

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: 22/22

Date to Members: 01/06/2022

Member's Deadline: 09/06/2022 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2020. 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. You may also wish to refer to the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

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 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 You may wish to consider the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

If would be helpful if you could indicate if you:-

- Have discussed the application(s) with the Case Officer and/or Development Manager
- Have discussed the application(s) with ward Member(s) if the site is outside of your ward
- Consider the site would benefit from a visit by the committee, setting out the reasons

Valid referral requests will be considered by the Committee Chair, in consultation with the Spokes, against the criteria given in the Members' Planning Code of Good Practice in the Council's constitution and you will be notified of the Chair's decision. Applications which are not referral, or where the referral request is not agreed by the Chair, will be determined by officers under delegated powers

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.

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?

6. Do you feel a site visit is required or can issues be addressed by other means e.g. further information in the report, additional presentation material, video etc.

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

CIRCULATED SCHEDULE 01 June 2022

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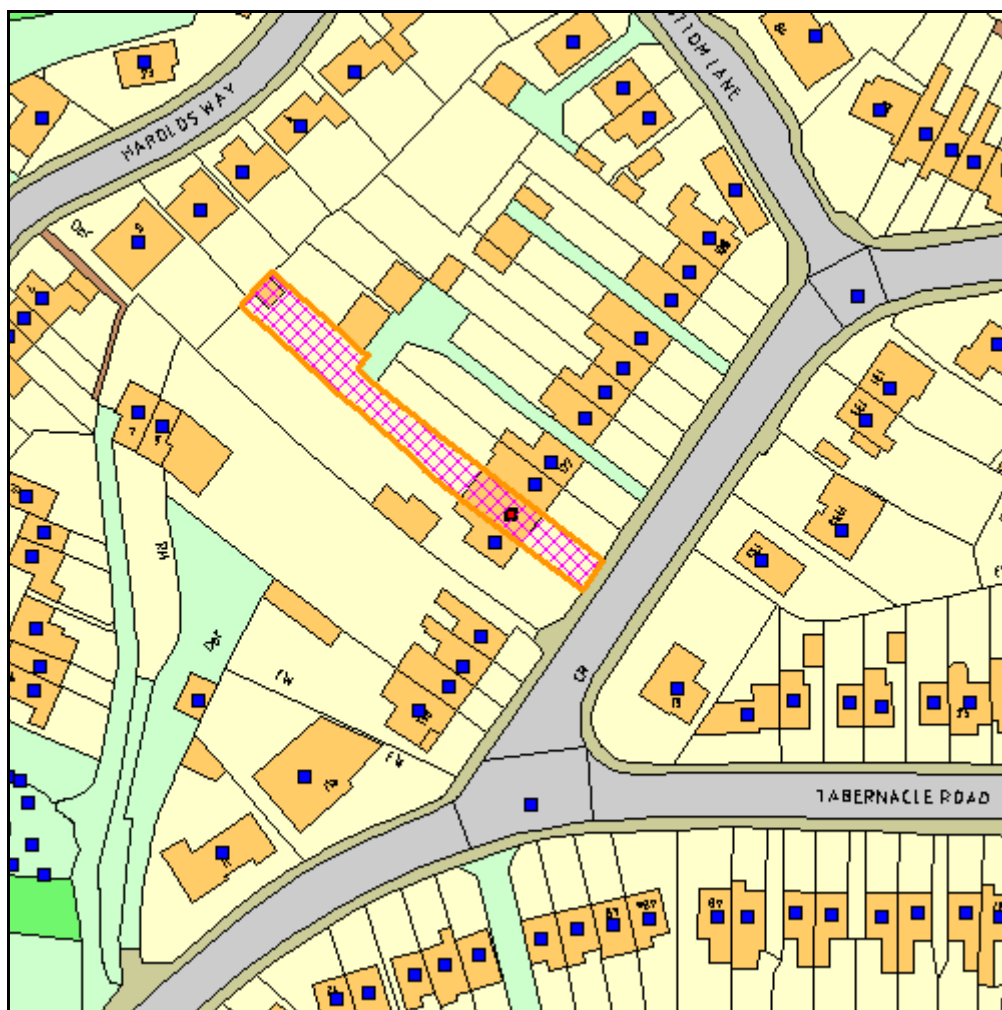
ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P22/01941/HH	Approve with Conditions	126 Footshill Road Hanham South Gloucestershire BS15 8HE	Hanham	Hanham Parish Council
2	P22/02197/F	Approve with Conditions	Church Office Church Of Christ The King Mautravers Close Bradley Stoke South Gloucestershire BS32 8EE	Bradley Stoke South	Bradley Stoke Town Council

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
17/22	12 O'Clock Wednesday 27 April	9am Thursday 28 April	5pm Thursday 5 May	Friday 6 May
18/22	Normal			
19/22	Normal			
20/22	Normal			
21/22 Queens Jubilee	5pm Monday 23 May	9am Wednesday 25 May	5pm Tuesday 31 May	Wednesday 1 June
22/22 Queens Jubilee	5pm Monday 30 May	9am Wednesday 1 June	5pm Thursday 9 June	Friday 10 June

Dates and officer deadlines for Circulated Schedule May Bank Holiday and Queens Jubilee 2022

CIRCULATED SCHEDULE NO. 22/22 -1st June 2022

App No.:	P22/01941/HH	Applicant:	Ms Apps
Site:	126 Footshill Road Hanham South Gloucestershire BS15 8HE	Date Reg:	31st March 2022
Proposal:	Erection of a single storey rear garden outbuilding to form hobby room/office. (Retrospective)	Parish:	Hanham Parish Council
Map Ref:	364152 172669	Ward:	Hanham
Application Category:	Householder	Target Date:	24th May 2022



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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 appearance on the circulated schedule

This application appears on the circulated schedule due to the receipt of 5 objection comments from local residents, contrary to the officer decision.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a single storey rear garden outbuilding to form hobby room/office (retrospective) at 126 Footshill Road, Hanham.
- 1.2 The applicant site comprises a long yet narrow plot with the host property itself forming a two-storey terraced dwelling. The dwellinghouse displays typical characteristics of the area and benefits from off street parking and a rear garden, providing the residents with ample amenity space. Likewise, it is recognised on-site development is not limited by any local development plan policies.

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
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)
Residential Parking Standards SPS (Adopted 2013)
SGC Annexes & Residential Outbuildings SPD (Adopted 2021)

3. RELEVANT PLANNING HISTORY

3.1 No relevant planning history.

4. CONSULTATION RESPONSES

4.1 Hanham Parish Council
No comments received.

4.2 Local Residents

6 letters have been received from neighbouring properties. Key points are as follows:

[1 support comment]

- The outbuilding is an improvement on the previous shed and represents a stylish building.

[5 objection comments]

- Concerns are raised as a consultation was not held before construction.
- Plans are not representative of the physical structure on site with no measurements made.
- The outbuilding is not in-keeping with other outbuildings in the immediate area (due to corrugated panelling and height) and resembles a warehouse.
- Could be used as a temporary dwelling.
- Physical presence dominates rear garden skyline and will likely impact resale value of dwelling.

4.3 [Officer response to consultee comments] With regard to concerns for consultation not held before construction, the very nature of the development – retrospective – means the planning department had not been notified until post construction. Other concerns relating to design and amenity, use as a dwelling and resale value will be discussed below.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. Due to the construction within an existing plot, the development is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

Policies CS1, PSP38 and the SGC Annexes & Residential Outbuilding SPD seeks to ensure that development proposals are of the highest possible standards of design in which they respond to the context of their environment. This means that developments should demonstrate a clear understanding of both the site and local history to ensure the character, distinctiveness and amenity is well assessed and incorporated into design.

- 5.3 The outbuilding has been constructed along the rear boundary shared with No.5 & No.6 Harolds way and measures approximately 6 by 6 meters and has a maximum ground-to-roof-height of 2.6 meters. On the 'front' elevation, 1 set of bi-folding doors and full-length window has been installed and finished externally with timber cladding. On the remaining façades, a corrugated metal finish is currently in place that is topped with a flat roof design.
- 5.4 Neighbours have raised concern on the basis the outbuilding represents an out-of-keeping appearance with other outbuildings in the immediate area. The materials used in this scheme (making specific reference to the corrugated metal) are not normally 'typical' for a garden outbuilding. Having said that and linking back to the most recent adopted guidance – Annexes and Outbuildings SPD – other issues, such as subservience to host dwelling, appropriate proportion to garden and positive response to the character of area must also be taken into account when assessing the acceptability of the development in design terms. In respect of the SPD, the outbuilding clearly displays subservience to the main dwellinghouse due to its single storey nature and modest extent. Likewise, owing to the position of outbuilding and extent of rear garden, it does not appear as a disproportionate addition to the curtilage and lastly, whilst the materials are not especially reflective of the surrounding context, the form and massing follows the natural precedent set (please see Figure 1 below).



(FIGURE 1: View of outbuilding from 2nd floor of host property)

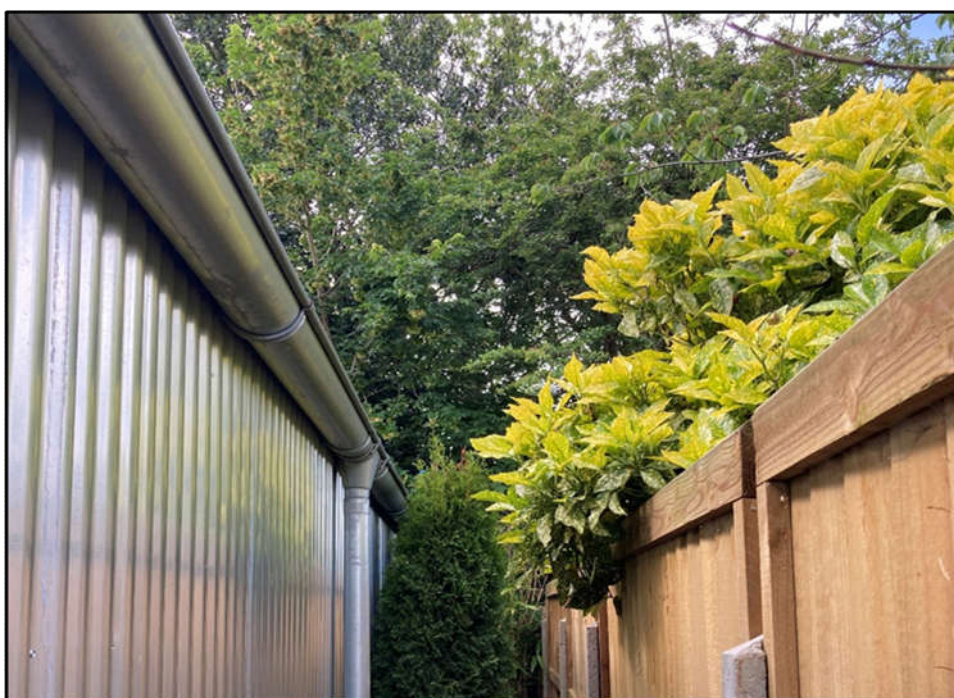
- 5.5 As illustrated above, the outbuilding appears as a modest development within the surrounding context and is of smaller scale compared to neighbouring outbuildings. Although some concern does remain with regard to the use of finishing materials, this does not represent sufficient grounds for refusal. It is also noted that a garden fence has been installed as part of the development (photos are provided further in the report) which screens a large proportion of

the corrugated metal. Based on these considerations, the case officer is satisfied the development accords with local design policies.

5.6 Residential Amenity

In terms of residential amenity, policy PSP8 explains that development proposals will be permitted provided they do not create unacceptable living conditions or result in unacceptable impacts. These are outlined as follows (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.

- 5.7 As confirmed by the submitted plan (Drawing No.2117_P1) the constructed development has replaced a previous garden outbuilding in the same location which measured approximately 3.8 meters by 3.5 meters, with an estimated height to be of at least 2.5 meters (no details have been provided in terms of the previous outbuilding's height but photographic evidence confirms there were a set of bi-folding doors in the front façade, indicating a use for frequent pedestrian access that must have had an adequate height to be practical, hence the estimation above). Based on this, it is likely there would have been a pre-existing relationship of physical presence between the previous outbuilding and neighbouring residents towards the rear. This therefore suggests the development has not exacerbated an existing issue as to the point of refusal. Notwithstanding this and for the purposes of clarity, should the current outbuilding not have replaced a predecessor, a close-board fence has been installed along the rear boundary which also benefits from planting (see Figure 2 below).



(FIGURE 2: View of rear fence and outbuilding rear elevation from applicant site)

- 5.8 In addition to this, the outbuilding itself represents a minor height increase from garden fence (see Figure 3 for additional consideration), to which the impact of

outbuilding is significantly altered as a large proportion has become screened from public view.



(FIGURE 3: View of rear fence and outbuilding side elevation from applicant site)

5.9 Based on these considerations, the case officer does not raise an amenity objection as the development is unlikely to have created unacceptable impacts above a pre-existing relationship.

5.10 Private Amenity Space

Policy PSP43 states that residential units, including those that are subject to development, are expected to have access to private amenity space that is: functional and safe; of a sufficient size in relation to occupants; and, be easily accessible. As the proposal does not reduce access to the garden, the officer is satisfied private amenity space for the host property remains intact and as such, the development complies with PSP43.

5.11 Transport

When considering transport impacts, policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. As the outbuilding does not increase bedroom number, the requirement for onsite parking remains effectively unchanged. Likewise, the proposal is unlikely to have an impact on existing vehicular access and as such, complies with policy PSP16.

5.12 Other matters

The outstanding concerns of local residents that have not yet been addressed relate to the potential use of outbuilding as a dwelling and the impact upon resale value. With regard to the use of a dwelling, a site visit has confirmed there was no water or sewage connection from the outbuilding, indicating it could not operate in a practical sense as a separate dwelling. Likewise, given

its location and relationship with host property, the outbuilding at worst is more likely to be within the realms of an annexe. As this requires a separate analysis to determine harm, the case officer does not consider it inappropriate to attach a condition ensuring the use remains as an outbuilding subject to further consideration from the local planning authority. Likewise, and in terms of resale value, this concern does not bear any planning merit and thus falls outside the scope of assessment.

5.13 Consideration of likely impact on 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.

5.14 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 in the development plan 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.

CONDITIONS

1. The works hereby approved are in accordance with the following plan:

Existing and Proposed Plans (21117_P1)

Reason:

To define the extent and terms of the permission

2. The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 126 Footshill Road, Hanham, BS15 8HE.

Reason:

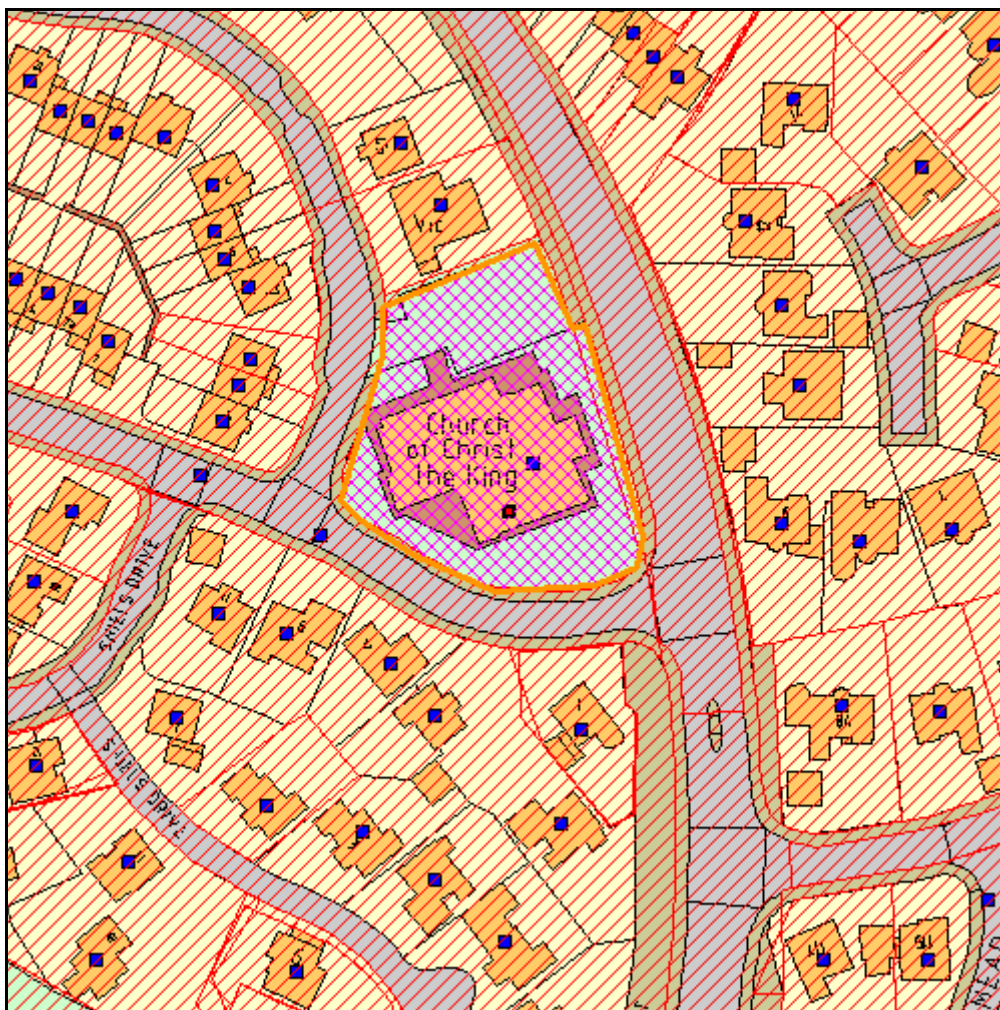
The development has been permitted on the particular circumstances of the case and the development would require further assessment to be used as an annexe with particular regard to internal dimensions, amenity, access, and private amenity space and to ensure compliance with policies CS1 and CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013; policies PSP8, PSP16, PSP38, and PSP43 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017; and the NPPF.

Case Officer: Ben France

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 22/22 -1st June 2022

App No.:	P22/02197/F	Applicant:	Christ The King Church Administrator, Christ The King Church
Site:	Church Office Church Of Christ The King Mautravers Close Bradley Stoke South Gloucestershire BS32 8EE	Date Reg:	14th April 2022
Proposal:	Erection of a single storey side extension to form enlarged foyer and kitchen facilities (Class F2).	Parish:	Bradley Stoke Town Council
Map Ref:	362041 181344	Ward:	Bradley Stoke South
Application Category:	Minor	Target Date:	7th June 2022



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P22/02197/F

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.

INTRODUCTION

This application appears on the Circulated Schedule due to comments received, from Cllr Ashe, contrary to Officer opinion.

1. THE PROPOSAL

- 1.1 The application is for the erection of a single storey side extension to form enlarged foyer and kitchen facilities (Class F2).
- 1.2 The site is an existing Church, located on Mautravers Close, within the built up residential area of Bradley Stoke

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
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017
PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP11 Transport

3. RELEVANT PLANNING HISTORY

- 3.1 P89/0020/141 - Erection of church and vicarage. Construction of new vehicular and pedestrian access and car parking area. (To be read in conjunction with P88/20/110) (in accordance with the amended plans received by the council on the 10th May 1989). Approved 24/5/89

4. CONSULTATION RESPONSES

- 4.1 Councillor John Ashe
Objecting on behalf of and agreeing with a local residents concerns. The objections were on the grounds of:

The church is used as a community centre as well as a church, constantly

expanding its facilities and the number of people using it with the noise increasing. The noise and odour from the kitchen will increase and there is also concern as to whether additional licensing eg alcohol, could bring in more problems.

Noise and Disturbance: Various groups use the centre during the day and into the evening seven days a week, throughout the day Noise is becoming increasingly intolerable. A kitchen extension will be closer to properties, there will be increased use and increased disturbance.

Overlooking/loss of privacy/Overbearing impact: The new construction will overlook the house and there will be a loss of privacy as the extension will be nearer the concerned property (14 metres from the front property line). The proposals will result in the loss of light. The church has managed without the extension and the building could extend inwards as there is a large foyer

Highways/Parking and turning: There is already a parking problem at the site with inadequate parking for the current usage. Cars block pavements and obscure views. The proposals will increase cars, vehicles and pollution and increase noise levels preventing enjoyment of the front garden. He parking was provided for the use of the church community, not a commercial centre. These problems will be exacerbated by the proposed extension and may also make access for Emergency vehicles more difficult.

Disruption during construction: This will increase commercial vehicles and there is limited parking to cope, there will be rubble, soil and dust, - who will be responsible for cleaning roads, windows and carpets?

Capacity of Drains: concern has been raised as to whether the capacity of the sewage and drainage system will be adequate to cope with the extended use

Cllr Ashe would like to record his objection based on the above and experience of the car park often being full.

Bradley Stoke Town Council
No objections

Sustainable Transportation
No objection

Lead Local Flood Authority
No objection

Other Representations

- 4.3 Local Residents
No additional comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS23 states that the Council will work with partners to provide additional, extended or enhances community infrastructure and encourage participation in cultural activity. CS1 seeks to ensure a high standard of development , with information submitted proportionate to its scale, significance and impact. The site is an existing Church for worship and use of the community. The main issues for consideration are whether there would be any material or significant local amenity impacts associated with the proposed single storey extension.

5.2 Local Amenity

The councillor comments above are noted. The proposed extensions is single storey and would measure 3.4 metres by 5 metres. The location of the extension would be on the other side of the public highway from the nearest residential properties to the south. The highway and associated pavement provides public viewpoints in all directions, including towards residential properties to the south. The extension is solely within the existing grounds of the church site and is tucked in against the larger, taller host building. No change of use is proposed. Given the size, scale, location and relationship with surrounding properties it is not considered that the proposed single storey extension, would, in its own right, give rise to significant or material local amenity by virtue of overbearing impact or overlooking such as to warrant objection and sustain refusal on this basis. The application is solely for the extension to the existing building, any other environmental issues, nuisances or anti-social behaviour associated with the existing site would be subject to separate investigation under environmental legislation. Local highways matters are discussed in more detail below.

5.3 Highways

The comments above are noted. The application seeks to erect a single storey extension to enlarge the foyer and kitchen areas of the Church of Christ the King situated on Mautravers Close, Bradley Stoke. The extension increases the size of this building by a relatively small amount, and it is understood that it will be used in association with the existing activities already undertaken in the Church. Consequently, it is not considered that the extension would materially affect the travel demand pattern associated with the site. Existing off-street car parking is available in the car park contained within the site with the site. It is not considered that the proposed single storey extension would materially impact upon parking requirements or demand in its own right. There are no highways or transportation objections. The granting of planning permission does not grant rights for unlawful parking or blocking of roads which would be a highway/legal matter, as would the deposit of any debris on the public highway.

5.4 Drainage

It is proposed that the site continues to utilise the mains sewer. There are no objections to the proposals from the Councils Drainage Engineer. It is not considered that the single storey extension would give rise to any material or significant issues or requirements in its own right.

5.5 Design

The design and scale of the proposals will integrate satisfactorily with the existing building and context of the site. Materials will match those of the existing building.

5.6 Consideration of likely impact on 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 it is considered to have a neutral impact on equality, as it would not positively or negatively impact upon protected characteristics.

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

7. RECOMMENDATION

7.1 That planning permission is granted

CONDITIONS

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

Reason

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

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

Location Plan, Block Plan and Existing and Proposed Plans and Elevations (Refs 001, 002, 003A and 004), received by the Council on the 12th April 2022.

Reason:

To define the terms and extent of the permission.

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 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.

Case Officer: Simon Ford

Authorising Officer: Marie Bath