

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. 17/19

Date to Members: 26/04/2019

Member's Deadline: 02/05/2019 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2018. Under the arrangement certain reports are circulated on a weekly basis. The reports assess the application, considers representations which have been received, and make a recommendation regarding the proposal.

Having considered the reports, those applications that Councillors feel should be referred to the relevant Planning Committee must be notified to the Strategic Planning section by email within five working days of the publication of the schedule (by 5pm) in line with the procedure set out below. If there has been no valid 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, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee.

PLEASE NOTE: The circulated schedule process is only open to elected Members of South Gloucestershire Council.

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate planning committee then a referral should:

- a) Be made in writing using the attached form by emailing MemberReferral@southglos.gov.uk identifying the application reference and site location
- b) 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 end of the following Thursday (see cover page for the date)
- c) The request in writing must be made in writing by at least two or more Members, not being Members of the same ward
- d) In addition, the request in writing must have the written support of at least one of the Development Management Committee Chair and Spokes Members
- e) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral
- f) Indicate whether you have discussed the application(s) with the Case Officer and/or Development Manager
- g) Indicate whether you have discussed the application(s) with ward Member(s) if the site is outside of your ward

The Circulated Schedule will always contain the following applications unless the application is required to be determined by Committee:

- 1) Any application submitted by, or jointly, or on behalf of the Council.
- 2) Any application submitted by or any matter directly affecting or involving any

Member of the Council and any application(s), submitted by an Officer of the Council working in the Strategic Planning area (specifically the Policy and Specialist Advice, Development Management, Strategic Major Sites and Planning Enforcement, Validation & Registration and Planning Technical Support teams) or any Member or Officer of the Council acting as a planning agent.

- 3) Any application requiring a new planning agreement.
- 4) Any applications requiring a modification of an existing planning agreement where in the opinion of the Director, there would be a detriment to the public benefits secured.

5) Any application where the proposed decision of the Director would, in his opinion, be contrary to the policies of the Council as expressed in the Development Plan and/or any emerging plan and require referral to the Secretary of State following approval in principle by the Council for the purposes of development control decision making.

6) Any applications, except those listed below a-f where three or more representations contrary to the Officers recommendation are received within the notification period other than from officers of the Council acting in their professional capacity.

7) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

8) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officer's recommendation from any Member of South Gloucestershire Council.

Applications that will not appear of the Circulated Schedule procedure as a result of representations received:

a. All applications, where approval is deemed to be granted upon the expiry of a defined period

b. All applications to be determined the lawfulness of a proposed or existing use of a site

c. All applications for non-material amendments

d. All applications to discharge planning conditions

e. All applications solely required because of the removal of Permitted Development Rights or Article 4 direction

f. Any footpath stopping up or diversion required to implement an approved scheme

Additional guidance for Members

Always make your referral request by email to MemberReferral@southglos.gov.uk (not individual email addresses), where referrals can be picked up quickly by the Technical Support Team.

When emailing your circulated referral request, please ensure you attach the written confirmation from the Supporting Member(s) and Supporting Chair or Spokes

Please note a copy of your referral e mail will appear on the website.

Before referring an application always contact the case officer or Development 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.

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:
2. Site Location:
3. Reasons for referral:

The referral should include the reasons for the referral indicating why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issues the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay of the referral

4. If the site is outside your ward have you contacted the ward Member(s) to inform them of the referral?

5. Have you discussed the referral with the case officer or Development Manager?

a) Referring Member:

b) Details of Supporting Member(s) (cannot be same ward as Referring Member)

c) Details of Supporting Chair or Spokes Member of the Development Management Committee

Do you consider this is an application of strategic importance such that you would request the Director to consider using his discretion to refer the matter to the Strategic Sites Delivery Committee? If so please set out your reasons:

Date:

To be emailed to MemberReferral@southglos.gov.uk

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
18/19	Wednesday 1 May 12pm	9am Thursday 2 May	5pm Thursday 9 May	Friday 10 May
19/19	Normal			
20/19	Normal			
21/19	Wednesday 22 May 12pm	9am Thursday 23 May	5pm Thursday 30 May	Friday 31 May

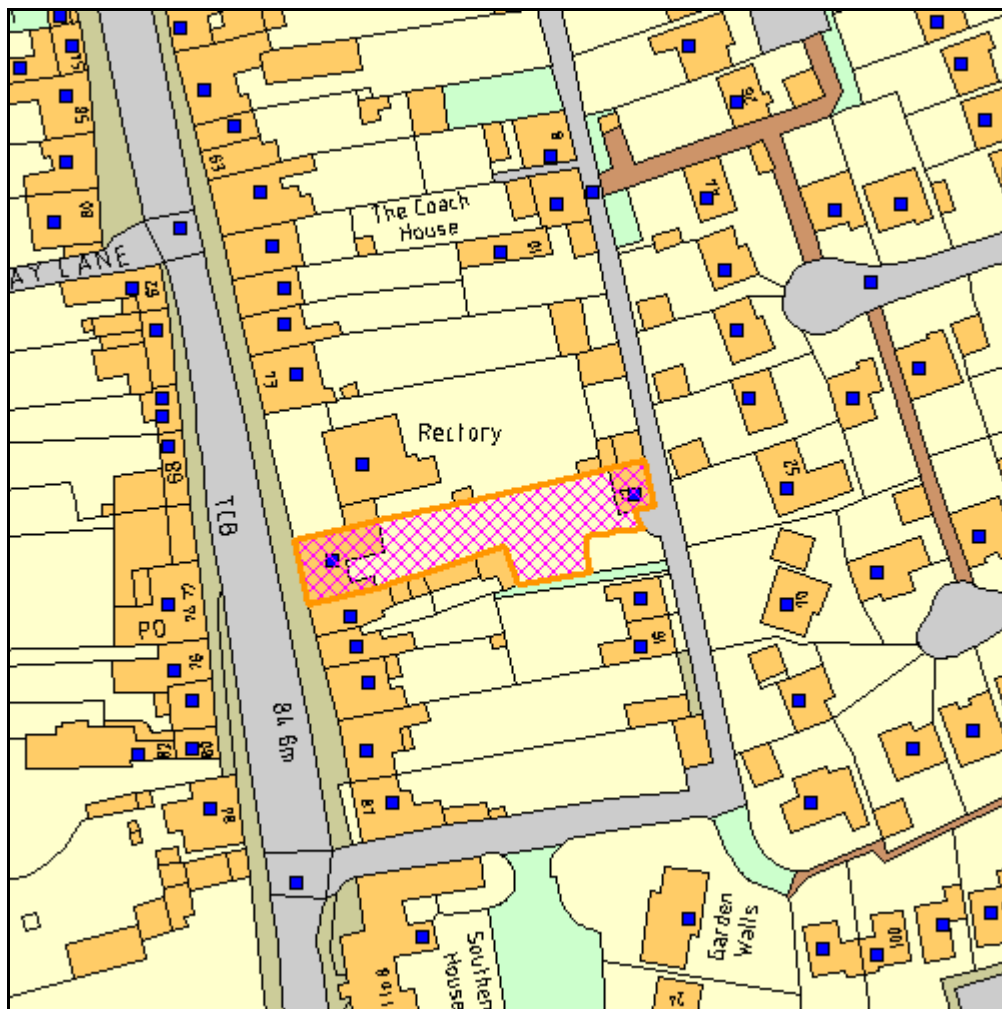
Dates and officer deadlines for Circulated Schedule May Bank Holidays 2019

CIRCULATED SCHEDULE - 26 April 2019

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/1356/F	Approve with Conditions	77 High Street Wickwar Wotton Under Edge South Gloucestershire GL12 8NP	Ladden Brook	Wickwar Parish Council
2	P19/1633/F	Approve with Conditions	15 Rockside Gardens Frampton Cotterell South Gloucestershire BS36 2HL	Frampton Cotterell	Frampton Cotterell Parish Council

CIRCULATED SCHEDULE NO. 17/19 – 26 APRIL 2019

App No.:	P19/1356/F	Applicant:	Mr Jacob Wilcock
Site:	77 High Street Wickwar Wotton Under Edge South Gloucestershire GL12 8NP	Date Reg:	19th February 2019
Proposal:	Erection of first floor extension above existing detached garage to form storage room.	Parish:	Wickwar Parish Council
Map Ref:	372451 188344	Ward:	Ladden Brook
Application Category:	Householder	Target Date:	12th April 2019



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South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a first floor extension to form storage room at an outbuilding to the rear of 77 High Street, Wickwar.
- 1.2 The site relates to an outbuilding which fronts onto Back Lane. It currently has a lean-to roof and an open garage door. The site is within the settlement boundary and conservation area of Wickwar.
- 1.3 Throughout the course of the application revised plans have been received which show that the proposed dormer windows would be omitted and replaced with conservation rooflights.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
National Planning Policy Guidance
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
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS34	Rural Areas

South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP16	Parking Standards
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP38	Development in Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013
Wickwar Conservation Area SPD

3. RELEVANT PLANNING HISTORY

- 3.1 PK14/2100/F Refused 31/07/2019
Alterations and extensions to existing outbuilding to form 1no. dwelling.
Formation of a vehicular access and associated works. (Resubmission of
PK13/4223/F)

4. CONSULTATION RESPONSES

- 4.1 Wickwar Parish Council
The Parish Council object on the grounds that this is inappropriate residential development, of an outbuilding in this case, in a conservation area.
- 4.2 Sustainable Transport
No objection
- 4.3 Conservation Officer
Advises that dormer windows should be removed, to ensure that there is no further erosion of character at Back Lane.
- 4.4 Environmental Health
No objection

Other Representations

- 4.5 Local Residents
3no. objections were received from local residents. Comments summarised as follows:
- By passing previous decisions made for residential dwellings at the site.
 - Dormer windows would impact privacy
 - In the conservation area
 - No evidence to show windows existed in the building
 - Openings could be relating to a hay loft
 - Set a precedent for two storey buildings along Back Lane
 - The development could be subject to a change of use application in the future.
 - Dormer windows out of keeping with the conservation area
 - Materials should be in-keeping with the conservation area
 - Removal of asbestos roof – would like to be kept informed.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
CS1 of the Core Strategy seeks the highest possible standards of design and states 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 application site and its context. PSP38 allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety.

- 5.2 In addition, the site is located within the Wickwar Conservation Area. PSP17 sets out that development should preserve, and where appropriate, enhance the character or appearance of the Conservation Area. Policy CS9 of the Core Strategy expects heritage assets to be conserved, respected and enhanced in a manner appropriate to their significance. The proposal accords with the principle of development subject to the consideration below.
- 5.3 Design, Visual Amenity and Heritage
The building relates to a single storey structure which is currently used for garaging and storage. Similar structures are visible along Back Lane which relate back to its historical functional use. This is also identified in the Wickwar Conservation Area SPD. It is noted that there a number of residential conversions along Back Lane, and in turn there is a need to restrain further domestication.
- 5.4 This development proposes first floor extension (forming a pitched roof design). This is considered to be an original feature of the building which was lost over time. The replacement of this roof is considered acceptable. Having said this, it is recommended that a condition is imposed to ensure the stonework matches the existing.
- 5.5 Comments of the conservation officer were noted during the process of the application. It was requested that the originally proposed dormer windows were omitted from the scheme. Local residents also raised concerns that they would be out of character with the conservation area. Throughout the course of the application the dormer windows were omitted and replaced with conservation rooflights. This is now considered acceptable and helps preserve the character of the conservation area.
- 5.6 Comments received raised concerns that the proposal would set a precedent for two storey buildings along Back Lane. Whilst these concerns are understood, this proposal simply would replace a pitched roof. In any case, there are already a number of 1.5 and two storey buildings along Back Lane.
- 5.7 Residential Amenity
Local residents raised concerns that the previously proposed dormer windows would result in privacy concerns to properties opposite. As aforementioned, the dormer windows have now been omitted. There would be rooflights facing toward this direction which are unlikely to result in overlooking. In any case, the rear of the nearest property is approximately 18 metres away. This separation distance is considered acceptable, and not unusual in residential areas. As such, it is not considered that the development would result in unacceptable residential amenity impacts.
- 5.8 Parking and Highway Safety
The development involves a first floor extension which would be utilised for storage. No bedrooms would be introduced, nor would the existing parking provision be impacted. There do seem to be some concerns that the first floor room would be used as residential accommodation. This could be something that would require additional parking provision. A condition is recommended to

be imposed to ensure that the room is only used incidental to the property, and not as ancillary residential accommodation.

5.9 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

5.10 With regards to the above this planning application is considered to have a neutral impact on equality.

5.11 Other matters

Local residents raised concerns that this development was 'by-passing' the refusal for a separate dwelling at this site, and that this application could lead to a subsequent change of use. These comments are understood, and the previous refusals of planning permission noted. However, were this to be used as a separate dwelling or an annexe this would be something that would require separate planning permission. If this were to proceed without the relevant planning permissions, then the applicant would be liable to enforcement action.

5.12 Comments raised concerns regarding the deconstruction of an existing asbestos roof, and that they would like to be kept informed as to when this was going to take place. Whilst these comments can be appreciated, they go beyond the scope of planning, and should be raised with the applicant should planning permission be granted.

6. CONCLUSION

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

6.2 The recommendation to GRANT permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That the application be **APPROVED SUBJECT TO CONDITIONS.**

Contact Officer: Lucy Paffett
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 stone work to be used externally in the development hereby permitted shall match that of the existing building in type, colour, texture, size, coursing and jointing.

Reason

To ensure a satisfactory standard of external appearance in the Wickwar Conservation Area, and to accord with and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

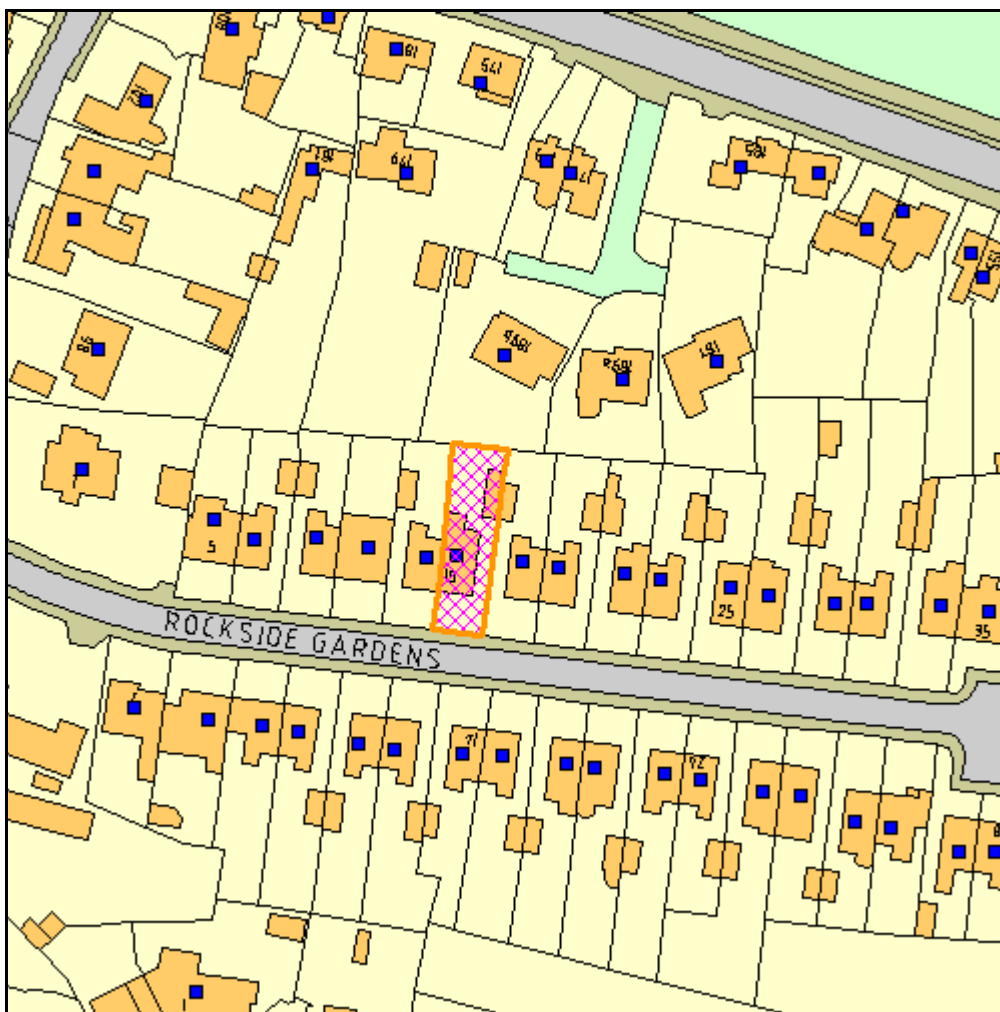
3. The development hereby permitted shall solely be used for purposes incidental to the residential use of the dwelling known as 77 High Street, Wickwar, South Gloucestershire, GL12 8NP.

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 further assessment in relation to design, amenity, transport and flooding would be required against policies CS1, CS4a, CS5, CS8, CS15, CS16, CS17 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policies PSP1, PSP7, PSP8, PSP11, PSP16, PSP20 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the revised National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 17/19 – 26 APRIL 2019

App No.:	P19/1633/F	Applicant:	Mr And Mrs Mortimer
Site:	15 Rockside Gardens Frampton Cotterell Bristol South Gloucestershire BS36 2HL	Date Reg:	14th February 2019
Proposal:	Erection of a single storey front, rear and side extension to form additional living accommodation.	Parish:	Frampton Cotterell Parish Council
Map Ref:	367183 181619	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	10th April 2019



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South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule due to an objection received, from the Parish Council.

1. THE PROPOSAL

- 1.1 The application is for the erection of a single storey front, rear and side extension to form additional living accommodation.
- 1.2 The property is a semi-detached dwelling, located on a residential road, containing similar, within the residential area of Frampton Cotterell.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- | | |
|-----|---------------------|
| CS1 | High Quality Design |
| CS8 | Access/Transport |

South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017

- | | |
|-------|--|
| PSP1 | Parking Standards |
| PSP8 | Residential Amenity |
| PSP38 | Development within Existing Residential Curtilages |

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT02/1672/F – Erection of first floor extension over existing kitchen to form bathroom. Installation of rear dormer to facilitate loft conversion. Approved 11/7/02.
- 3.2 PT03/3505/F – Erection of rear conservatory. Approved 5/12/03

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

The Parish council objects on the following grounds:

This is over development of the site.

There will be little amenity space remaining.

There is insufficient parking.

Other Representations

4.2 Local Residents

One letter of objection has been received, as follows:

'I object due to the extreme lack of parking the road and the owner keeping a commercial vertical at the premises. This would only add to the congestion.'

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Extensions to dwellings within residential curtilages are acceptable in principle subject to detailed development control considerations in respect of local amenity, design and transportation; as set out in policy PSP38. The issues for consideration in this respect therefore are whether the proposals have an adverse impact on the amenities of nearby occupiers and whether the design of the proposal is sufficiently in keeping with the site and surroundings.

5.2 Design

From the main front elevation the proposals incorporate a garage style building with pitched roof. Whilst beyond this to the side and rear the extension is flat roofed. This is all at single storey level. This is not considered to materially impact upon the wider streetscene. Whilst providing a relatively large addition to the footprint and volume of the dwelling, particular taking into account, previous extensions, an elongated garage building and conservatory would also be removed. The proposals overall are not considered to be of an unacceptable standard in design and can be reasonably accommodated within the plot, and taking into account the main dwelling house and surrounding area would be an acceptable addition. The proposals on this basis would not be considered overdevelopment. Materials would match those of the existing dwelling.

5.3 Residential Amenity

The proposals would involve the demolition of a rear/side garage that runs along the shared boundary and its replacement with a single storey side extension, along the boundary. The proposals would provide for a relatively elongated side extension, however the size, location and orientation of the proposals, all at single storey level, and the relationship with other properties in the area, are not considered to give rise to any additional significant or material overbearing or overlooking impacts on adjacent properties in this instance.

5.4 In terms of residential amenity space, there would be approximately 70 square metres of garden remaining to the rear, following the proposed extension. This complies with the private amenity space criteria of PSP43 for a four bedroom dwelling.

5.5 Transportation

Whilst the rear garage will be demolished and replaced and the side driveway would be lost to the side extension, hardstanding parking area exists to the front of the property. The area annotated on the plans provides sufficient parking space for two cars and this level of provision complies with the Councils adopted residential parking standards for a 4 bedroom dwelling. The type of vehicle or indeed any unauthorised parking would not be a matter for this planning application.

5.6 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above this planning application is considered to have a neutral impact on equality.

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

7. RECOMMENDATION

7.1 That planning permission is granted.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

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

Reason

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