made the appropriate recommendation. The independent agent has also done a review of available properties in the locality and has confirmed that there are no other suitable dwelling within sight and sound of the farm.

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 occupation of the mobile home hereby approved shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason

The site is not in an area intended for development and the development has been permitted solely because it is required to accommodate a person working in agriculture or forestry, to accord with the provisions of the National Planning Policy Framework 2012 and Policy H3 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The use hereby permitted shall be discontinued and the temporary mobile home removed from the site and the land restored to its former condition on or before 28th March 2017 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason

The functional need for a worker to live permanently on site, and the financial viability of the holding is yet to have been fully established. Permission for a limited period will allow the Local Planning Authority to re-assess the development in the light of experience of the use, the provisions of the Local Plan, and any other material considerations on expiration of the temporary permission.

4. There shall be no external floodlighting on the site at any time.

Reason

In the interests of the character and appearance of the area and to accord with saved policy L1 of the South Gloucestershire Local Plan (adopted) January 2006, policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, and the provisions of the National Planning Policy Framework 2012

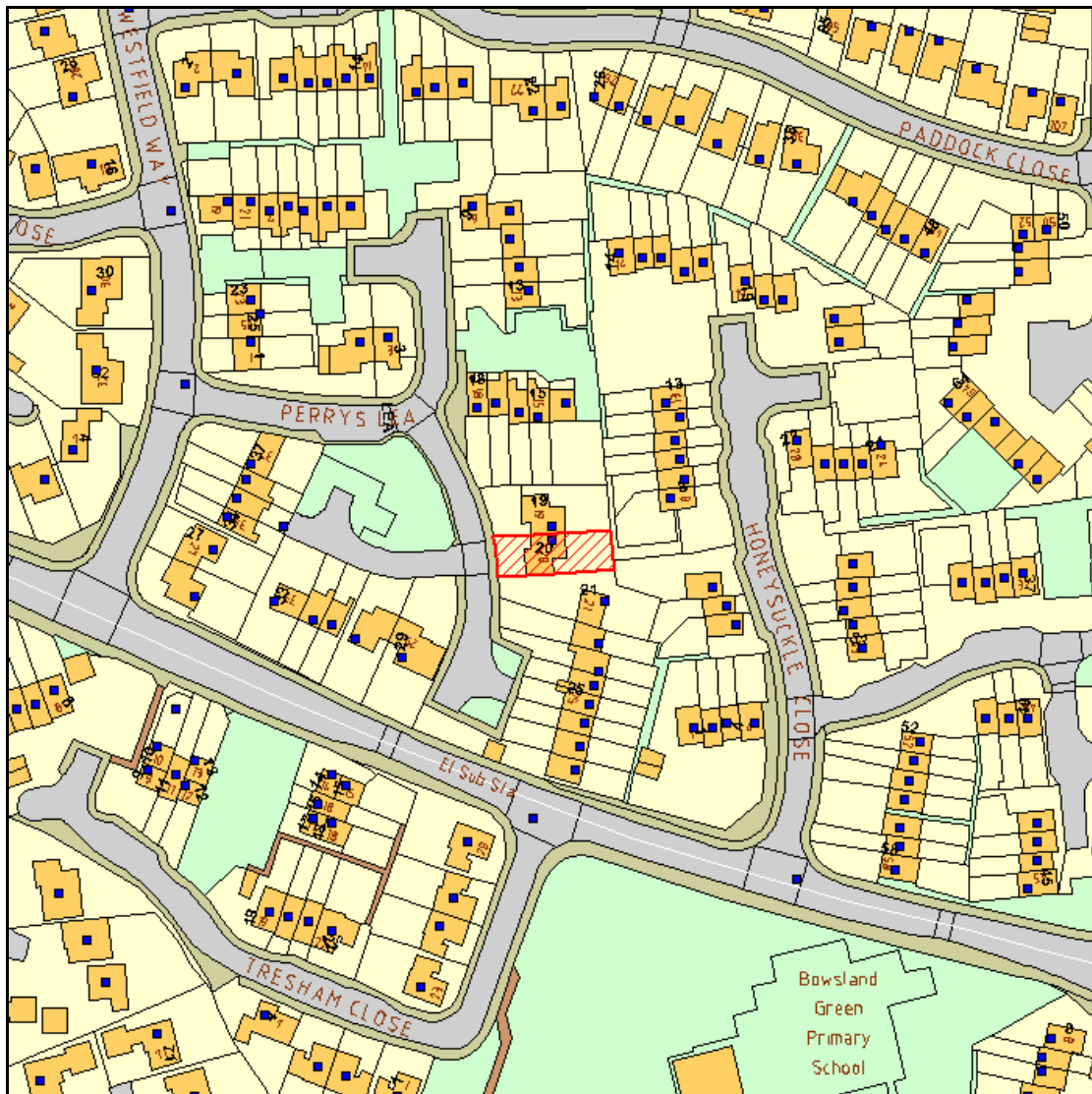
5. Prior to the commencement of development full details of the new sewage package treatment plant shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt details will include the location of the treatment plant, a percolation test for discharge to a soakaway, and assessment details satisfying paragraph 6 of DETR Circular 03/99. Development shall be implemented strictly in accordance with the approved details.

Reason

To ensure a satisfactory means of pollution control in order to comply with policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and DETR Circular 03/99.

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

App No.:	PT14/0154/F	Applicant:	Mrs Lynne Moxham
Site:	20 Perrys Lea Bradley Stoke Bristol South Gloucestershire BS32 0EE	Date Reg:	28th January 2014
Proposal:	Erection of first floor side and two storey side and rear extension to form additional living accommodation. Erection of single storey outbuilding.	Parish:	Bradley Stoke Town Council
Map Ref:	361999 182766	Ward:	Bradley Stoke North
Application Category:	Householder	Target Date:	20th March 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is appearing on circulated schedule because the Council have received a comment contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a first floor side and two storey side extension and rear extension to form additional living accommodation and a single storey outbuilding.
- 1.2 The application site is a semi-detached property situated in a modern cul de sac in Bradley Stoke, North. The site is located within the existing urban area of the north Bristol fringe.
- 1.3 Design amendment has been sought by removing the additional door in the side extension on the front elevation. This is considered to be a minor alteration that would not require additional consultation.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
H4 Development within Existing Residential Curtilages
T12 Transportation

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS8 Improving Accessibility
- 2.3 Supplementary Planning Guidance
Residential Parking Standard (March 2013)

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
No objection
- 4.2 Drainage
No comment

Other Representations

4.3 Local Residents

One objection received concerning design/visual appearance, loss of sunlight and overbearing/loss of outlook.

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for a two storey side and rear extension to form additional living accommodation and erection of a single storey outbuilding.

5.2 Principle of Development

Alterations and extensions to existing residential properties are broadly support by policy H4 of the Local Plan. This policy permits, in principle, extensions and alterations subject to an analysis of design, amenity and transport.

5.3 Design

The proposal will measure 3 metres wide by 9.3 metres deep, with the height measuring 7.9 metres high. The proposed extension covers the footprint of the existing integral garage, as well as extending to first floor level and finishing flush with the rear elevation of the host dwelling. The application seeks to convert the garage to create additional living accommodation and bedrooms (first floor level). It is considered that the design of the proposal is in-keeping with the modern character of the host dwelling. The extension continues the canopy design on the ground floor and the first floor level and roof height of the side extension are suitably set back to remain subservient to the host dwelling. A gap of 560mm between the front elevation of the host dwelling and the side extension ensure that the proposal is set back from the front building line of the host dwelling.

5.4 Concerns have been raised by a nearby occupier relating to design and loss of daylight. It is considered that the gable end is an appropriate design feature and comments have been received that the roof should be turned into a hip roof are considered unnecessary. It is considered that a hip roof would appear visually discordant the attached neighbouring property No. 19.

5.5 The proposed outbuilding is considered to be of suitable design and size to remain incidental to the host dwelling.

5.6 The proposed extension is considered to respect the character and appearance of the existing house in terms of proportions, materials, and overall appearance.

5.7 Amenity

Residential amenity should be considered in terms of the impact on the application site and any nearby occupiers. The proposal increases the footprint slightly at the rear of the property and creates a two storey side and rear extension. The rear extension element only infill's the return from the rear of the garage to the rear elevation; however the side extension does create a two storey element.

Neighbouring property No. 21 is located to the south of the host dwelling and is set back by approximately 5 metres, therefore it is considered unlikely that the side extension would have an overbearing effect or cause loss of sunlight. There are no proposed windows in the side elevation; however a condition will be attached to prevent windows being inserted at a later date.

5.8 The proposed extension is not considered to have a prejudicial impact on residential amenity or the amenity of the locality.

5.9 Transport

The extension does not materially change the transportation requirements of the site. There is no change to the existing transportation arrangements and on that basis, the development 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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 It is recommended to GRANT permission subject to the conditions listed on the decision notice.

Contact Officer: Katie Saunders
Tel. No. 01454 863436

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 CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

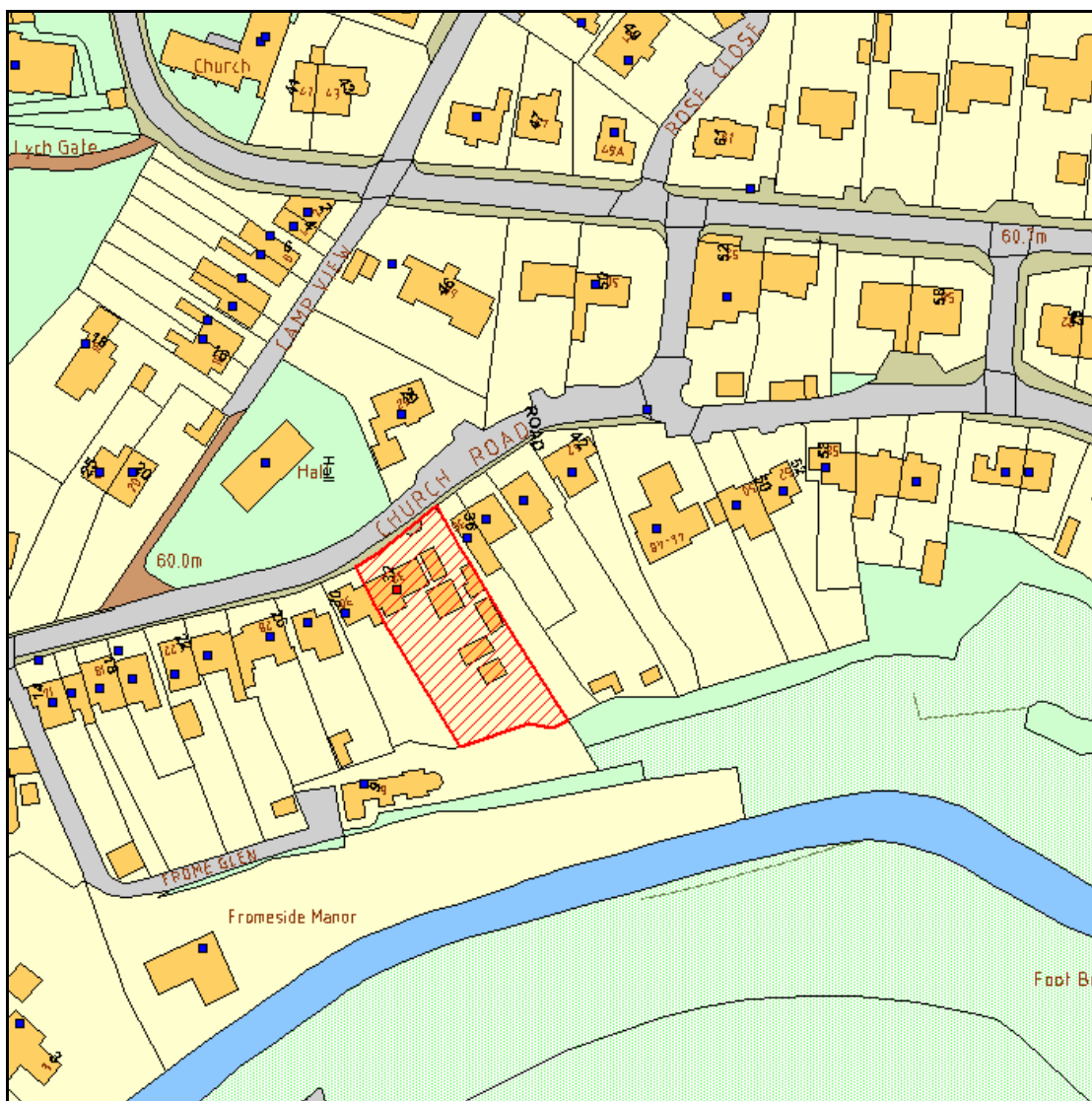
3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the south elevation of the extension.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Saved Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

<p>App No.: PT14/0277/F Site: 32 Church Road Winterbourne Down Bristol South Gloucestershire BS36 1BX</p>	<p>Applicant: Mr Philip Elvins Date Reg: 28th January 2014</p>
<p>Proposal: Partial demolition of existing dwelling. Erection of two storey rear extension to form additional living accommodation and erection of detached garage. Erection of 1no. detached dwelling and garage with new access and associated works. (Resubmission of PT13/3410/F).</p>	<p>Parish: Winterbourne Parish Council</p>
<p>Map Ref: 365158 179572 Application Category: Minor</p>	<p>Ward: Winterbourne Target Date: 25th March 2014</p>



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following comments from three local residents contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the partial demolition of an existing dwelling, the erection of a two-storey rear extension to form additional living accommodation and the erection of a detached garage. In addition the erection of a new detached dwelling and garage with new access and associated works is also proposed.
- 1.2 The application site relates to a modest two-storey semi-detached cottage situated within the village of Winterbourne. This part of Church Road is characterised by the amount of older properties present although a number of modern additions can be seen close by. Directly opposite the application site is the Village Hall a single storey timber clad building. This structure is situated at an elevated position above the application site with its access further along to the northwest. The properties along the southern side of Church Road have long thin gardens ending in a substantial drop to the Frome Valley.
- 1.3 This application is a resubmission of PT13/3410/F which was withdrawn following concerns expressed by Officers regarding impact on the residential amenity of the neighbouring property No. 36 Church Road. This resubmission proposes changes to the design of the proposed dwellinghouse in an attempt to address these issues.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS5	Location of Development
CS8	Improving Accessibility
CS9	Environmental Resources and Built Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity

South Gloucestershire Local Plan (Adopted) January 2006 – Saved Policies

H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12	Transportation Development Control

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)
South Gloucestershire SPD: Residential Parking Standards (adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/3410/F Partial demolition of existing dwelling. Erection of two storey rear extension to form additional living accommodation and erection of detached garage. Erection of 1 no. detached dwelling and garage with new access and associated works
Withdrawn

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
The comments of the Parish are no objection. Materials however should be sympathetic to the surrounding properties, no builders traffic to be parked on Church Road or the car park of the Village Hall.

4.2 Other Consultees

Sustainable Transport

No comments

Highway Drainage

No comments

Environmental Protection

No objections subject to a condition regarding hours of working and construction site practice

Other Representations

4.3 Local Residents

Three letters of objection have been received from local residents. The points raised are summarised as:

- We shall completely lose view from both ground floor and first floor of the Roman Camp. Whilst we support the development of No. 32 we object to the erection of the new dwelling
- Proximity to No. 36: Concerns regarding light and views to No. 36 and in particular the effect of the 2m high fence on top of the wall
- Parking to rear: Provision of 4 cars to rear along with 2 large garages is unsympathetic to village feel and out of character. Uninterrupted flow of gardens stretches along the valley side with no garages or parking to the rear where unbroken belt of land is punctuated by trees and fencing nor tarmac
- Also concerned regarding the potential for future continued development of the parking area and garages into residential properties
- The west side of my property is the front of my house, housing the majority of my windows. Does the sun/shade investigation take into account the

wall adjacent to the flat roof?. Although set further back I would look out onto a wall.

- The 2 metre fence to be erected along the boundary wall would obscure my views onto the Frome Valley – the reason I bought my property
- Proposed development will devalue my property
- Much anguish and upset caused by the proposal
- None of the properties along the rear of Church Road have large parking spaces and garages

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy CS1 of the South Gloucestershire Core Strategy (Adopted) 2013) states that all development will only be permitted where the highest possible standards of design and site planning are achieved. Proposals will be required to demonstrate that they respect and enhance the character, distinctiveness and amenity of the site and its context; is well integrated with existing and connected to the wider network of transport links; safeguards existing landscape/nature/heritage features; and contributes to relevant strategic objectives.

Saved Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity.

In addition saved Policy T12 seeks to ensure that development will have no adverse impact on highway safety and residential parking standards have been revised under supplementary planning guidance adopted 2013.

Policy CS9 seeks to protect and manage South Gloucestershire's environment and its resources in a sustainable way and new development will be expected to, among others, ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance; conserve and enhance the natural environment and conserve and enhance the character, quality, distinctiveness and amenity of the landscape.

The proposal is deemed to accord with the principle of development and this is covered in the detail in the below report.

5.2 Design and Visual Amenity

The settlement pattern along this southern part of Church Road is linear with a strong front building line. Properties tend to be situated at a roughly uniform distance from the road and benefitting from large rear gardens. The character of the street is for the most part defined by the various cottages and their modest scale and size. Notwithstanding this a number of additions and extensions can be seen on both sides of the road as the area has evolved with time. The application site also has a large side garden which is not a common feature here.

- 5.3 The proposed development is for the demolition of a small single storey rear extension to the existing dwelling, No. 32 Church Road, and its replacement with 2no. two-storey rear extensions. In addition the erection of a new dwelling is proposed to the northeast of this existing cottage. Garages for both properties are proposed to the rear along with a new access to serve both properties being positioned between the two.
- 5.4 The existing semi-detached cottage benefits from historic extensions and a number of various outbuildings within its extensive garden. No. 36, the neighbour to the north east of the existing cottage is situated approximately 10 metres away from the single storey side extension to No. 32. This neighbouring property is semi-detached with a number of its windows its west side elevation. A variety of outbuildings separate these two properties from one another, but these are of single storey with the neighbour being situated at a higher level than the application site. These structures and the single storey lean-to roof side extension to No. 32 would be demolished to facilitate the development. The proposed new dwelling would infill this gap between No 36 and No. 32. Concern has been expressed regarding the loss of view from No. 36. Whilst Officers understand the points made, a right to a view is not something that can be covered under the remit of a planning report. The application must be assessed according to the appropriate policy as listed above.
- 5.5 Two-storey rear extensions
With regard to the two-storey rear extension to the existing cottage this would comprise two gabled structures with large windows in this south elevation. Banks of full height doors would be on the ground floor and a Juliet balcony would be at first floor level off one of the bedrooms. Good quality materials to match those of the existing dwelling would be used in the construction. The larger of the two would extend from the rear elevation by 4 metres, while the smaller would extend out 3 metres. The overall design, scale and massing of the proposed extensions are considered acceptable and appropriate to the character of the host dwelling and the area in general.
- 5.6 New dwellinghouse
The proposed new dwelling would have a cottage-like appearance when viewed from the highway and a more contemporary style from the back. This application is a resubmission of a recently withdrawn scheme which has allowed the applicant time to re-consider the design, to re-position the dwellinghouse within the plot, to reconfigure the rear projection of the proposed new dwelling and fully take into account the presence of neighbouring dwellings. The proposed 3 bed dwelling would follow the building line along this road and be of similar height to No. 36. It would be finished in painted render with profiled clay tiles to match materials on the No. 32 Church Road. Doors and windows would be of painted timber and a traditional dry stone wall would be used as the boundary treatment to the front adjacent to the highway.
- 5.7 The application site and the new dwelling would have parking provisions to the rear which includes a turning area and garage for both. Access to the rear would be between both properties.

5.8 Residential Amenity

Two-storey rear extension

The proposed rear extension to the existing cottage would comprise two elements, extending out 3 metres and 4 metres respectively when measured from the west to the east. Adjoining neighbours to the west at No. 30 Church Road benefit from a single-storey rear extension which is itself approximately 3 metres deep. The proposed extension would therefore complement this existing situation. Given the orientation of the properties with due south gardens, it is considered that there would be no issues of overlooking or inter-visibility and any overshadowing would not be of an unacceptable level. Openings in the extension would be to the south only and includes a first floor balcony. Residential properties opposite this elevation are some distance away to the southeast approximately 75 metres distant.

5.9 Given the above it is considered that the extensions would not impact adversely on the residential amenity of existing or proposed neighbours and sufficient garden space would remain to serve this dwellinghouse.

5.10 New dwellinghouse

No. 36 Church Road is situated to the northeast of the site and would therefore be next to the new dwelling. This property has several windows in its west elevation. These include: a bathroom window at first floor while at ground floor, a hall window, two windows to the dining room, a downstairs WC and a kitchen window can be seen. By the very nature of the small size of the windows in this side elevation the amount of light entering the cottage is already quite limited, with the dining room of No. 36 being most affected. The conservatory/sunroom to the rear of No. 36 with its large amount of glazing facilitates a lot of the light entering the rear of the property and the kitchen area.

5.11 Officers expressed concern regarding the original design and under this application changes and additional information have been submitted in support of the proposal. The new dwelling has been moved to a position closer to the main road, thus maintaining the existing street building line. It would have a large gable element to the rear along with a single storey flat roof structure. This single storey would be adjacent to the side elevation of No. 36 and between 2.8 and 3.2 metres away from it. The main part of the new dwellinghouse would be approximately 2.2 metres away from No. 36 at its furthest northern point, closest to the road.

5.12 It is acknowledged that the presence of the new dwelling would change the existing situation for occupiers of No. 36. A judgement is therefore required as to how significant an impact the proposal would have on this property. The proposed dwelling would be at a slightly lower level than No. 36, and that part of the dwelling closest to No. 36 would be at a single storey. The overall effect would therefore not be as great as if the dwellinghouse were to be two-storey at this juncture.

5.13 Detailed sun path analysis has been provided with the application. The analysis indicates that the proposed dwelling would create a small change to the amount of sunlight available to No. 36 at approximately 5pm than is present under the existing situation.

Given that No. 36 is at a slightly elevated position, that the structure closest to it is single storey and that No. 36 benefits from a large rear conservatory/sunroom bringing light into the dwelling, it is judged that the levels of overshadowing resulting from the new dwelling would not be unacceptable.

5.14 Officers note concern raised regarding a boundary fence. No fencing has been proposed between the new dwelling and No. 36. In his covering letter the agent has emphasised that with regard to the existing situation, a two metre fence could be erected between the two properties under current permitted development rights. Under these rules the height of the fence is restricted to being 2 metres when measured from ground level. The plan labelled 813W13/04A – Site Elevations 2 Existing shows the existing ground levels of the two properties but also the *top of a possible 2m fence*. This has caused the confusion as the drawing shows a fence 2 metres from ground level of No.36 and not from the application site. Clearly if the fence were to be built within the curtilage of the new dwelling it would be lower when viewed from No. 36 (as this property is at a higher level than the application site).

5.15 Sustainable Transport

The proposal would result in off-street parking for a total of 4no. vehicles and include a turning/manoeuvring space for users. This level of provision complies with policy and is considered acceptable. A comment has been received stating that none of the other properties along this part of Church Road have large parking spaces and garages to the rear. It must be noted that in any new development an important aim of highway safety is to secure off-street parking to reduce congestion and improve overall safety for users. Other comments received express that garages in this location would be unsympathetic with the village feel and out of character with the houses located on the Frome Valley side of Church Road. Officers have assessed the proposal and although it is acknowledged that there are no other similar parking solutions, the development is part of the continuing evolution of the area. It is noted that on the other side of the road development has eroded some of the character in terms of the various additions to properties. In addition, the proposed garages of this application, would not be seen when viewed from the public realm and in officer opinion would not impact negatively on the character of the area.

Overall this proposal is considered to accord with policy and is therefore supported by officers.

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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 The application be **APPROVED** subject to the conditions attached to the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

2. No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times Monday to Friday 8:00 to 18:00 and 8:00 to 13:00 on Saturday; nor at any time on Sunday or Bank Holidays.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

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

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013

4. The stone work to be used on the front boundary wall of the development hereby permitted shall match that of the existing boundary treatment in type, colour, texture, size, coursing and jointing.

Reason

To ensure a satisfactory standard of appearance and to retain the character of the area and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013

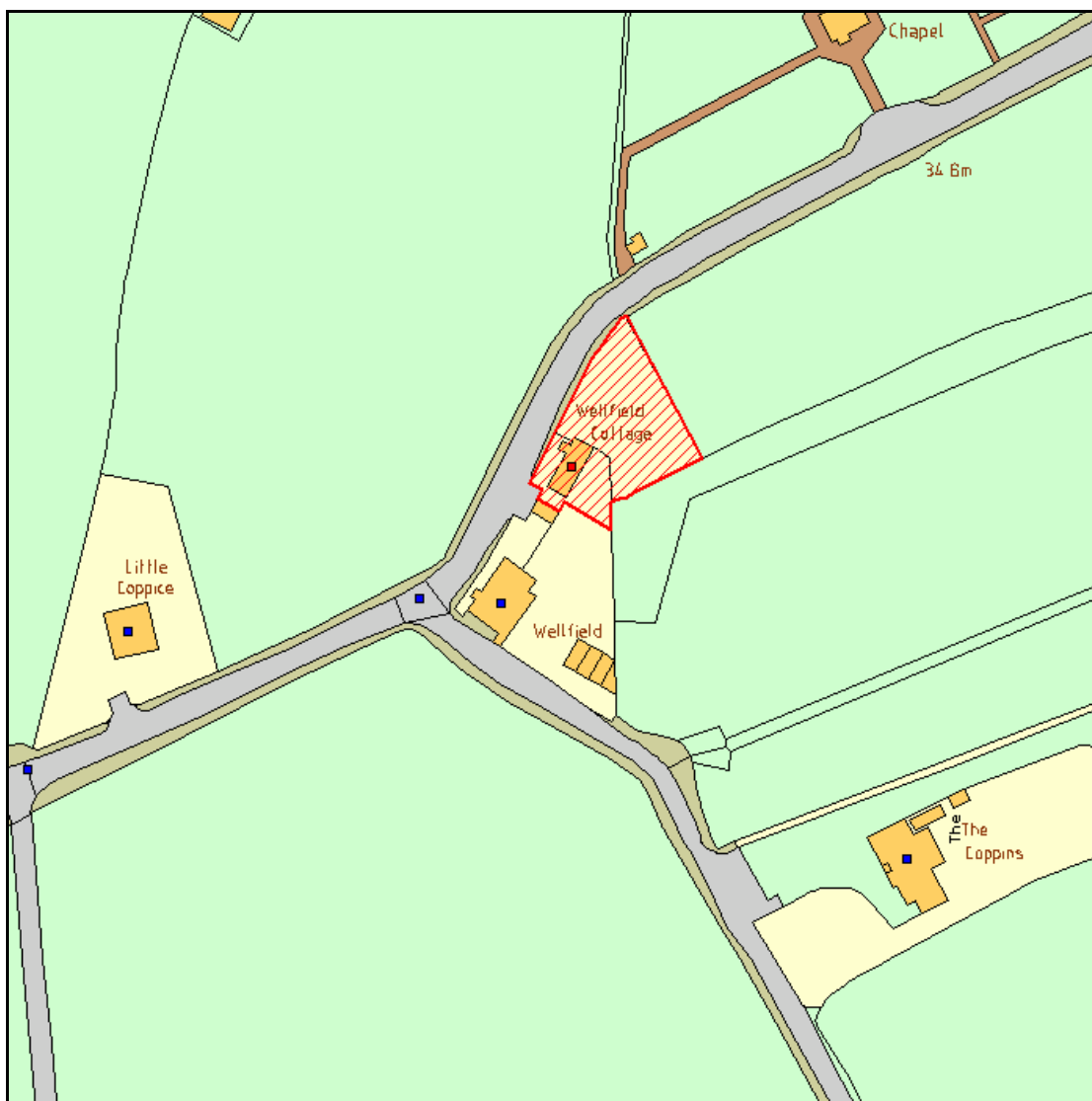
5. The off-street parking facilities (for all vehicles, including cycles) shown on the plan Site Plan Proposed 813W13/22A hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

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 saved Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Council SPD: Residential Parking Standards (Adopted) December 2013

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

App No.:	PT14/0279/CLP	Applicant:	Mr T Smith
Site:	Wellfield Cottage Kington Lane Thornbury South Gloucestershire BS35 1NA	Date Reg:	5th February 2014
Proposal:	Application for the proposed Certificate of Lawfulness for the erection of two storey rear extension to provide additional living accommodation. Erection of front porch.	Parish:	Thornbury Town Council
Map Ref:	363150 190104	Ward:	Thornbury North
Application Category:	Minor	Target Date:	28th March 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

1.1 The applicant is seeking a formal decision as to whether the proposed erection of a two storey rear extension at Wellfield Cottage, Kington Lane, Thornbury would be lawful. This is based on the assertion that the proposal falls within the permitted development rights normally afforded to householders under the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008. .

1.2 This application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based on the facts presented.

2. POLICY CONTEXT

2.1 National Guidance

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 1, Class A.

3. RELEVANT PLANNING HISTORY

3.1	PT13/3493/F	Demolition of existing single storey rear extension and erection of two storey rear extension to form additional living accommodation. Erection of detached double garage
	Refused	22.11.13

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council
No objection

Other Representations

4.2 Highway Drainage
No comment

4.3 Local Residents
No response received

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

5.1 PLANS
Site location plan and existing site plan – 12-1583-001
Existing site layout – 12-1583-002

Proposed floor plans – 12-1583-200 Rev D
Site plan – 12-1583-201
Comparison elevations – 12-1583-204 Rev C
Comparison elevations – 12-1583-205 Rev C
Proposed floor plan – 1583-206 Rev B
Proposed floor plans – 1583-207 Rev A
Proposed location and block plan – 12-1583-209

6. EVALUATION

6.1 Principle of Development

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

The key issue is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1, Class A of the GDPO 2008.

6.2 The proposed development consists of a two story rear extension. This development would fall under the criteria of *Schedule 2, Part 1, Class A*, of Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (The enlargement, improvement or other alteration of a dwellinghouse). This allows for the enlargement, improvement or other alteration of a house, provided it meets the criteria as detailed below:

6.3 Erection of a two-storey rear extension

A1 Development is NOT permitted by Class A if –

(a) **As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);**
The proposed rear extension would not exceed 50% of the total area of the curtilage.

(b) **The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;**

The highest part of the proposal would measure approximately 5.3 metres whereas the height of the main dwellinghouse measures

approximately 5.8 metres. The proposal therefore accords with this criterion.

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

The height of the eaves of the proposed extension would match the height of the eaves of the main dwelling and as such meets this criterion.

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

(i) **fronts a highway, and**

(ii) **forms either the principal elevation or a side elevation of the original dwellinghouse;**

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

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

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

(ii) **exceed 4 metres in height;**

The proposed extension would be two-storey.

- (ea) **Until 30th May 2016, for a dwellinghouse not on article 1(5) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –**

(i) **extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse or**

(ii) **exceed 4 metres in height**

The proposed extension would be two-storey.

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

(i) **extend beyond the rear wall of the original dwellinghouse by more than 3 metres, OR**

(ii) **be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;**

The proposal is two-storey and would extend out from the rear of the original dwellinghouse by 3 metres. Its rear elevation would be only 6 metres from the rear boundary of the application site.

An explanation of the criterion (f) (ii) is therefore useful here as the wording of the regulations can be considered to be a little confusing. The regulations state the enlarged part should not be within a certain distance of any boundary of the **curtilage of the dwellinghouse**

opposite the rear wall of the dwellinghouse. This implies a residential dwelling opposite the site subject of the application.

For clarification the technical guidance from the CLG published in 2013 sets out an explanation including diagrams, and under Class A part f ii states *where the extension or enlarged part of the house has more than one storey it must be a minimum of seven metres **away from the boundary of the land surrounding any house opposite.***

The application site is situated in the countryside and there is no dwellinghouse opposite the rear of the building. Using the above interpretation, Officers consider that the proposal therefore accords with the criterion.

(g) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
The proposal would not be located within two metres of a boundary.

(h) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would:
(i) exceed 4 metres in height
(ii) have more than one storey, or
(iii) have a width greater than half the width of the original dwellinghouse; or

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

(i) It would consist of or include—
(i) The construction or provision of a veranda, balcony or raised platform,
(ii) The installation, alteration or replacement of a microwave antenna,
(iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
(iv) An alteration to any part of the roof of the dwellinghouse.
The proposal does not include any of the above and consequently meets this criterion.

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

(a) It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles :

(b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) The enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.

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

CONDITIONS

A3 Development is permitted by Class A subject to the following conditions:

- (a) **The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;**

The proposal would be finished in materials to match those of the existing dwellinghouse.

- (b) **Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—**

(i) **obscure-glazed, and**

(ii) **non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and**

The proposal does not include the installation of an upper floor window to the side elevation.

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

The proposal would be two storey and the proposed pitch is the same as that of the original dwellinghouse.

A4 Conditions apply to development falling under A1 (ea). These include:

Development shall be completed on or before 30th May 2016 and the developer shall notify the local planning authority of the completion of the development.

7. RECOMMENDATION

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

Evidence has been provided to demonstrate that the development falls within permitted development with the curtilage of the dwellinghouse under Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

App No.:	PT14/0351/F	Applicant:	Mr David Jeckells
Site:	6 Green Court Olveston Bristol South Gloucestershire BS35 4DL	Date Reg:	5th February 2014
Proposal:	Demolition of existing rear extension and conservatory to facilitate erection of single storey side and rear extension to form additional living accommodation. (Resubmission of PT13/4231/F)	Parish:	Olveston Parish Council
Map Ref:	360061 186996	Ward:	Severn
Application Category:	Householder	Target Date:	28th March 2014



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 100023410, 2008. N.T.S. PT14/0351/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulate Schedule due to the receipt of letters of objections from residents and parish council.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the demolition of the existing rear extension and conservatory and the erection of a single storey side and rear extension at No. 6 Green Court Olveston. The submitted elevation drawings also shows there are alterations to the existing windows on the first floor rear elevation and there are new windows on the ground floor side elevation.
- 1.2 The property is a two-storey detached dwelling, which is situated within Olveston Conservation Area, and also within the Bristol and Bath Green Belt.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
Planning (Listed Buildings and Conservation Areas) Act 1990

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design
CS5 Location of Development
CS9 Managing Environment and Heritage

South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies)

H4 Development within Existing Residential Curtilages
L12 Conservation Areas

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013
Olveston Conservation Area SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 P94/1112 Erection of 6 detached dwellings and garages and associated works on 0.67 acres of land. Approved 18.05.94
- 3.2 P98/1289 Erection of rear conservatory. Approved 27.03.98
- 3.3 PT13/4290/CLP Application for certificate of lawfulness for the proposed installation of 16 no. solar panels to southwest facing roof slope. Approved 10.01.14

4. CONSULTATION RESPONSES

4.1 Olveston Parish Council

The Parish Council is concerned at the size of the proposed extension, and believe that such a large flat roof designed is in conflict with the existing Parish Design Statement, and not in keeping with surrounding properties.

4.2 English Heritage: No objection

4.3 Conservation Officer: No objection subject to planning conditions seeking detailed design and materials

4.4 Archaeology Officer: No objection

4.5 Highway Drainage: No comment

Other Representations

4.6 Local Residents

Two letters of objections have been received and residents raise the following concerns:

- No objection to the rear extension, but object to the proposed side extension.
- The proposed external wall would still only be 250mm from the old stone wall. This would leave no room for human access post erection.
- There is potential for damage to the old stone wall which is part of the Conservation Area and Olveston's Heritage.
- How to maintain either their property or the old stone wall? It would not be possible to access the outside of the side extension.
- The site plan provided with the application fails to show that the old stone wall overlaps the garden of No.1 Denys Court, and that access is not possible through the dense shrubbery. The elevation shows 2 adults adjacent to the old stone wall, this is only true for a short section of the wall.
- The proposed 15 degree zinc roof would look industrial and would be visually out of keeping with the Conservation Area and the old stone wall.
- The original plan for Green Court was for an inward looking development sympathetic with the Village. An additional window at first floor level would appear to counter this plan

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the demolition of a rear extension and conservatory and the erection of a single storey side and rear extension to a dwelling situated within Olveston Conservation Area and the adopted Bath/Bristol Green Belt.

National Planning Policy Framework and Saved policy H4 of the SGLP (Adopted) allows for extensions to existing dwellings in the green belt provided they do not result in disproportionate additions over and above the original dwelling, would not prejudice residential amenity or highway safety, and would achieve a high quality of design.

Saved policy L12 of the SGLP and policy CS9 of the Core Strategy seek to preserve and enhance the character and appearance of the Conservation Area, and policy L13 of the SGLP seeks to preserve the setting of listed buildings.

5.2 Green Belt

The application proposes the demolition of the rear lean to and the erection of a single storey side and rear extension.

The existing dwelling house is approximately 514 cubic metres and the proposed extensions would be approximately 185 cubic metres, which is approximately 36% of the volume of the existing dwelling.

Although the proposed extensions would be over 30% that was set out in the Development in Green Belt Supplementary Planning Document, it is considered that the proposal would not result in a disproportionate addition over and above the original dwelling given that the form and scale of the proposed extensions.. In addition, it is considered that the proposal would not prejudice the openness of visual amenity of the green belt as the extensions would be situated among the existing buildings within the curtilage and the locality. Accordingly there are no concerns in green belt terms.

5.3 Conservation Area

The property is a modern detached house within a small scale modern housing development at the junction to Denys Court and The Green, at the heart of Olveston village, which is a designated conservation area. The house is built in a traditional design, with rendered elevations, pitched gabled tile roof and casement windows. The buildings are laid out in sensitively landscaping, and surrounded by natural stone walling. The wall to the northern boundary, facing Denys Court is a tall historic stone wall. It is considered highly likely that this wall was associated historically with Olveston Court.

Officers acknowledge the Parish Council's concerns regarding the size of the proposed extensions and its large flat roof.

The application proposes the erection of a new extension wrapping around two sides of the building at the rear and at the northern side elevation, filling the gap between the building and the stone wall. This is a resubmission application and the following changes have been made:

- The design of the side extension (studio) has been revised to incorporate a lean-to roof as opposed to parapet. This has reduced the overall height and sense of bulk of the extension;
- The domed rooflights have been replaced by flush rooflights, and the high level upvc windows omitted;

- The gap between the existing stone wall and new studio extension has been increased only marginally, although the detailed drawing does show a lead flashing detail for maintenance purposes;
- The upvc windows and doors on the rear elevation have been changed to aluminium.

The extension does not propose any physical alteration of the historic wall, and it will remain possible to maintain this wall from the north west side. Officers however would consider that it would be necessary to impose planning condition seeking a structural methodology statement with regard to the construction of the new foundations to ensure that no damage is caused to the wall as a result of the development.

With regard to the design of the new extensions, these are now considered of a generally acceptable scale and design. Officers had concerns upon the number of rooflights on the side elevation roof. To address the officers' concerns, the applicant submitted revised drawings showing there would be only 2 no. rooflights on the side elevation.

The proposed drawings show there are alterations to the existing first floor windows. Officers noted that resident raises concerns over the design of the new window. It is considered that the proposed alterations would not adversely affect the appearance of the rear elevation given that these alterations would create a balance appearance to the rear elevation.

It is considered that the proposal would not cause harms to the character and appearance of the Olveston Conservation Area and the locality. Officers are therefore satisfied with the revised proposal subject to planning conditions seeking detailed design and materials.

5.4 Residential Amenity

The application proposes a flat roof rear extension with a lantern. The extensions would be approximately 3.2 metres in height and most part of the proposed extensions would be screened by the existing boundary walls and detached garages.

There are alterations to the existing windows on the first floor rear elevation and there would be 2 no. new windows on the ground floor side elevation. Given that the locations of the windows, it is not considered that the proposed windows would cause any overlooking issues upon the neighbouring occupiers.

With regard to the proposed extensions, it is considered that the proposed extension, by virtue of height, scale and location, would not prejudice the residential amenity of neighbouring occupiers and the extensions would not cause overlooking or overbearing impact upon the neighbouring occupiers.

5.5 Highway Safety

There would be some alterations to the existing garage and that would result in a loss of one parking space. However, an existing driveway would be large enough to provide additional parking facilities. Therefore there is no highway objection to the proposal.

5.6 Other issues

Concerns are raised with regard to the maintenance of the stone wall and the property. The proposed extensions have been designed to allow a lead flashing between the existing stone wall and proposed extension to reduce the water ingress to the existing stone wall. Nevertheless, it would be the landowner(s) to carry out necessary maintenance on the stone wall and the property and these would not be a planning material consideration to warrant a refusal of this application.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

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

Reason

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

2. Notwithstanding previously submitted details and prior to the commencement of development a methodology statement and specification relating to the creation of the foundations of the side studio extension shall be submitted and approved in writing by the local planning authority. For the avoidance of doubt the methodology statement and specification shall set out how the new foundations will be constructed without causing any damage or disturbance to the integrity of the adjacent existing historic boundary wall. The works shall be completed strictly in accordance with the agreed details.

Reason

- (i) In order that the development serves to preserve the character and appearance of the Olveston conservation area, in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and the Adopted Olveston CA SPD.
- (ii) To protect the visual amenity of the locality, in accordance with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

3. The render shall match the existing in texture and colour finish.

Reason

- (i) In order that the development serves to preserve the character and appearance of the Olveston conservation area, in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and the Adopted Olveston CA SPD.
- (ii) To protect the visual amenity of the locality, in accordance with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

4. Prior to the commencement of development the detailed design of the following items shall be submitted and approved in writing by the local planning authority.
- a. eaves, verges, ridges (including rainwater goods)
 - b. all new roof including rooflights and lantern light
 - c. all new windows and doors.

The works shall be completed in accordance with the agreed details.

Reason

- (i) In order that the development serves to preserve the character and appearance of the Olveston conservation area, in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and the Adopted Olveston CA SPD.
- (ii) To protect the visual amenity of the locality, in accordance with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

5. Prior to the commencement of development a representative sample of roofing material shall be submitted and approved in writing by the local planning authority. The works shall be completed strictly in accordance with the agreed details.

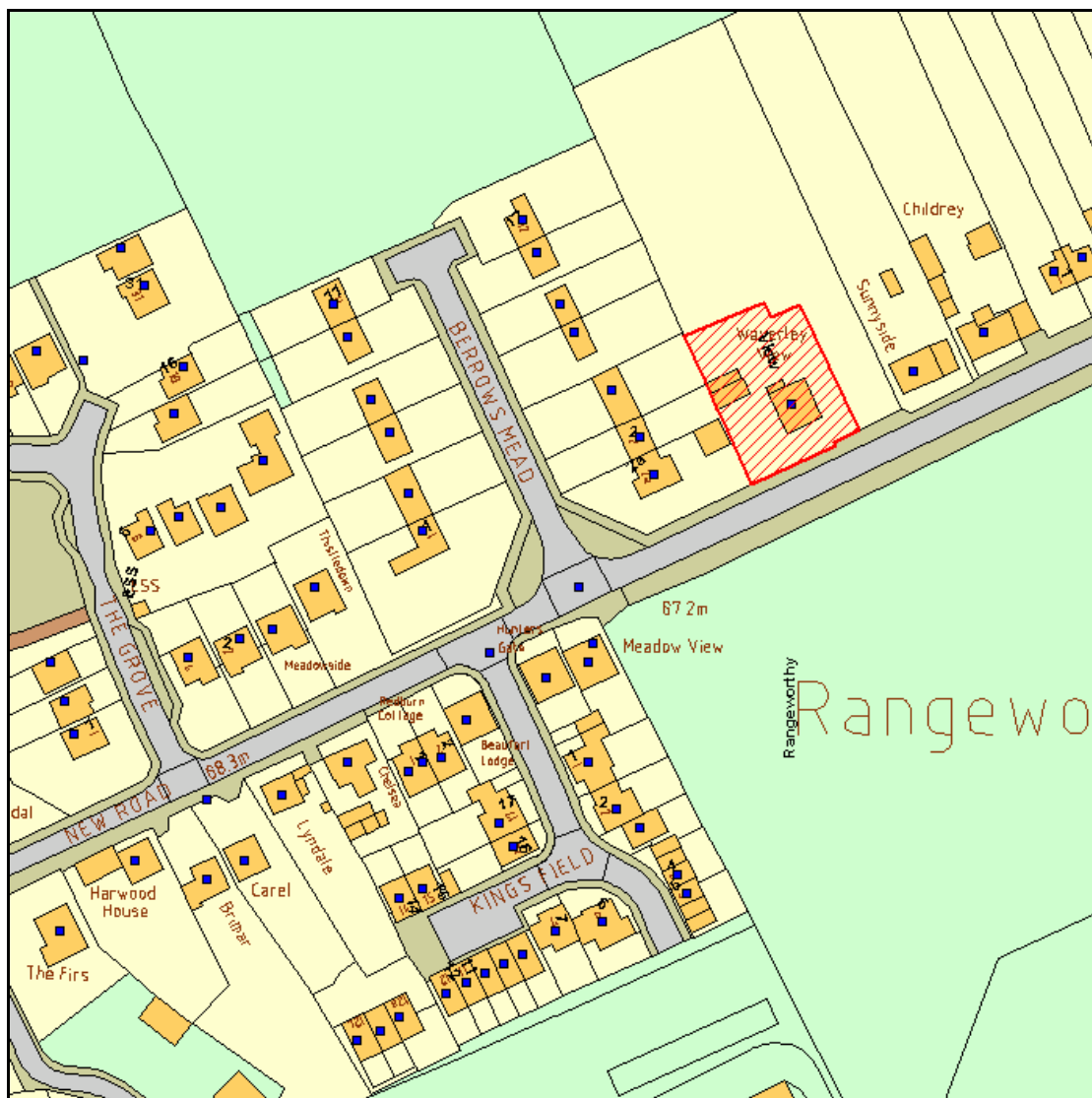
Reason

- (i) In order that the development serves to preserve the character and appearance of the Olveston conservation area, in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and the Adopted Olveston CA SPD.

- (ii) To protect the visual amenity of the locality, in accordance with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

App No.:	PT14/0352/F	Applicant:	Mr And Mrs M Ovens
Site:	Waverley View New Road Rangeworthy Bristol South Gloucestershire BS37 7QG	Date Reg:	4th February 2014
Proposal:	Erection of two storey rear extension to provide additional living accommodation. (Resubmission of PT13/4353/F).	Parish:	Rangeworthy Parish Council
Map Ref:	369454 185933	Ward:	Ladden Brook
Application Category:	Householder	Target Date:	27th March 2014



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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 rear extension. The application forms a resubmission of application PT13/4353/F, which was refused for the following reason:

The extension proposed is adversely out of keeping with the scale, form and proportions of the existing traditional dwelling and will have a detrimental effect on its character and appearance. The proposal fails to achieve an acceptable standard of design and is contrary to policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and saved policy H4 of the South Gloucestershire Local Plan (adopted) January 2006; and the South Gloucestershire Design Checklist SPD (adopted).

- 1.2 The application site comprises a two-storey detached property located on the northern side of New Road within the established residential area of Rangeworthy. The edge of the settlement boundary forms the front southeastern boundary of the site. Accordingly, the area has an open rural character; open fields are located directly opposite the site.
- 1.3 A planning application has been submitted (no. PT14/0325/F) for the erection of 4no. detached dwellings in the rear garden of the property has been submitted and is under consideration by the Local Planning Authority.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

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

H4 Residential Development within Existing Residential Curtilages

L1 Landscape Protection and Enhancement

T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS9 Managing the Environment and Heritage

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)

The South Gloucestershire Residential Parking Standards SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT14/0325/F, Erection of 4no. detached dwellings and 1 no. detached garage with access and associated works. (Resubmission of PT13/3383/F), undecided.
- 3.2 PT13/4353/F, Erection of two storey rear extension to provide additional living accommodation, refusal, 15/01/14
- 3.3 PT13/3839/F, Erection of two storey and single storey rear and side extension to form conversion of existing single dwelling into 2 no. dwellings and associated works, withdrawn, 6/11/13.
- 3.4 PT13/3383/F, Erection of 4no. detached dwellings and 1no. detached double garage with access and associated works, withdrawn, 23/01/14.

4. CONSULTATION RESPONSES

- 4.1 Rangeworthy Parish Council
No objection
- 4.2 Transportation DC Officer
No comments
- 4.3 Drainage Officer
No comment

Other Representations

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

- Loss of privacy due to overlooking into the neighbouring garden;
- Loss of privacy due to inter-visibility between windows.

A neighbouring occupier has not formally objected to the proposal but has raised issues relating to differences between the proposed application and application PT14/0325/F with regards to the removal of trees.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The saved policy H4 of the South Gloucestershire Local Plan (adopted) January 2006 allows for the principle of the proposed development. The main issues to consider are the appearance/form of the proposal and the impact on the character of the area; the impact on the residential amenity of neighbouring occupiers; and transportation effects.
- 5.2 Appearance/Form and Impact on the Character of the Area
The previous application PT13/4353/F was refused for the following reason:

The extension proposed is adversely out of keeping with the scale, form and proportions of the existing traditional dwelling and will have a detrimental effect on its character and appearance. The proposal fails to achieve an acceptable standard of design and is contrary to policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and saved policy H4 of the South Gloucestershire Local Plan (adopted) January 2006; and the South Gloucestershire Design Checklist SPD (adopted).

- 5.3 Consideration is required as to whether the proposal overcomes the reason for refusal.
- 5.4 The proposal replicates the gabled form of the existing dwelling on the southwestern elevation although the gable appears somewhat squat due to its proportions; amended plans have been received, which have reduced the length of the extension, which has improved the proportions of the gable. This part of the scheme extends half the width of the rear elevation and adjoins a two-storey gable extending from the rear elevation of the dwelling. The scale and proportions of the rear gable are considered to be sufficiently in-keeping with the character of the existing dwelling.
- 5.5 Amended plans were requested to remove the soldier courses over windows on the front elevation to achieve a less fussy appearance; the applicant has proposed Oak lintols over the doors and windows, which is more acceptable. The applicant has specified the materials double Roman roof tiles to match the existing dwelling; a render finish for the walls with stone quoins; and uPVC windows and doors.
- 5.6 On balance, the proposal is sufficiently in-keeping with the character of the host dwelling and overcomes the previous reason for refusal. Weight is given to the fact that the proposal replaces an existing poor quality and dilapidated rear extension and will help bring the accommodation up to a suitable standard.
- 5.7 Residential Amenity
Weight is given to the fact that the previous application (PT13/4353/F) was not refused on the basis of residential amenity. Although there are differences between the previous scheme and the proposed scheme in terms of fenestration, the proposed windows remain relatively narrow at first floor level. Accordingly, given the level of separation between the application dwelling and neighbouring properties to the west (11 metres approx.) and east (16 metres approx), it is not considered that there will be a significant adverse effect on the privacy of neighbouring occupiers. The neighbours concerns regarding potential inter-visibility between windows in the application dwelling and neighbouring properties are noted; however, there is a separation distance of approximately 24 metres between the host dwelling and the neighbouring properties to the west; and 18 metres to Sunnyside to the east. Therefore, it is considered that the level of separation is sufficient to ensure that no significant adverse inter-visibility issues will be introduced. A neighbour has raised concerns that a previously obscure glazed hall window has been fitted with transparent glazing.

However, given the scale of the window, and the level of separation, it is considered that this will not bring about any significant adverse privacy issues.

5.8 It is considered that the level of separation is sufficient to ensure that neighbouring occupiers will not be significantly adversely affected through loss of natural light or outlook.

5.9 An adequate amount of private amenity space will be left to serve the host dwelling.

5.10 Transportation

Given the nature of the proposal it is not considered that there will be a material increase in vehicular traffic. It is considered that there will be an adequate level of off street parking to serve the dwelling.

5.11 Tree Impacts

The trees that may be affected by the proposal are a Cypress, a Yew and a Beech. The Cypress and Yew are not significant enough to pose a constraint to the development. The Beech tree, which is subject to a Tree Preservation Order, is considered to be compromised by a potential failure point in the tree. Accordingly, it is not considered that the Beech tree is a constraint to the development.

5.12 A neighbouring occupier has highlighted the fact that there are inconsistencies between the proposed development and the development proposed for the erection of dwellings to the north of the site (PT14/0325/F) regarding trees. The layout plans are inconsistent in terms of showing whether the tree is to be retained. Although the plans for application PT14/0325/F show that the Beech Tree is to be removed, the impact that this will have on the character and visual amenity of the area will be considered separately in that application. The plans submitted for the proposal show the tree to be retained; therefore, if permission is granted, a condition is recommended for the tree to be protected adequately throughout the course of the development.

5.13 Further Matters

The concerns expressed by neighbouring occupiers are noted; however, the granting of planning permission should not be construed by the applicant as granting rights to alter any land or boundaries that are not in their ownership or control. If permission is granted, an informative note is recommended to bring this to the applicant's attention.

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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 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. Notwithstanding the details submitted, if the Beech tree shown on site plan no.2297 SEX 2013 B is to be retained then it shall be protected in accordance with BS5837:2012 throughout the course of the development.

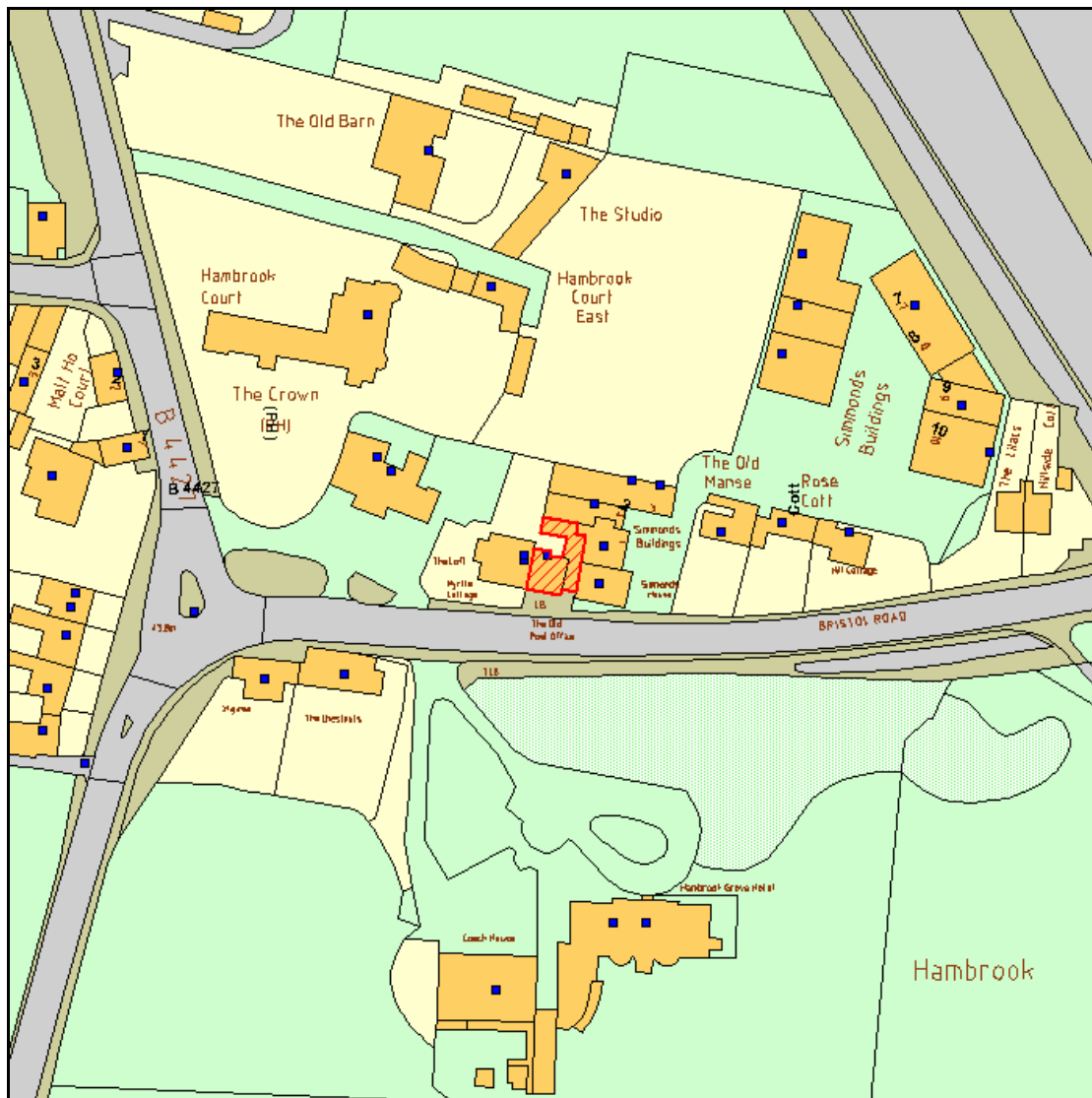
Reason

In the interests of the character and visual amenity of the area and to accord with saved policy L1 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 12/14 – 21 MARCH 2014

App No.: PT14/0409/ADV
Site: The Old Post Office Bristol Road
 Hambrook South Gloucestershire
 BS16 1RY
Proposal: Display of 1 no. fascia sign and 2 no.
 vinyl advertisements
Map Ref: 364200 178993
Application Category: Minor

Applicant: Mrs Fran Tyler
Date Reg: 6th February 2014
Parish: Winterbourne
 Parish Council
Ward: Winterbourne
Target Date: 2nd April 2014



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 100023410, 2008. **N.T.S.** **PT14/0409/ADV**

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 advertisement consent for the display of 1no. non-illuminated fascia sign, and 2no. non-illuminated vinyl window signs.
- 1.2 The application site comprises a single storey office, which is adjoined to a dwellinghouse to the west and a commercial premises to the east. It is located on the northern side of Bristol Road within the defined Hambrook settlement boundary, which is washed over by the Green Belt. The site is situated within the Hambrook Conservation Area. The building comprises a symmetrical shop front with a recessed central entrance door. The shop front comprises a timber frame with traditional detailing. Two large shop front windows are located either side of the main access above rendered stallrisers.
- 1.3 The proposed fascia sign (advertisement 1) measures approximately 0.5 metres in height and 5 metres in width. It is located above the windows of the shop front at a height of approximately 2.65 metres from the ground. The sign is constructed of vinyl on 3mm aluminium and comprises a purple and white colour scheme.
- 1.4 The window signs (advertisements 2 and 3) are located in the windows of the shop front and measure approximately 1.5 metres in height and 2.5 metres in width and are located at a height of 0.5 metres from the ground. The signs are constructed of vinyl and are stuck to the inside of the windows to given a frosted/etched glass effect. The signs comprise a grey, white and purple colour scheme with white writing.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

The Town and Country Planning (Control of Advertisement) Regulations 2007

The Town and Country Planning Act 1990 Section 220

3. RELEVANT PLANNING HISTORY

- 3.1 N414/LBC, Re-roofing of existing premises, approval, 29/07/82.
- 3.2 N414/1/LBC, Demolition of existing front boundary wall and formation of new doorway, refusal, 15/09/83.
- 3.3 N8781, Conversion of ground floor of existing property to form post office and separate lock-up shop. Construction of new vehicular access and vehicular hardstanding area, refusal, 15/09/83. Appeal dismissed.

- 3.4 P95/1343, Change of use of ground floor of premises from retail shop to offices (Class A1 to Class B1 as defined by the Town and Country Planning (Use Classes) Order 1987), together with raising of walls part of the building and fenestration alterations, approval, 19/05/95.
- 3.5 P88/2430, Conversion of first floor store to form self contained flat. Construction of new dormer window, withdrawn, 10/11/88.
- 3.6 P95/1414/C, Demolition of flat roofed store. Works of demolition to facilitate raising of part of roof line and alterations to front and rear elevations, approval, 19/05/95.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection
- 4.2 Transportation DC Officer
No transportation comments
- 4.3 Conservation Officer
No objection to the proposed fascia sign but the vinyl window signage should be omitted from the application in the interests of preserving the character and appearance of the Hambrook Conservation Area.

Other Representations

- 4.4 Local Residents
One letter of objection has been received from a neighbouring occupier. The following is a summary of the reasons given for objecting:
- The existing sign is hand painted on wood; the materials proposed for the new sign are not in keeping with the existing sign and would not preserve or enhance the character of the Conservation Area;
 - The proposed window signs are a visual clutter and the design is not appropriate within a Conservation Area;
 - The approval of the proposed signs may set a precedent for other similar proposals in the surrounding area.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The Town and Country Planning (Control of Advertisement) Regulations 2007 and Section 220 of the Town and Country Planning Act relevant to the proposal indicate that the main issue for Local Planning Authorities to consider is the impact of signs on the amenity and public safety and taking into account the cumulative impacts. Advice contained in the National Planning Policy Framework relating to advertisements is also a material consideration when considering the proposal.

5.2 Visual Amenity

In terms of visual amenity, the main issue is the effect on the character of the Hambrook Conservation Area. Accordingly, consideration is required as to whether the proposed sign would preserve or enhance the appearance of the Conservation Area.

5.3 Although the form of the front extension is not significantly attractive; it is essentially a flat roofed extension to a nineteenth century terraced cottage, the shop front itself can be considered a good classically detailed example, which has retained all the main traditional details such as a recessed entrance, pilasters, cornice, corbel brackets, stall riser and mullion and transom windows. Equally important is that the building has retained the traditional proportions of the main fascia sign.

5.4 The proposed scheme would see a change of design for the main fascia sign but importantly the scale of the fascia would be left unaltered. Although it is noted that the proposed sign is constructed of vinyl and aluminium, which are not traditional materials, and it has a modern appearance, on balance, it is considered that the change in design of the signage would have only limited visual impact. Greater weight is given to the fact that the existing contribution the traditional shop front makes to the character of the area would not be materially affected due to the fascia retaining its original and correct proportions. On balance, it is considered that the character and appearance of the Conservation Area would not be significantly adversely affected.

5.5 It is however, considered that the proposed vinyl window signs would have a negative impact on the appearance of the shop front, as they would appear overly dominant and have a deadening effect. The proposed signs would also distort the traditional proportions of the shop front, which would detract further from its appearance. As such, the proposed window signs would fail to preserve the character and appearance of the Conservation Area and would have a detrimental effect in terms of visual amenity.

5.6 Public Safety

The signs are located on the building where they will not adversely affect pedestrian or vehicular movements. In addition, given the scale and appearance of the signs, it is not considered that they will be adversely distracting to pedestrians and motorists to the detriment of highway safety. Weight is also given to the fact that the Council's Transportation Officer has not objected to the proposal.

5.7 Further Matters

The concern raised by the objector in terms of the proposal setting a precedent for other similar proposals is noted. However, signage that requires advertisement consent is required to be assessed on its own merits. Therefore, if advertisement consent is granted it is not considered that it will set a precedent.

6. RECOMMENDATION

- 6.1 Advertisement Consent is REFUSED for the vinyl window signs (advertisements 2 and 3) for the following reason and GRANTED for the display of the fascia sign (advertisement 1).

Contact Officer: Jonathan Ryan

Tel. No. 01454 863538

REASON

1. Notwithstanding the information submitted advertisement consent is explicitly denied for the display of the vinyl window signs (advertisements 2 and 3).

Reason

The scale and appearance of the signs are such that they would adversely affect the traditional appearance of the shop front and fail to preserve or enhance the character and appearance of the Hambrook Conservation Area. The signs would therefore, have a detrimental effect on the visual amenity of the area and are contrary to The Town and Country Planning (Control of Advertisement) Regulations 2007; and guidance contained in the National Planning Policy Framework March 2012.