

# 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: 25/22**

**Date to Members: 24/06/2022**

**Member's Deadline: 30/06/2022 (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](mailto: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 list 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](mailto: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](mailto:MemberReferral@southglos.gov.uk)

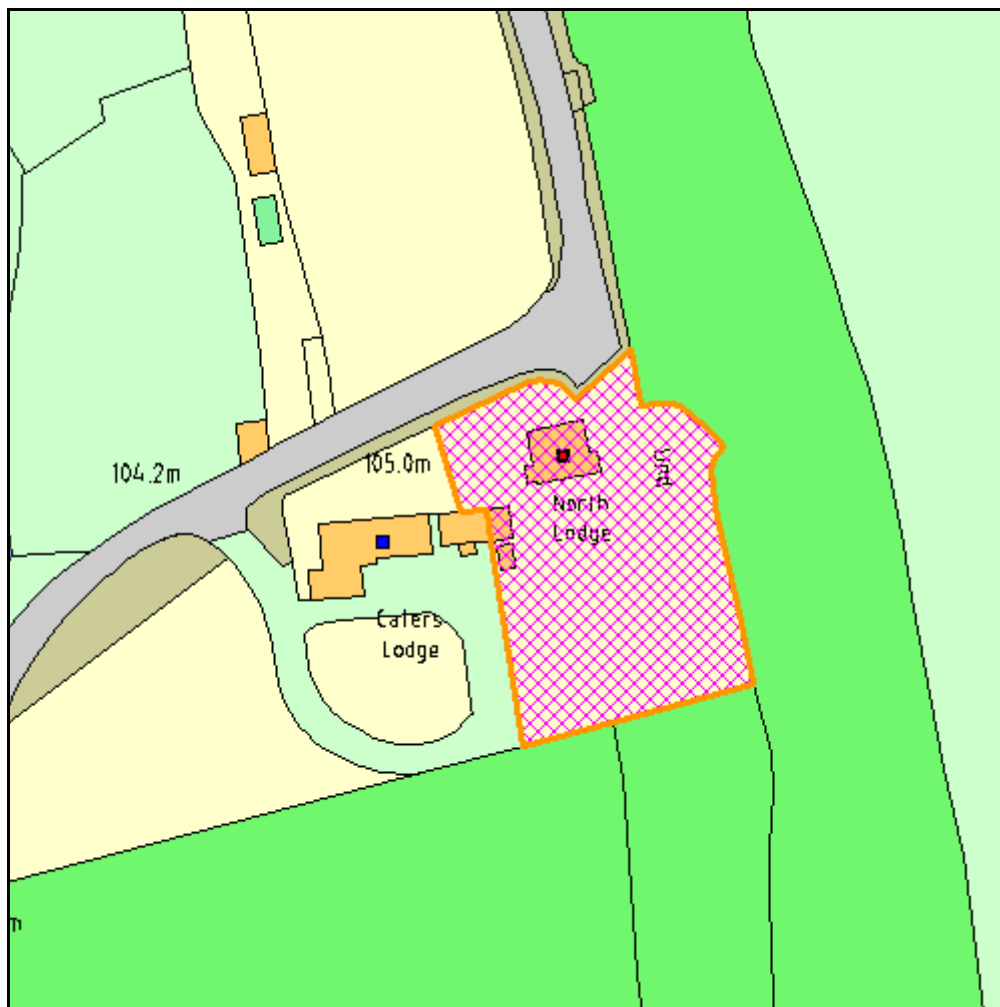
# CIRCULATED SCHEDULE 24 June 2022

-

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	<b>P21/04857/LB</b>	Approve with Conditions	North Lodge Gravel Hill Road Yate South Gloucestershire BS37 7BW	Yate North	Yate Town Council
2	<b>P21/04858/F</b>	Approve with Conditions	North Lodge Gravel Hill Road Yate South Gloucestershire BS37 7BW	Yate North	Yate Town Council
3	<b>P22/01177/HH</b>	Approve with Conditions	45 Crantock Drive Almondsbury South Gloucestershire BS32 4HF	Severn Vale	Almondsbury Parish Council
4	<b>P22/01315/HH</b>	Approve with Conditions	4 Church Avenue Warmley South Gloucestershire BS30 5JJ	Parkwall And Warmley	Siston Parish Council
5	<b>P22/01892/F</b>	Approve with Conditions	49 Gays Road Hanham South Gloucestershire BS15 3JR	Hanham	Hanham Abbots Parish Council
6	<b>P22/02049/HH</b>	Approve with Conditions	196 Juniper Way Bradley Stoke South Gloucestershire BS32 0DR	Bradley Stoke South	Bradley Stoke Town Council
7	<b>P22/02294/HH</b>	Approve with Conditions	95 Conygre Road Filton South Gloucestershire BS34 7DG	Filton	Filton Town Council
8	<b>P22/02496/R3F</b>	Deemed Consent	Land And Buildings At The Grange School Tower Road North Warmley South Gloucestershire BS30 8XQ	Parkwall And Warmley	Oldland Parish Council
9	<b>P22/02721/HH</b>	Approve with Conditions	77 Adderly Gate Emersons Green South Gloucestershire BS16 7DR	Emersons Green	Emersons Green Town Council

**CIRCULATED SCHEDULE NO. 25/22 -24th June 2022**

<b>App No.:</b>	P21/04857/LB	<b>Applicant:</b>	Mr And Mrs N Silverthorne
<b>Site:</b>	North Lodge Gravel Hill Road Yate South Gloucestershire BS37 7BW	<b>Date Reg:</b>	23rd July 2021
<b>Proposal:</b>	Internal and external alterations to include the erection of single and first floor rear extensions and removal of 1 no. window on the south elevation and replacement with 1 no. pair of doors.	<b>Parish:</b>	Yate Town Council
<b>Map Ref:</b>	372180 184180	<b>Ward:</b>	Yate North
<b>Application Category:</b>	Minor	<b>Target Date:</b>	14th September 2021



© South Gloucestershire Council 2007.all rights reserved.  
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
100023410, 2008. **N.T.S.** **P21/04857/LB**

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 CIRCULATED SCHEDULE**

The application is referred to the Circulated Schedule as representation has been received from the Parish Council against the associated full application which is contrary to the Officer's recommendation.

## **1 THE PROPOSAL**

- 1.1 The application seeks Listed Building Consent for internal and external alterations to include the erection of single and first floor rear extensions, and the removal of a window on the south elevation and replacement with 1no. pair of doors.
- 1.2 The application site relates to North Lodge, Gravel Hill Road, Yate. By way of its date and historic function, and a connection with grade II listed Rockwood House, it has previously been established that North Lodge is curtilage listed.
- 1.3 The application should be read in conjunction with planning application, reference P21/04858/F.

## **2 POLICY CONTEXT**

### **2.1 National Guidance**

National Planning Policy Framework July 2021

National Planning Policy Guidance

Planning (Listed Building and Conservation Areas) Act 1990

Planning (Listed building and Conservation Areas) Regulations 1990

### **2.2 Development Plans**

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design

CS9 Managing the Environment and Heritage

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

PSP17 Heritage Assets and the Historic Environment

## **3 RELEVANT PLANNING HISTORY**

### **3.1 P99/1447/L**

External alterations to roof

Approved: 11/06/1999

- 3.2 **P99/1446**  
External roof alterations  
Approved: 04/06/1999
- 3.3 **P93/2413/L**  
Erection of double detached garage (in accordance with the submitted application as amended by the applicant's letter dated 15 November 1993)  
Approved: 28/11/1993
- 3.4 **P93/2347**  
Erection of double detached garage (in accordance with the submitted application as amended by the applicant's letter dated 13 November 1993)  
Approved: 28/11/1993
- 3.5 **P86/2626**  
Conversion of barn into a dwellinghouse. Construction of rear entrance drive and stopping up of existing entrance drive.  
Approved: 25/01/1987

#### **4 CONSULTATION RESPONSES**

- 4.1 **Yate Town Council**  
No comment
- 4.2 **Conservation Officer**  
Subject to suggested conditions and resolution of the roof plan and, overall, the proposal would not result in any loss of significance to the curtilage listed building.

No objection in principle to the garage, however concerns with regarding the harm the garage could cause in the future.

#### **Other Representations**

- 4.3 **Local Residents**  
**No comments received.**

#### **5 ANALYSIS OF PROPOSAL**

- 5.1 **Principle of Development**  
This is an application for listed building consent. As such, the only consideration is what impact the proposed development would have on the special historic or architectural features of the property and will therefore be assessed against National Planning Policy Framework February 2019 and Planning (Listed Buildings and Conservation Areas) Act 1990.



## 5.2 Impact on Heritage Assets

- The submitted heritage statement indicates that the relationship between the lodge and grade II listed Rockwood House is now remote, due to subdivision of land and substantial planting. This impacts on the associate value that North Lodge has with the main heritage asset and subsequently the contribution it makes to the significance of the grade II listed building. That said, the building remains of historic interest as part of the Rockwood House development.
- 5.3 The existing property has previously been extended at single storey level with a flat roof dormer and large flat roof extension. Without a doubt this detracts from the character of the curtilage listed building. The proposed development would effectively replace existing extensions to the west facing elevation (rear) with a two-storey extension which would continue the roof ridge and add additional pitched roof dormer windows to the south elevation. The proposal would not extend beyond the existing western building line of the main dwelling. An additional front gable would be added to the north elevation and a pitched roof dormer on the west facing roof slope.
- 5.4 Although it is acknowledged that the proposal would increase the massing of the building, subject to the specifics of materials and detailing, it would not result in any material harm to the character and appearance of the heritage asset. The building would remain of a scale that would be recognisable as a lodge. In this instance, the significance of the building is not considered such that the replication of historic features would justify an objection.
- 5.5 The large-scale construction details of the verges and eaves are deemed acceptable and the replacement of an existing window with French doors is also agreed. However to ensure a satisfactory appearance further detail will be required by condition.
- 5.6 Overall, subject to conditions, the proposals would not result in any loss of significance to the curtilage listed building nor harm the wider setting of Rockwood House.

## 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 the conditions included on the decision notice.

### **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. Prior to commencement of the relevant works, the detailed design, including materials and finishes, of the following items shall be submitted to and approved in writing by the Council:

**Extensions to North Lodge:**

- a. All new windows and doors, including surrounds.
- b. All new dormers.
- c. All new verge boards.
- d. All new vents and flues to North Lodge.
- e. Dressed stone detailing to valley
- f. All new quoins.
- g. All new roof tiles

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 thereafter be implemented strictly in accordance with the agreed details.

**Reason**

In order that the works provide a satisfactory external appearance and serve to preserve the architectural and historic interest of the curtilage listed building and its setting, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

3. Prior to commencement of the relevant phase of works, a representative sample of the stonework shall be submitted to and approved in writing by the Council. The work shall be carried out strictly in accordance with the sample panels approved.

**Reason**

In order that the works provide a satisfactory external appearance and serve to preserve the architectural and historic interest of the curtilage listed building and its setting, in accordance with policy CS1 and CS9 of the South Gloucestershire Local

Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

4. The development hereby approved shall be carried out in accordance with the following documents:

Received by the Council on 8th July 2021:

EXISTING AND PROPOSED FIRST FLOOR PLAN (4057/P2 REV A)  
EXISTING AND PROPOSED SOUTH (SIDE) ELEVATION (4057/P3 REVA)  
EXISTING AND PROPOSED GROUND FLOOR PLAN (4057/P5 REV A)  
PROPOSED GARAGE PLANS (4057/P6 REV A)

Received by the Council on 13th July 2021:

SITE BLOCK AND LOCATION PLAN (4057/P8 REV A)  
ROOF VERGE AND EAVES DETAILS (4057/RD REV A)  
WINDOW SECTIONS (4057/WS REV A)

Received by the Council on 28th December 2021:

EXISTING AND PROPOSED REAR AND SIDE ELEVATIONS (4057/P1 REV B)  
PROPOSED NEW ACCESS (4057/P7 REV A)

Received by the Council on 17th February 2022:

EXISTING AND PROPOSED ROOF PLAN (4057/P4 REV B)

Reason

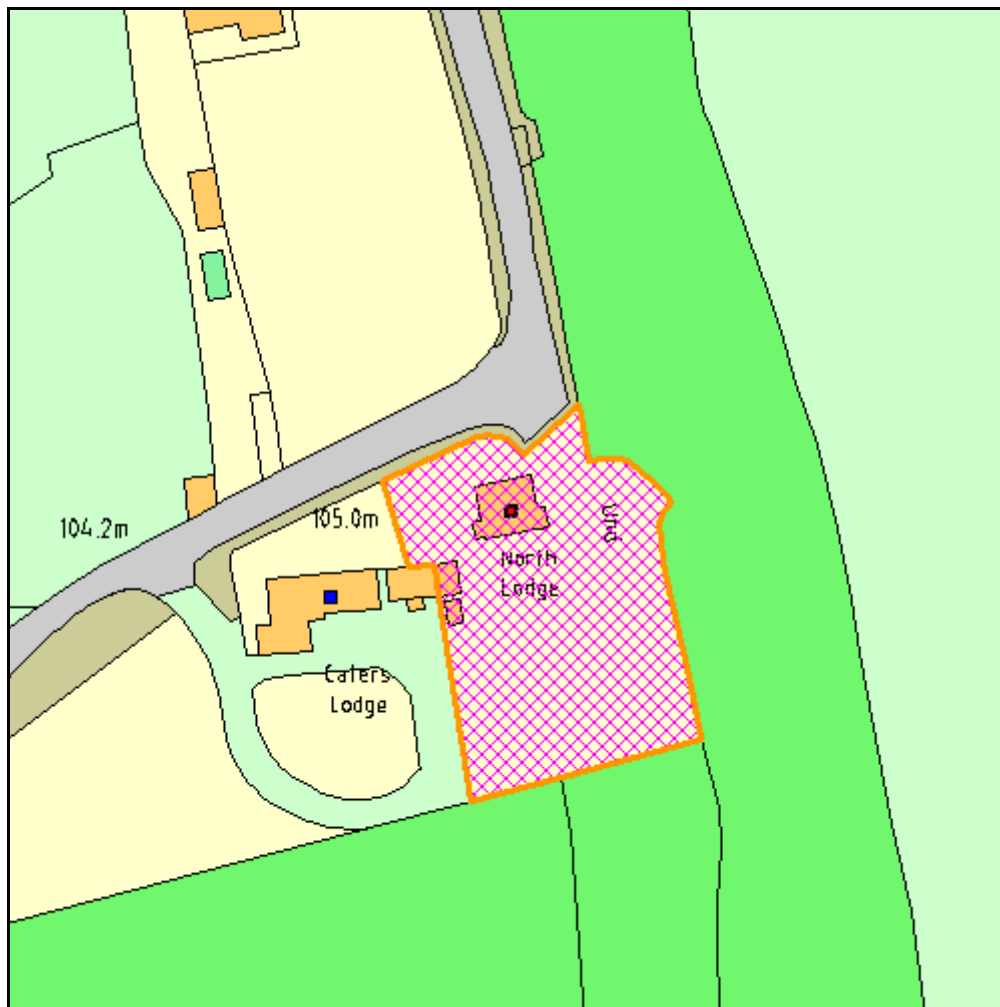
To define the terms and extent of the permission.

**Case Officer: James Reynolds**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 25/22 -24th June 2022**

<b>App No.:</b>	P21/04858/F	<b>Applicant:</b>	Mr And Mrs N Silverthorne
<b>Site:</b>	North Lodge Gravel Hill Road Yate South Gloucestershire BS37 7BW	<b>Date Reg:</b>	23rd July 2021
<b>Proposal:</b>	Erection of a single storey and first floor rear extensions to form additional living accommodation. Erection of 1 no. detached garage with access.	<b>Parish:</b>	Yate Town Council
<b>Map Ref:</b>	372180 184180	<b>Ward:</b>	Yate North
<b>Application Category:</b>	Householder	<b>Target Date:</b>	14th September 2021



© South Gloucestershire Council 2007.all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S.

P21/04858/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.

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

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

### **1 THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of a single and first floor rear extensions top form additional living accommodation; and the erection of 1no. detached garage with access.
- 1.2 The application site relates to North Lodge, Gravel Hill Road, Yate. By way of its date and historic function, and a connection with grade II listed Rockwood House, it has previously been established that North Lodge is curtilage listed.
- 1.3 This application should be read in conjunction with listed building consent, reference P21/04857/LB.

### **2 POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework (NPPF)  
National Planning Policy Guidance (NPPG)  
National Design Guide

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

- CS1 High Quality Design
- CS2 Green infrastructure
- 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 Local Plan Policies, Sites and Places Plan (Adopted) November 2017

- PSP1 Local Distinctiveness
- PSP2 Landscape
- PSP3 Trees and Woodland
- PSP8 Residential Amenity
- PSP11 Transport Impact Management
- PSP16 Parking Standards

PSP17	Heritage Assets and the Historic Environment
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Standards

- 2.3 Supplementary Planning Guidance  
 South Gloucestershire Design Checklist (Adopted) 2007  
 Residential Parking Standards SPD (Adopted) 2013  
 Annexes and Outbuildings SPD (adopted) October 2021)  
 Householder Design Guide SPD (adopted) March 2021

### **3 RELEVANT PLANNING HISTORY**

- 3.1 **P99/1447/L**  
 External alterations to roof  
 Approved: 11/06/1999
- 3.2 **P99/1446**  
 External roof alterations  
 Approved: 04/06/1999
- 3.3 **P93/2413/L**  
 Erection of double detached garage (in accordance with the submitted application as amended by the applicant's letter dated 15 November 1993)  
 Approved: 28/11/1993
- 3.4 **P93/2347**  
 Erection of double detached garage (in accordance with the submitted application as amended by the applicant's letter dated 13 November 1993)  
 Approved: 28/11/1993
- 3.5 **P86/2626**  
 Conversion of barn into a dwellinghouse. Construction of rear entrance drive and stopping up of existing entrance drive.  
 Approved: 25/01/1987

### **4 CONSULTATION RESPONSES**

- 4.1 **Yate Town Council**  
 Object on highway safety grounds:

Access problem into the property at this corner but was stopped up. Highway concerns, more people are using the road on foot and cycle.

Concerned about the additional movement on the bend, where the visibility splay is limited. Corner is tight and vehicles travelling east/north need to swing

out a bit in order to maintain visibility. Adding another turning point increases the safety risk.

Road is derestricted at this point, so additional truing here is problematic. The bend is already poorly delineated and additional turning movements increase risk.

#### 4.2 **Conservation Officer**

Subject to suggested conditions and resolution of the roof plan and, overall, the proposal would not result in any loss of significance to the curtilage listed building.

No objection in principle to the garage, however concerns with regarding the harm the garage could cause in the future.

#### 4.3 **Transport Officer**

No objection., conditions recommended.

### **Other Representations**

#### 4.4 **Local Residents**

No comments received.

## **5 ANALYSIS OF PROPOSAL**

### 5.1 **Principle of Development**

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages. Of key importance in establishing the principle of development is the heritage classifications of the building and their siting. The development must seek to protect their special historic and archaeological interest, in accordance with policies CS9 of the Core Strategy and PSP17 (December 2013) of the PSP Plan (November 2017).

### 5.2 **Design and Heritage**

North Lodge sits within the curtilage of grade II listed Rockwood House. By way of its date and its historic functional and associative connection with Rockwood House, it should be treated as part of the listed building for planning purposes.

5.3 The proposed works include the erection of single and first floor rear extensions to North Lodge; erection of a detached garage; and the opening up of a previously closed access.

### 5.4 **Proposed extensions**

The existing property has previously been extended at single storey level with a flat roof dormer and large flat roof extension. Without a doubt this detracts from the character of the curtilage listed building. The proposed development would effectively replace existing extensions to the west facing elevation (rear) with a

two-storey extension which would continue the roof ridge and add additional pitched roof dormer windows to the south elevation. The proposal would not extend beyond the existing western building line of the main dwelling. An additional front gable would be added to the north elevation and a pitched roof dormer on the west facing roof slope.

- 5.5 Although it is acknowledged that the proposal would increase the massing of the building, subject to the specifics of materials and detailing, it would not result in any material harm to the character and appearance of the heritage asset. The building would remain of a scale that would be recognisable as a lodge. In this instance, the significance of the building is not considered such that the replication of historic features would justify an objection. The large-scale construction details of the verges and eaves are deemed acceptable, however to ensure a satisfactory appearance further detail will be required by condition.

5.6 **Proposed Garage**

The proposed garage would sit to the south-east of the main dwelling. Although relatively large in footprint, the garage would be single storey and be set back within the plot. In this case, it is considered to provide a suitably subservient appearance to the main dwelling. Furthermore, the timber clad external walls help to differentiate and identify it as an ancillary building. The conservation officer noted their concern of the building being subdivided in the future and potentially harming the legibility of the historic function of the existing building. However, there is no suggestion the building is to be a separate residential unit and the current proposal is considered to provide a building that is visually read as ancillary to the main dwelling. Therefore, subject to details of the external finish and restricting use of the garage for ancillary purposes, there are no objections to the proposed garage in terms of design or heritage impact.

- 5.7 Overall, subject to conditions, the proposals would not result in any loss of significance to the curtilage listed building nor harm the wider setting of Rockwood House.

5.8 **Residential Amenity**

Considering the siting and scale of the proposed extensions and garage, there would be no material harm to the residential amenity of surrounding neighbours, nor would the works significantly harm the amenity space afforded to the occupiers of the host property.

5.9 **Transport**

The application is proposing to open up an access off Gravel Hill Road that was previously closed. Some concern has been raised by the Parish Council on the highway safety implications of reopening this access. The council's highways officer has acknowledged that the access would be on a de-restricted road where vehicles could travel up to 60mph, however they are satisfied that there are influencing factors that make high vehicle speeds at this location



highly unlikely. Vehicle speeds would be partly influenced by the presence of a sharp bend in the road, outside the application site, and so vehicle speeds are likely to be much lower than the posted speed limit.

Furthermore, plans submitted have also provided acceptable visibility splays for vehicle exiting the site. Given the available visibility from the proposed access and the general road alignment at this point of Gravel Hill Road, it is considered there would be little to no safety risk to the travelling public. It is therefore felt unreasonable to refuse the application on highway safety grounds.

#### 5.10 **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.

5.11 With regards to the above this planning application is considered to have a neutral impact on equality as it does not impact on any 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 the application be **APPROVED** subject to the conditions included on the decision notice.

## **CONDITIONS**

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

Reason

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

2. Prior to the commencement of the relevant works, the roofing and external facing materials proposed to be used for the proposed garage 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 works provide a satisfactory external appearance and serve to preserve the architectural and historic interest of the curtilage listed building and its setting, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

3. Prior to commencement of the relevant works, the detailed design, including materials and finishes, of the following items shall be submitted to and approved in writing by the Council:

Extensions to North Lodge:

- a. All new windows and doors, including surrounds.
- b. All new dormers.
- c. All new verge boards.
- d. All new vents and flues to North Lodge.
- e. Dressed stone detailing to valley
- f. All new quoins.
- g. All new roof tiles

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 thereafter be implemented strictly in accordance with the agreed details.

Reason

In order that the works provide a satisfactory external appearance and serve to preserve the architectural and historic interest of the curtilage listed building and its setting, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

4. Prior to commencement of the relevant phase of works, a representative sample of the stonework shall be submitted to and approved in writing by the Council. The work shall be carried out strictly in accordance with the sample panels approved.

Reason

In order that the works provide a satisfactory external appearance and serve to preserve the architectural and historic interest of the curtilage listed building and its setting, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

5. Prior to the first use of the garage hereby approved, the access shall be provided in accordance with approved plan, 4057/P7 REV A, and the first 5 metres from the highway shall be surfaced with a bound material (i.e. no loose gravel or stone). The works shall be retained as such thereafter.

Reason

In the interest of highway safety and to accord with policies PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan.

6. The garage hereby approved shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as North Lodge.

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 as it would erode the legibility of the historic function of the heritage assets, fragmenting the relationship between Rockwood House and North Lodge, contrary to Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan; and the NPPF.

7. The development hereby approved shall be carried out in accordance with the following documents:

Received by the Council on 8th July 2021:

EXISTING AND PROPOSED FIRST FLOOR PLAN (4057/P2 REV A)  
EXISTING AND PROPOSED SOUTH (SIDE) ELEVATION (4057/P3 REVA)  
EXISTING AND PROPOSED GROUND FLOOR PLAN (4057/P5 REV A)  
PROPOSED GARAGE PLANS (4057/P6 REV A)

Received by the Council on 13th July 2021:

SITE BLOCK AND LOCATION PLAN (4057/P8 REV A)  
ROOF VERGE AND EAVES DETAILS (4057/RD REV A)  
WINDOW SECTIONS (4057/WS REV A)

Received by the Council on 28th December 2021:

EXISTING AND PROPOSED REAR AND SIDE ELEVATIONS (4057/P1 REV B)  
PROPOSED NEW ACCESS (4057/P7 REV A)

Received by the Council on 17th February 2022:

EXISTING AND PROPOSED ROOF PLAN (4057/P4 REV B)

Reason

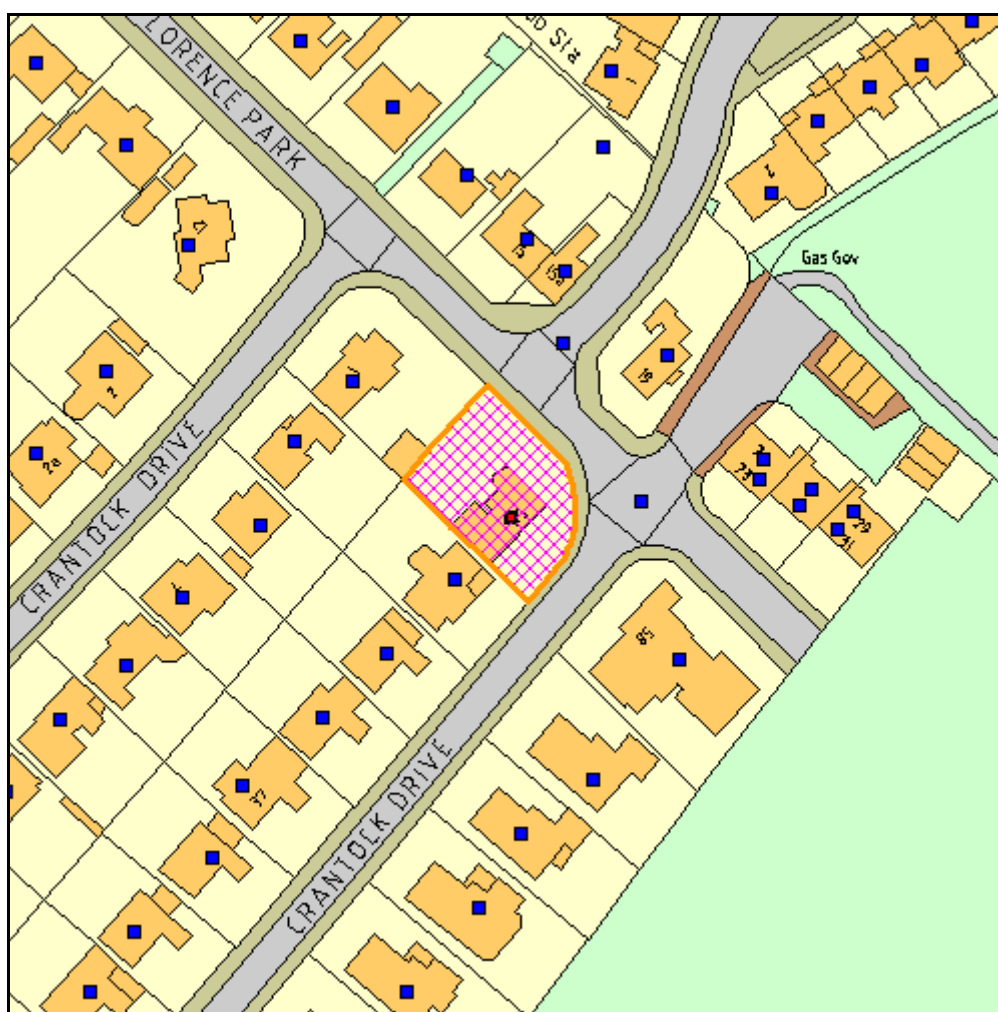
To define the terms and extent of the permission.

**Case Officer: James Reynolds**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 25/22 -24th June 2022**

<b>App No.:</b>	P22/01177/HH	<b>Applicant:</b>	Mr Richard Sanders
<b>Site:</b>	45 Crantock Drive Almondsbury South Gloucestershire BS32 4HF	<b>Date Reg:</b>	25th February 2022
<b>Proposal:</b>	Erection of two storey side and two storey rear extensions to form additional living accommodation.	<b>Parish:</b>	Almondsbury Parish Council
<b>Map Ref:</b>	361100 184197	<b>Ward:</b>	Severn Vale
<b>Application Category:</b>	Householder	<b>Target Date:</b>	21st April 2022



© South Gloucestershire Council 2007.all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S.

P22/01177/HH

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 an objection comment from the Parish Council, contrary to the officer recommendation.

**1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for the erection of a two-storey side and two-storey rear extension to form additional living accommodation at 45 Crantock Drive, Almondsbury.
- 1.2 The applicant site comprises a larger corner plot with the property itself forming a two-storey detached 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. However, it is recognised by the case officer that the site is ‘washed over’ by the Bristol and Bath Green Belt (BBGB).
- 1.3 *Procedural Matters* – all of the proposed plans have been amended by the applicant’s agent due to a change in roof form as well alterations to the front and rear elevations. This has changed the description of development (replacement of front extension with side extension) but not affected the scope of assessment (there has been no contextual shift in policy), and as such, no further public consultation has been conducted. The case officer is satisfied this does not disadvantage the public interest.

**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
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (*Adopted 2007*)  
Residential Parking Standards SPS (*Adopted 2013*)  
SGC Householder Design Guide (*Adopted 2021*)

### 3. **RELEVANT PLANNING HISTORY**

- 3.1 Ref: PT06/0358/F. Approve with conditions, 28.02.2006  
Proposal: *Extension to existing dormer to form en-suite.*

### 4. **CONSULTATION RESPONSES**

- 4.1 Almondsbury Parish Council  
The Parish council have objected to this application on the grounds of over-development and lack of parking.
- 4.2 Archaeology Officer  
No comments received.
- 4.3 Local Residents  
No comments received.
- 4.4 [*Officer response to consultee comments*] The above representations have been noted with further discussion regarding design and parking found below. However, it is noted the proposed development has been reduced in scale since the time of the Parish Council's comment which generally speaking, address their concerns. However, please see section 5.7 for an in-depth assessment.

### 5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
Policy PSP38 states that extensions to dwellings within established residential curtilages are accepted in principle, subject to detailed development control considerations in respect of local amenity, design and transportation.
- 5.2 Notwithstanding this and in regard to the constraint identified above, the proposal is located within the BBGB, with policy PSP7 and the NPPF setting out strict criteria to avoid inappropriate development in the Green Belt. This suggests the main issue to assess (whilst not dismissing those highlighted by PSP38) is whether the proposed development would be considered inappropriate having regard to local plan policies and the NPPF.
- 5.3 Green Belt  
Policy CS5 supports the protection of the Green Belt from inappropriate development, however, paragraphs 149 and 150 of the NPPF make clear the forms of development that are not inappropriate within the Green Belt. One such development is the extension or alteration of a building provided that it

- does not result in disproportionate additions over and above the size of the original building
- 5.4 Further to this, policy PSP7 provides guidance on the assessment of the severity of potential harm caused by development in the Green Belt. It states that the larger a building becomes in excess of 30% over and above its original size, the more likely the building will become disproportionate, with those equating to a 50% increase or above resulting in a detrimental impact to the Green Belt.
- 5.5 As noted above, revised plans have been received from the applicant's agent, which has reduced the overall massing of the proposed works but still represents a volumetric increase of approximately 79%. Whilst the proposed development would therefore act to create a disproportionate dwelling, this does not, in this instance, raise concern for the potential impact on the openness of the Green Belt as to warrant refusal.
- 5.6 To evidence this conclusion, reference is made to subparagraph (a) of 138 of the NPPF which confirms one of the five purposes of the Green Belt is to assist in preventing sprawl in built areas. Here, and whilst it is acknowledged compliance with PSP7 has not been demonstrated, the site itself is situated within the settlement boundary of Almondsbury and would also not enlarge the existing curtilage, suggesting the increase in built form is highly unlikely to impact upon the openness of the Green Belt over and above the existing situation. Due to this, the case officer is satisfied the development would conform with the purpose of the Green Belt and does not represent harm that could be sustained at appeal.
- 5.7 Design and Visual Amenity  
With regard to design, policies CS1, PSP38 and the SGC Householder Design Guide seek 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.
- 5.8 The proposed combination of two-storey extensions would effectively 'in-fill' the existing space above garage to increase the length of the property by approximately 3 meters as well as 'pushing' the rear building back by 3 meters. The proposal would feature a gable end – mirroring the existing – and function to create a 5-bedroom property with study. There would also be 2no. rear projecting gables as well as 6no. roof lights and 2no. 1<sup>st</sup> floor side windows installed in the roof and side (Northeast) elevation, respectively. Proposed finishing materials are set to match the existing.
- 5.9 Whilst the principle of making alterations to this site is not dismissed, it is recognised the project would be disproportionate in terms of volumetric increase with the parish council also raising a design objection to the initial plans. Due to this, the proposal should be carefully assessed to ensure compliance with local policies is maintained. To this end, the receipt of revised



- plans has significantly improved the aesthetical quality of the front elevation with the case officer making the following remarks:
- Originally, two roof projecting gables were sought which would have had a two-fold impact; the existing building line along Crantock Drive would have been disrupted; and, the natural precedent set of gabled sides would not have been followed, creating the appearance of an incongruous property. Due to the omission of these gables and resulting change in roof form, the development is now considered to more accurately respond to characteristics of its immediate environment.
  - Similarly, the removal of front gables has instinctively lowered the amount of glazing across the front elevation, improving the balance of fenestration and thus creating a more appropriate design.
- 5.10 In addition to the above, it is noted that this site forms a corner plot, meaning it benefits from additional 'breathing space' than those in its immediate area and as such, the works would not create the appearance of a cramped property. Likewise, the host dwelling is not of any architectural merit in and of itself, suggesting the proposed alterations are unlikely to cause excessive harm to the structure.
- 5.11 Although some concern does remain regarding the appearance of the rear elevation, it is recognised a greater level of design tolerance is usually afforded as such façades are less prominent within the public realm. In addition to this, the case officer draws attention to the opposite and adjoining properties towards situated at the back, which both feature projecting gables and therefore indicates the rear works would respond to the established design qualities of the immediate environment.
- 5.12 So, to summarise, whilst the concerns of the parish council have been noted, it is due to the receipt of revised plans which has improved the primary elevation as to create a dwelling that sufficiently integrates with the surrounding context as to comply with policies CS1 and PSP38. Notwithstanding, this site has clearly reached the limits of development and any works that seek to expand the property beyond this application (if approved) should be strictly controlled, meaning it would not be undue to set a condition ensuring PD rights are removed.
- 5.13 Residential Amenity  
Policy PSP8 explains that development proposal will be permitted provided they do not create unacceptable living conditions or result in unacceptable impacts on residential amenities. 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.
- 5.14 When considering the impact of the proposed works, it is largely considered the development would have the strongest impact on No.43 Crantock Drive, with concerns relating directly to the potential for an overbearing effect and issues of intervisibility.
- 5.15 Addressing the former first, the proposal seeks to 'push' the rear building line further into the plot, meaning two-storey form would extend beyond the rear

building line of No.43 by approximately 3.8 meters. As identified in the SGC Householder Design guide, two-storey developments near or on a shared boundary should not extent beyond 4 meters to be considered acceptable. In this scenario, the case officer considers the development to be within the bounds of acceptability, albeit towards the upper limit. However, attention is also drawn to the '45-degree rule' which informs that no part of a building should block an angle of 45 degrees when drawn from the centre of a primary living window, thus ensuring adequate levels of natural light remain. Unfortunately, the resultant dwelling would be in breach of the 45-degree rule, but only at a very minor level, suggesting any impact on outlook would be negligible.

- 5.16 With regard to the likelihood of intervisibility, the submitted elevation plan (PL/A/12/E) confirms that 3no. ground floor windows would be introduced to the side (Southwest) facing No.43. In the first instance, it is noted that 2 of these windows would serve a utility and WC, indicating prolonged periods of time would not be spent in these areas with it likewise expected the WC window would be finished in frosted glass to protect privacy. Secondly, No.43 only has 1 window facing the applicant property, meaning there would not be multiple opportunities for immediate intervisibility. However, of more importance than both these points is the fact the plan identified above (Proposed Elevations - PL/A/12/E) has noted that a fence would be installed along the shared boundary, indicating the likelihood of intervisibility would be sufficiently mitigated. Due to the potential impact on privacy without such mitigation, the case officer does not consider it undue to set a condition ensuring a 1.8 boundary fence is installed prior to first use.
- 5.17 Lastly, some concern is also raised regarding the 2no. proposed 1<sup>st</sup> floor windows on the Northeast (side) elevation. The SGC householder Design guide is clear that 1<sup>st</sup> floor side windows are a design feature that should generally be avoided as to limit the impact on residential amenity. Notwithstanding this, it is noted the proposed windows would immediately overlook the adjoining highway with an adequate separation distance to the opposite property, meaning overlooking harm would most be of minor extent.
- 5.18 Based on these assessments and subject to appropriate conditions, the officer is satisfied the development would not result in any unacceptable impacts as described above and would comply with policy PSP8.
- 5.19 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 rear garden, private amenity space for the host property would remain intact and as such, the development proposal would comply with PSP43.
- 5.20 Transport  
Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number with a property of the proposed size expected to provide capacity for

3no. spaces. The submitted evidence demonstrates that an area of hardstanding measuring approximately 6m by 8m would be situated towards the frontage of the host property, suggesting the above requirement could be satisfied. However, should this not be the case, it is recognised there is opportunity for on-street parking that would not prejudice other road users, to which the officer is satisfied that adequate parking arrangements have been considered in the development proposal.

#### 5.21 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.

5.22 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 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 (including roof tiles, brickwork and render) of the extensions hereby permitted shall match those used in the existing building.

Reason

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

3. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, E, F, G and H), or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

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.

4. Prior to the first occupation, a plan indicating a 1.8 meter high fence along the shared Southwest boundary is to be submitted to the Local Planning Authority for approval.

Development shall be carried out in accordance with the approved details.

Reason:

To protect the residential amenity of the neighbouring occupiers and future residents and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

5. The development hereby permitted shall be completed in strict accordance with the following plans:

Location Plan (PL/A/00)  
Existing Elevations (PL/A/07)  
Proposed Elevations (PL/A/12 Rev F)  
Existing Ground Floor Plan (PL/A/03)  
Proposed Ground Floor Plan (PL/A/08 Rev D)  
Existing First Floor Plan (PL/A/04)  
Proposed First Floor Plan (PL/A/09 Rev C)  
Existing Second Floor Plan (PL/A/05)  
Proposed Second Floor Plan (PL/A/10 Rev E)  
Existing Roof Plan (PL/A/06)  
Proposed Roof Plan (PL/A/011 Rev D)  
Existing Block Plan (PL/A/01)  
Proposed Block Plan (PL/A/02 Rev D)

Reason:

To define the extent and terms of the permission.

**Case Officer: Ben France**  
**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 25/22 -24th June 2022**

<b>App No.:</b>	P22/01315/HH	<b>Applicant:</b>	Amanda Blakeley
<b>Site:</b>	4 Church Avenue Warmley South Gloucestershire BS30 5JJ	<b>Date Reg:</b>	7th March 2022
<b>Proposal:</b>	Erection of single storey rear extension to form additional living accommodation, installation of raised rear decking and widening of existing vehicular access.	<b>Parish:</b>	Siston Parish Council
<b>Map Ref:</b>	367535 173211	<b>Ward:</b>	Parkwall And Warmley
<b>Application Category:</b>	Householder	<b>Target Date:</b>	29th April 2022



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. N.T.S. P22/01315/HH

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, as a result of objections received, contrary to Officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The application is for the erection of a single storey rear extension to form additional living accommodation, installation of raised rear decking and widening of existing vehicular access.
- 1.2 The property is a semi-detached dwelling within the residential area of Warmley
- 1.3 The submitted plans also illustrate a hip to gable roof extension and rear dormer. These are considered to be permitted development as it is considered that they would be within the limits permitted by the General Permitted Development Order and do not therefore form part of the considerations of this application.

### **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  
South Gloucestershire Householder Design Guidance SPD (Adopted 2021)

### **3. RELEVANT PLANNING HISTORY**

None relevant

## 4. **CONSULTATION RESPONSES**

### 4.1 Siston Parish Council

No objection

### Sustainable Transportation

No objections

### **Other Representations**

### 4.2 Local Residents

Four letters raising concerns and objection has been received, as follows:

- Parking has become an increasing problem on the road
- Parking for the church isn't sufficient for large events leading to additional parking on the road
- The flats at St Barnabas House and other residential roads park on Church Avenue and now also cause further parking problems as there is insufficient parking
- The removal of more on street parking will further impact the parking situation
- fences proposed to the front would impact upon visibility pulling out onto the road
- Concern over loss of green verges as they aid drainage and biodiversity
- The four metre rear extension with flat roof and lantern is too big and out of keeping with other nearby extensions of three metres with pitched and tiled roofs
- this will block light
- the roof lantern will give rise to inter-visibility issues
- hip to gable roof would not be in keeping
- roof extension is out of keeping and windows in the loft will overlook other properties

## 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

The comments above are noted. Whilst the proposal contains a flat roof finish, the proposed extension is on the rear where it would have less impact upon the streetscene and would be incorporated within the site with less impact. Whilst the extension maybe slightly longer than other, this is not necessarily unacceptable in its own right. It is considered that scale and depth proposed integrates adequately in this respect. At the scale and depth proposed the single storey rear extension is considered to be of an acceptable standard in



design and would be an acceptable addition, taking into account the main dwelling house and surrounding area. Materials would be acceptable, matching the existing dwelling. The decking is of an acceptable design for this garden location. In terms of the proposed fencing to the frontage, it is recommended that this be limited to a maximum of 1 metre, this would be in line with permitted development allowances. This is agreed with the applicant. It is not therefore considered that the extension and other proposals could be considered an unreasonable addition to the property and in this instance it is not considered that the design would be out of keeping, such as to warrant objection and sustain refusal of the application on this basis.

### 5.3 Residential Amenity

The comment and concerns above are noted. The single storey rear extension would project approximately 4 metres from the rear wall of the existing dwelling. It would replace an existing conservatory structure of approximately 2.3m.

Whilst up to the shared boundary, this is not considered to be an unreasonable depth in design and amenity terms, at single storey level. This scale is within the guidelines provided in the Householder Design Guide SPD, for single storey extensions on or near to the boundary.

5.4 It is not considered therefore that the single storey extension, taking into account its scale and proximity, could be reasonably considered as materially overbearing, resulting in an oppressive or enclosed environment. The right to light is an easement established under common law. The planning system will seek protection, by resisting development with overbearing impacts, but does not grant a right to light. In planning terms, given the distance, orientation and relationship with adjacent property in this direction, and the scale and position of the extension relative to the existing house, it is not considered that the extension could be considered an unreasonable addition to the property and in this instance it is not considered that it would give rise to unreasonable, significant or material residential amenity impact by way of overbearing impact, such as to warrant objection and sustain refusal of the application on this basis.

5.5 In terms of the proposed roof lantern, this would be located in the middle of the extension, halfway across the extent of the rear of the dwelling to provide light into the extension. In this respect given the relative orientation, relationship and angles with the adjacent property it is not considered that it would give rise to material or unreasonable additional levels of overlooking or inter-visibility. Due to heights, levels and drops there is already a raised area to the rear, this will be replaced by a further raised area behind the proposed extension. It is not considered that this would give rise to an additional material or significant net increase in overlooking at this location, such as to warrant objection and sustain refusal of the application on these grounds.

### 5.6 Transportation.

The proposals include the widening of the existing vehicular access to the road. The comments regarding parking are noted. The granting of planning permission does not grant rights to access, utilise or block the public highway in a way contrary to highway law, which is a separate legal matter. The dropped kerb itself would not require planning permission, as it is not onto a classified highway, the applicant will however need to obtain specifications to drop the

kerb and obtain separate consent for the dropped kerb from the Streetcare Department. The additional driveway area created however, where over 5m<sup>2</sup> would require to be constructed from porous materials or provision made to direct run-off from the hard surface to a permeable or porous surface within the curtilage, to avoid uncontrolled run-off. In this instance the driveway surface is to drain into a soakaway within the curtilage boundary, and as such this is acceptable. The comments on the green verge are noted

#### 5.7 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**, subject to the conditions recommended.

### 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, Existing Plans and Elevations and Proposed Floor Plans (Refs SK01, 02 and 03), received by the Council on the 23rd February 2022 and Proposed Plans and Elevations (Ref. SK04 ), received by the Council on the 26th May 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.

4. Notwithstanding the plans hereby approved, the height of the proposed fencing to the frontage of the property, shall not exceed 1m in height at all times.

Reason:

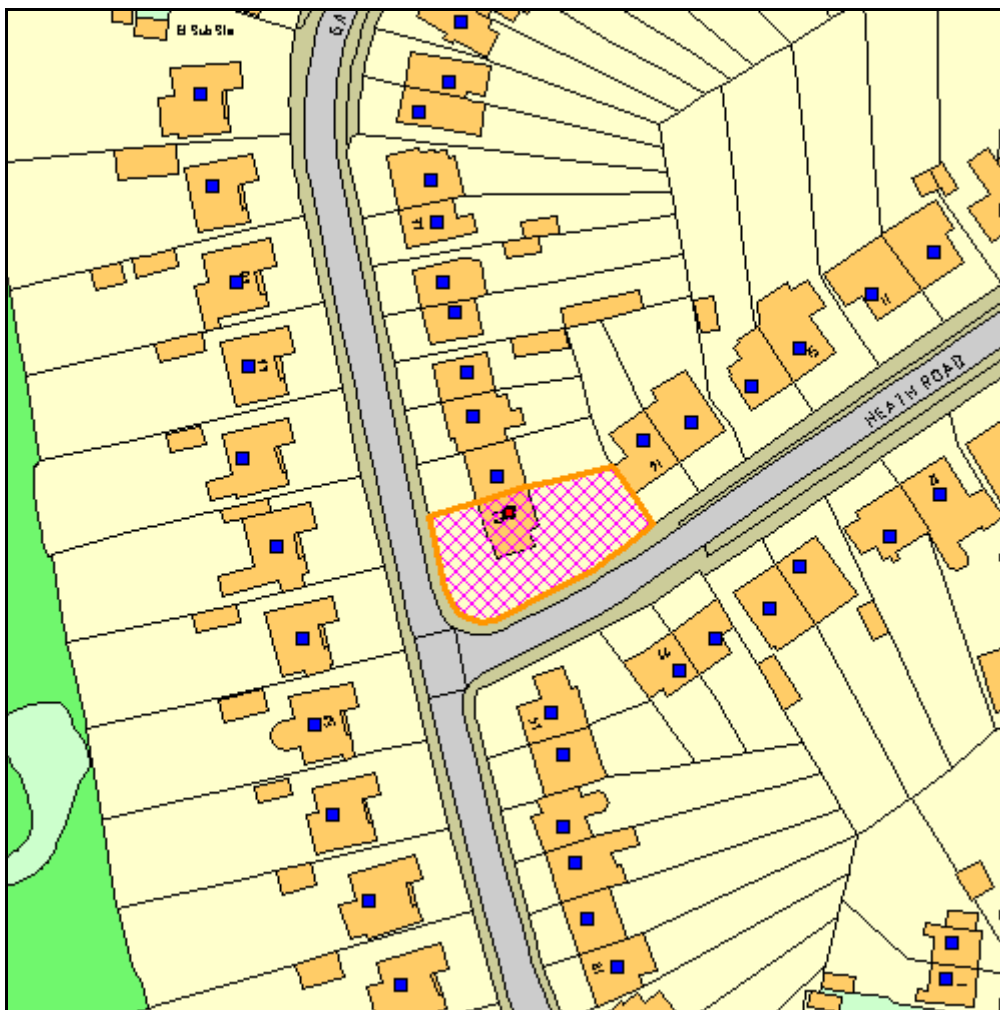
In the interests of residential and visual amenity and in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, PSP38 of the South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017; and the National Planning Policy Framework.

**Case Officer: Simon Ford**

**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 25/22 -24th June 2022**

<b>App No.:</b>	P22/01892/F	<b>Applicant:</b>	Mr David Binham
<b>Site:</b>	49 Gays Road Hanham South Gloucestershire BS15 3JR	<b>Date Reg:</b>	25th March 2022
<b>Proposal:</b>	Erection of 1 no. detached dwelling with associated works (resubmission of P21/07984/F).	<b>Parish:</b>	Hanham Abbots Parish Council
<b>Map Ref:</b>	363684 171612	<b>Ward:</b>	Hanham
<b>Application Category:</b>	Minor	<b>Target Date:</b>	19th May 2022



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. N.T.S. P22/01892/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.

## **REASON FOR REFERRING TO CIRCULATED SCHEDULE**

This application appears on the Council's Circulated Schedule procedure following 3no. objections from local residents, contrary to the findings of this report and the officer recommendation.

### **1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for the erection of 1 no. detached dwelling with associated works (resubmission of **P21/07984/F**), as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site lies within the established built-up residential area of Hanham and forms part of the residential curtilage to the southern side of No.49 Gays Road, a two-storey semi-detached property.
- 1.3 It is noted that this is a resubmission of application ref: **P21/07984/F** (proposal for 1no. detached dormer bungalow). It was recommended that the application be withdrawn due to its design and visual amenity, which was out of keeping with the character of the surrounding area.

### **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
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity

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
PSP37	Internal Space and Accessibility Standards for Dwellings
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted August 2007)  
Residential Parking Standards (Adopted December 2013)  
Waste Collection: Guidance for New Developments (Adopted 2019)  
National Design Guide (2019)  
Householder Design Guide (Adopted March 2021)

### 3. RELEVANT PLANNING HISTORY

- 3.1 **P21/07984/F**. Erection of 1 no. detached dwelling with associated works.  
**Withdrawn**. 04/02/2022.

### 4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council  
No objections.

- 4.2 Highway Structures  
No comments received.

- 4.3 Lead Local Flood Authority  
No objection in principle, subject to the attachment of informative.

- 4.4 Sustainable Transport – Transportation DC  
Proposed level of parking meets the councils parking standards and as such is considered acceptable. A new vehicular access is also being proposed off Heath Road. This will provides access to the parking area for the existing house, the new access is considered acceptable.

Overall, transportation development control have no objection to this application. However, if the council is minded to approve this, we recommend the following conditions:

- 1) All public highway associated with the new access shall be completed in accordance with the Councils standards of construction.
- 2) Prior to occupation of dwelling provide off street parking area on site and subsequently maintain these satisfactory thereafter.
- 3) Prior to first use of parking spaces on site, provide one electrical charging point for each existing and the new house on site all to be maintained satisfactory thereafter.

- 4.5 Local Residents

3no. comments of objection received from local residents raising the following concerns:

1. Proposed parking arrangement is inconvenient which will lead to additional on-street parking
2. Gays road very narrow
3. Vehicle access and parking already an issue on Heath Road
4. Side window will directly overlook our garden - invading privacy
5. Increase traffic across an additional pavement and junction used by school children, creating an additional safety risk

6. No notices of this renewed application visible within the local area
7. Design does not fit with any of the surrounding properties

## 5. **ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

Pertinent to this application for a new residential unit is CS5 of the Core Strategy (CS). CS5 directs new residential development to within the Northern and Eastern Fringes of Bristol, and then at smaller scales to within settlement boundaries as defined on the Policies Map. By reason of this application relating to a site situated within the East fringe of Bristol's urban area, based solely on the location of the site, the principle of development is acceptable.

5.2 As the site is within the residential curtilage of an existing dwelling, PSP38 of the Policies Sites and Places Plan (PSPP) is also relevant. PSP38 submits that in urban areas and rural settlements with defined settlement boundaries, development within existing residential curtilages (including new dwellings), and residential extensions elsewhere, will be acceptable where they are of an acceptable design; do not prejudice the amenity of neighbours; provide adequate parking and provide adequate private amenity space. As established above, the proposed development is acceptable in principle, subject to the following considerations.

### 5.3 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of Policies, Sites and Places Plans seeks to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the application site and its context.

5.4 In terms of the existing street scene, while the eastern flank of Gays Road is characterised by two-storey semi-detached dwellings, the western side features detached bungalows. Generally, the properties at this location feature pitched roofs with gable-ends and are finished in pebbledash/light colour painted render.

5.5 The proposed dwelling would be located on a generous plot of land to the south side of No.49, currently occupied as side/rear garden and sitting of existing adjoined garage, that is proposed to be demolished. The new dwelling would be detached and front Gays Road. It is proposed that the property would be set back from the road to sit level with the established front building line of the neighbouring properties along the street.

5.6 The eaves and ridgeline of the new dwelling would match that of surroundings properties. Additionally, the openings to the proposed properties principle façade will somewhat match that of No.49, including sill and lintel heights. External finish to the proposed dwelling will be light colour render with brick plinth to DPC level. The roof will be finished in dark red double roman tiles. All new doors and windows will be double glazed set in white uPVC frames.

- 5.7 Alike neighbouring properties, the proposed dwelling would have a pitched roof with gable-end. The key difference being the new dwelling would have a deeper footprint than neighbouring dwellings, as such, the roof structure would incorporate a smaller rear gable element that will be set down from the main properties ridgeline by around 1 metre.
- 5.8 It is acknowledged that the proposed dwelling would be (approx.) 0.5 metres wider than neighbouring properties, and exceed No.49's rear building line by 1.9 metres. However, the overall mass of the proposed structure in comparison to No.49 would appear proportionate and on balance would have a negligible impact on the wider street scene.
- 5.9 Concerning boundary treatments, the existing low rise wall fronting Gays and Health Road will in most part be retained, and panel fencing will be erected between the proposed property and No.49. The generous size of the application site, would result in a subdivision that would successfully reflect the rhythm of the street and existing settlement pattern, in keeping with the locality.
- 5.10 The design approach of the proposal is noted in that to a degree it attempts to replicate the sitting, form, proportions, detailing and materials of the existing dwelling, and in turn lends itself to that of the prevailing property type along Gay's Road. As such, the new residential unit if built, would be representative of an acceptable design quality and would respect the character of the site and its context. The proposed development therefore complies with policies CS1, PSP1, and PSP38.
- 5.11 Nevertheless, it is to be noted, that if the proposal satisfies all other planning considerations and the decision to grant permission is recommended. It is found appropriate that in order to ensure a high quality of design remains, permitted development rights which would enable the property to be extended should be removed.
- 5.12 Residential Amenity  
Policy PSP8 of the Policies, Sites and Places Plan relates specifically to residential amenity in which it states development proposals are acceptable, provided that they do not create unacceptable living conditions or result in unacceptable impacts on the residential amenities of occupiers of the development or of neighbouring properties. These are outlined as follows (but not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.
- 5.13 The only potentially affected neighbour of the proposed development would be existing property No.49 Gays Road. However, given that the majority of the proposed dwelling would sit adjacent to No.49's two-storey side massing. Additionally, the proposal has been assessed against, and satisfies the 45 degree test set out in the Adopted Householder Design SPD. The impact on the level of amenity afforded to neighbouring dwelling by virtue of overbearing and loss of light/outlook is acceptable. It is accepted that there may be a limited degree of overshadowing to No.49 but not to a sufficient degree to warrant refusal of the application.



- 5.14 As a result of the proposed fenestration, loss of privacy and overlooking must also be assessed. The main openings serving the new dwelling will be located to the front and rear elevations. The same separation distances would exist between the proposed front windows and opposite neighbours than those that exist at No.49. Whereas, the rear windows would overlook the proposed dwellings own rear garden and No.21 Heath Road blank side elevation and driveway beyond.
- 5.15 Only 2no. windows are proposed to the dwellings side (north) elevation, which would have an outlook onto No.49's blank side (south) facade. Additionally, 3no. windows will be positioned to the dwellings side (south) façade. It has to be noted that the 1no. window located at first-floor would serve an en-suite, as such if the proposal satisfies all other planning considerations and the decision to grant permission is recommended, it is found appropriate that a compliance condition regarding the proposed first-floor south window to be obscure glazed, be attached to the decision notice. Furthermore, a separation distance of (approx.) 11 metres would sit between the 2no. ground floor windows. The Householder Design SPD, states that to help protect privacy levels of neighbouring properties by ensuring existing levels of overlooking are not increased either materially or by perception, primarily habitable rooms should be located no less than 7 metres from any facing garden boundary. The impact on the level of amenity afforded to neighbouring dwellings by virtue of overlooking and loss of privacy is acceptable. Overall, the application therefore satisfies the requirements of PSP8 and PSP38.
- 5.16 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. With regards to the provision of amenity space, the proposed 3-bed property would be provided with (approx.) 98sqm of private garden space to the rear. Whereas, 78sqm of private amenity space would remain serving the existing 3-bed host dwelling. The private amenity space associated with both properties will be in excess of the councils design standards, complying with policy PSP43.
- 5.17 Transport (Access and Parking)  
PSP11 requires developments that create a demand for travel to provide appropriate, safe, accessible, convenient and attractive access for all mode trips arising to and from the proposal. Residential development should be located on safe, useable walking and/or cycling routes that are an appropriate distance from key services and facilities. Additionally, Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. Cycle parking is also required, in accordance with schedule A of PSP16.
- 5.18 The site is within an urban area which is well served by key services and facilities. Accordingly, the site can be considered to be broadly in accordance with the locational requirements of PSP11. PSP16 states that a 3-bed dwelling alt to provide a minimum of 2no. off-street parking spaces. Drawings submitted with the application indicate 2no. parking spaces on site for the existing house, located to the rear and accessed via Heath Road. Furthermore, it is proposed

that section of front curtilage would be converted to hardstanding, providing 2no. parking spaces for the new dwelling, accessed via Gays Road. A bike store is also proposed within the rear curtilage of the new dwelling.

5.19 If the proposal satisfies all other planning considerations and the decision to grant permission is recommended, it is found appropriate that a compliance condition be attached to the decision notice, stating that the proposed development shall not be occupied until the access and parking arrangement, including cycle parking, have been completed in accordance with the submitted plans. On that basis, the proposed scheme is in compliance with policy PSP16.

5.20 Due to the council's recent declaration of a climate change emergency, it is also not considered unreasonable to condition the installation of 1no. electric vehicle charging point for the new residential unit prior to first occupation. This will also encourage sustainable transport methods in accordance with policy PSP8.

5.21 Drainage

The Lead Local Flood Authority have reviewed the submitted documents and raise no objection in principle to the application. Nevertheless, the Flood Authority have raised the observation that the proximity of a public foul and surface water sewer may affect the layout of the development, as such the agent or applicant is recommended to discuss this matter with Wessex Water PLC. It is noted that if the proposal satisfies all other planning considerations and the decision to grant permission is recommended, it is found appropriate that an informative outlining these details be attached to the decision notice.

5.22 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 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 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 (received 16th June 2022):

Existing and Proposed Block Plan

Proposed Elevations

Proposed Floor Plans

Reason

To define the terms and extent of the permission.

3. With regard to the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1, Classes A, B, D and E, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

To ensure a satisfactory standard of external appearance and private amenity space, to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP1, PSP2 and PSP38 and PSP43 of the Policies, Sites and Places Plan (Adopted) 2017; and the National Planning Policy Framework.

4. The proposal shall not be occupied until the access and car parking arrangements have been completed in accordance with those shown on the Existing and Proposed Block Plan (received 16th June 2022). These arrangements shall subsequently be retained in situ unless agreed in writing by the Local Planning Authority.

Reason

In the interests of highway safety to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

5. The proposed development hereby permitted shall not be occupied until two covered and secure cycle parking spaces have been provided for the new dwelling. These shall subsequently be retained in situ unless agreed in writing by the Local Planning Authority.

Reason

To ensure the satisfactory provision of cycle parking facilities and to accord with PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017); Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013, the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013 and the provisions of the National Planning Policy Framework.

6. The proposed development hereby permitted shall not be occupied until one 7Kw 32 Amp electric vehicle charging point has been fully installed for the new dwelling. This charging point must then remain in situ unless otherwise approved by the council.

Reason

In the interest of ensuring the provision of facilities to promote sustainable travel and to accord with CS8 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) December 2013.

7. The vehicular access shall be constructed in accordance with the Councils standards of construction in accordance with the Council's Street Care requirements.

Reason

In the interests of highway safety to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

8. Prior to the use or occupation of the proposed development hereby permitted, and at all times thereafter, the proposed first floor window on the south elevation serving the en-suite shall be glazed with obscure glass to level 4 standard or above

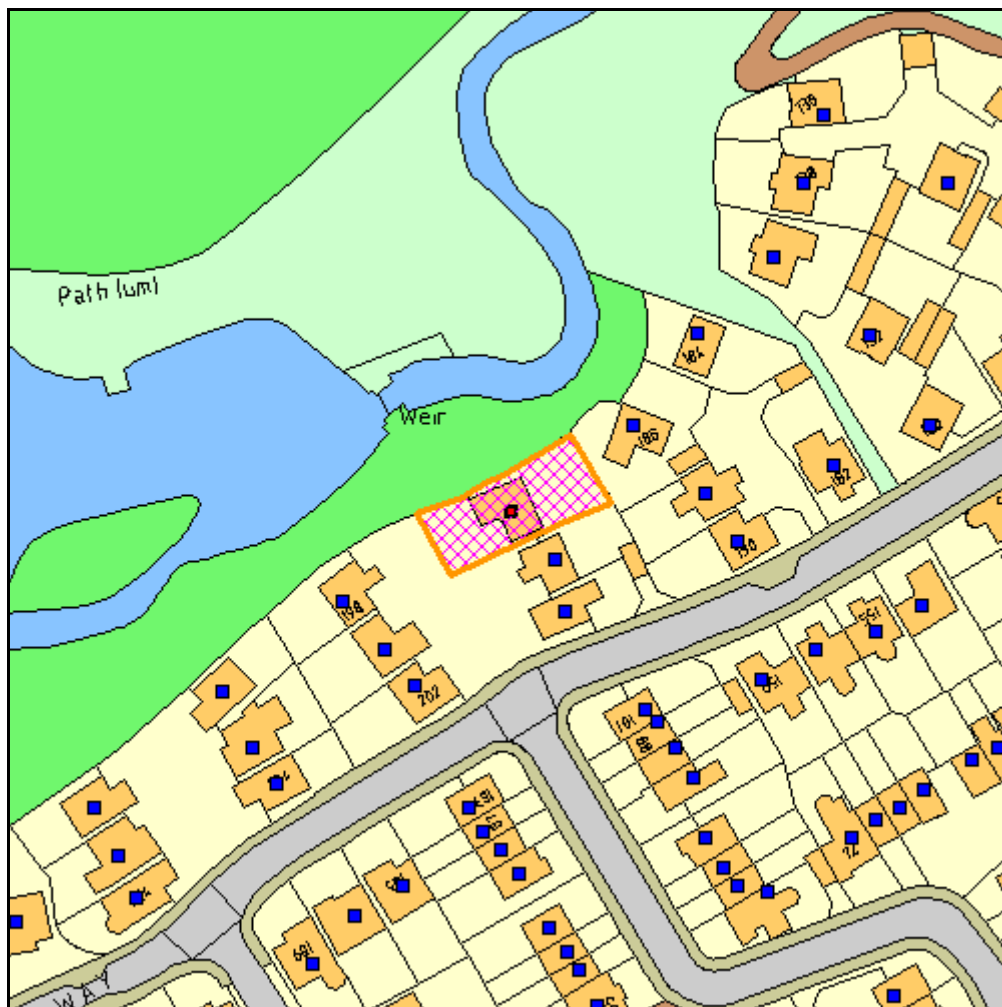
Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy PSP38 of the South Gloucestershire Local Plan: Policies Sites & Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

**Case Officer: Chloe Summerill**  
**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 25/22 -24th June 2022**

<b>App No.:</b>	P22/02049/HH	<b>Applicant:</b>	Mr & Mrs Alex & Rebecca Worswick
<b>Site:</b>	196 Juniper Way Bradley Stoke South Gloucestershire BS32 0DR	<b>Date Reg:</b>	6th April 2022
<b>Proposal:</b>	Installation of rear dormer to facilitate loft conversion.	<b>Parish:</b>	Bradley Stoke Town Council
<b>Map Ref:</b>	362887 181429	<b>Ward:</b>	Bradley Stoke South
<b>Application Category:</b>	Householder	<b>Target Date:</b>	31st May 2022



© South Gloucestershire Council 2007.all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S.

P22/02049/HH

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 REFERRING TO THE CIRCULATED SCHEDULE**

This application has been referred to the Circulated Schedule following the receipt of a representation from Bradley Stoke Town Council objecting the proposal, contrary to the officer recommendation.

### **1. THE PROPOSAL**

- 1.1 Full planning permission is sought for the installation a rear dormer to facilitate a loft conversion.
- 1.2 The application site is a 3no. bedroom detached dwelling, located at 196 Juniper Way, and set within the area of Bradley Stoke.
- 1.3 Permitted development rights have been removed at the location of this site under planning application reference P97/1735, condition B1.C. This triggers the need for full planning permission.
- 1.4 Throughout the course of the application process, the plans submitted to support this application have been revised relating to design and visual amenity concerns raised by the case officer. This assessment has therefore been made of the basis of the amended plans received and the description of development has been updated accordingly.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework  
National Planning Practice 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  
CS30 Yate and Chipping Sodbury  
CS32 Thornbury  
CS34 Rural Areas

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

- |       |  |
|-------|--|
| PSP1  | Local Distinctiveness                              |
| PSP8  | Residential Amenity                                |
| PSP16 | Parking Standards                                  |
| PSP38 | Development within Existing Residential Curtilages |
| PSP43 | Private Amenity Space Standards                    |
| PSP44 | Open Space, Sport and Recreation                   |

- 2.3 Supplementary Planning Guidance  
Design Checklist SPD (Adopted) August 2007  
Householder Design Guide SPD (Adopted) March 2021

### **3. RELEVANT PLANNING HISTORY**

- 3.1 **P19/7782/PDR (Approved – 13 August 2019)**  
*Erection of a single storey rear extension to form additional living accommodation*

### **4. CONSULTATION RESPONSES**

- 4.1 Bradley Stoke Town Council  
Bradley Stoke Town Council objects to this planning application on grounds that the proposals are overdevelopment of the site, out of keeping with the area, discordant and incongruous and the dormers will lead to an ungainly, top-heavy appearance.
- 4.2 Sustainable Transport  
No transportation objection to this proposal
- 4.3 Residents  
No comments have been received

### **5. ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating 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. Additional guidance on achieving good design for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021. The development is acceptable in principle, subject to the following detailed consideration.
- 5.2 The proposal seeks to erect a dormer to the rear of the application property. The plans show that the dormer would measure 5.5m in width and would project 2.1m from the existing roof slope.
- 5.3 The plans also show that the dormer would be finished with a double pitched roof, measuring 0.7m at the height of the eaves and 1.7m at ridge height. All materials will match that of the host property.

5.4 The proposal also includes the addition of 2no. new windows to the dormer which overlook the rear garden and 2no. velux roof lights to the front elevation roof slope and side of the front projecting gable roof slope.

5.5 Design & Visual Amenity

Policy CS1 of the Core Strategy states that development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Furthermore, policy PSP38 of the Policies, Sites and Places Plan expresses that development within existing residential curtilages, including extensions and new dwellings, will be acceptable where they respect the character and appearance of the host dwelling and existing street scene by taking into account building line, form, scale, proportions, architectural style, landscaping and use of materials. The policy also underlines the importance of development within residential curtilages and the impact that this has on residential amenity, and that development should not prejudice the private amenity space or the amenity of neighbours.

5.6 Additionally, the Householder Design Guide SPD sets out general design guidance principles in which extensions and alterations should aim to; be of overall high-quality design, achieve successful integration by responding to the characteristics of the host dwelling and prevailing street scene and be subservient in scale and character.

5.7 In terms of design, the revised plans show the dormer as a much more subservient and well-proportioned addition to the property. A reduction in the size and bringing down from the ridgeline assists and aids in integration with the existing dwellinghouse. The design of the dormer has also been assessed against the guidance set out within the Householder Design Guide SPD with respect to traditional dormers on residential properties.

5.8 The guidance states that dormers should:

- *Be sited 500mm below the main ridge;*
- *Be sited 500mm above eaves level;*
- *Include 500mm roof space between the side cheek of any dormer and verge of roof;*
- *Should not extend across any more than 50% of the width of the roof plane;*
- *Be in character within the dwelling and its materials and aligned with the existing windows below, or sited centrally and symmetrically;*
- *Be sited back from the face of the principal elevation;*
- *Use matching roof materials; and*
- *Avoid flat roofs*

In this instance, the proposed dormer demonstrates general compliance with these principles.

5.9 Furthermore, dormers are a prevalent feature within the street scene of the immediate and surrounding area. This includes a mix of both traditional and flat



roof dormers. The proposed works are therefore considered to sit well with the setting and context of the area.

5.10 As such, the proposal is found to be compliant with the policies set out in the development plan and the supplementary guidance within the SGC Householder Design Guide which seeks to encourage and promote high quality design.

5.11 Residential Amenity

PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts. Similarly, policy PSP43 reinstates the requirement for the provision of sufficient private amenity space standards and that private and communal external amenity space should be; functional, safe, accessible, of sufficient size and should take into account the context of the development and, including the character of the surrounding area.

5.12 Similarly, Technical Advice Note: Assessing Residential Amenity provides supporting guidance on residential amenity considerations and how the above policies are applied in the determination of applications.

5.13 The property itself is detached but sits within close proximity to its neighbours due to the built-up residential nature of the area. Residential properties are sited to the east, south and west, while a weir and area of trees and grassland present to the north.

5.14 The dormer is considered to be of an appropriate size, form and scale so as not to result in any detrimental harm to the surrounding neighbours. There is sufficient distance between the application property and its neighbour to the rear at No. 186 to ensure no significant harm of overlooking and, additionally, the proposed dormer is subservient and presents no side elevation windows which are likely to result in a loss of privacy to the neighbour at No. 194.

5.15 For these reasons, the case officer finds the proposal compliant with PSP8 and PSP43 of the development plan which seeks to ensure residential amenity is protected and safeguarded.

5.16 Parking Standards

PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase is proposed, proposals should demonstrate that adequate off-street parking can be provided to accommodate increase in demand.

5.17 The proposal seeks to increase the number of bedrooms at the property from 3no. bedrooms to 4no. bedrooms. In line with the requirements of PSP16, a 4no. bedroom property should be expected to provide 2no. off street parking spaces.

- 5.18 Whilst the plans show that the garage is to be used as a parking space, this falls short of the size requirements set out in the Residential Parking Standards SPD. That being said the property is expected to provide 2no. spaces as an existing 3no. bedroom dwelling, therefore the level of parking provision will not be increased. The property also benefits from driveway parking as well as adequate on street parking where needed.
- 5.19 On that basis, the case officer raised no further concern with respect to access and parking provision in line with PSP16 of the development plan.
- 5.20 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 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 It is recommended that permission is **APPROVED**.

### 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 following plans:

Received by the Local Authority on 05 April 2022:

Site Location Plan

Block Plan

Existing Elevations (Drawing No. 001)

Existing Ground Floor Plan (Drawing No. 002)

Existing First Floor Plan (Drawing No. 003)

Proposed First Floor Plan (Drawing No. 005)

Received by the Local Authority on 16 June 2022:

Proposed Elevations (Drawing No. 004 - Revision A)

Proposed Loft Rooms Floor Plans (Drawing No. 006 - Revision A)

Proposed Cross Section A-A (Drawing No. 007 - Revision A)

Proposed Cross Sections B-B and C-C (Drawing No. 008 - Revision A)

Reason

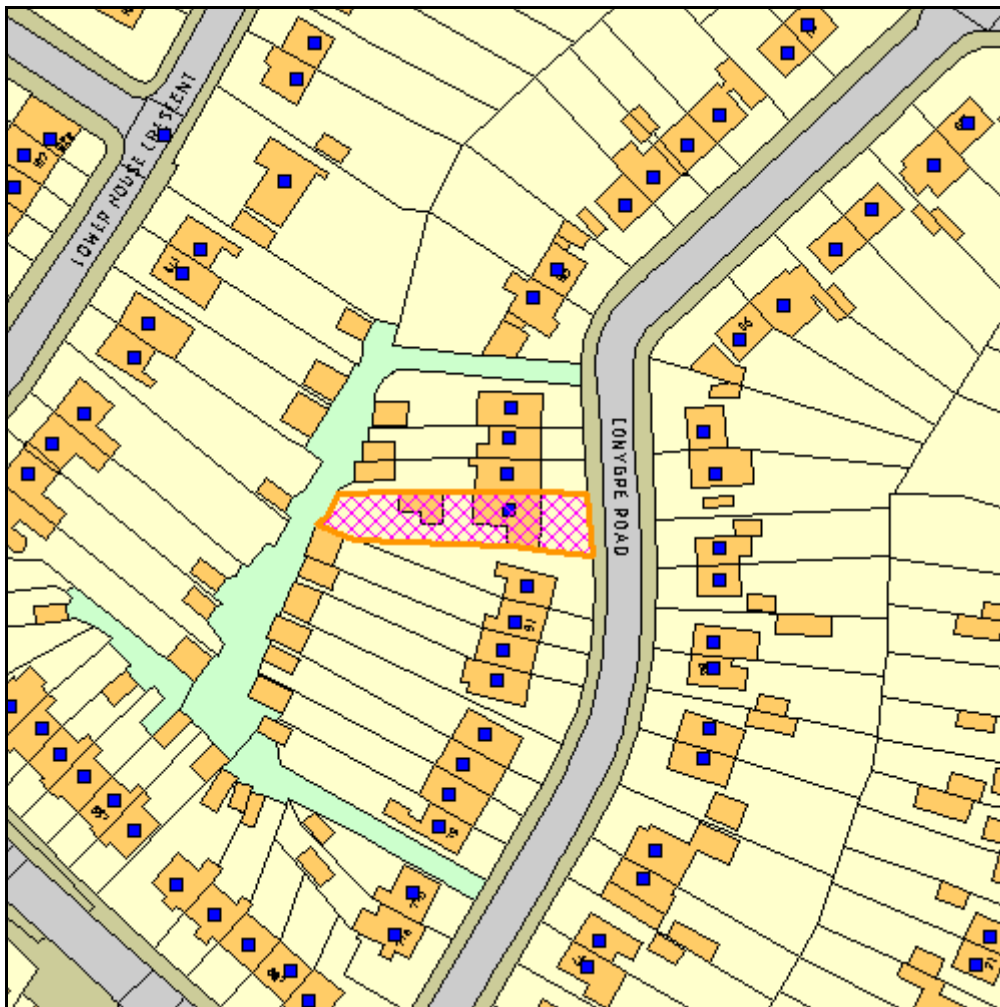
To define the terms and extent of the permission.

**Case Officer: Lucie Rozsos**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 25/22 -24th June 2022**

<b>App No.:</b>	P22/02294/HH	<b>Applicant:</b>	Mr Rifan Zoku
<b>Site:</b>	95 Conygre Road Filton South Gloucestershire BS34 7DG	<b>Date Reg:</b>	20th April 2022
<b>Proposal:</b>	Demolition of existing garage. Erection of a two storey side extension and single storey front and rear extensions to form porch and additional living accommodation (resubmission of P21/08168/F).	<b>Parish:</b>	Filton Town Council
<b>Map Ref:</b>	360823 179583	<b>Ward:</b>	Filton
<b>Application Category:</b>	Householder	<b>Target Date:</b>	14th June 2022



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. N.T.S. P22/02294/HH

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.

This application appears on the Council's Circulated Schedule following an objection by a member, contrary to the officer recommendation detailed below.

## 1. THE PROPOSAL

- 1.1 This application seeks planning permission for demolition of existing garage. Erection of a two-storey side extension and single-storey front and rear extensions to form porch and additional living accommodation (resubmission of P21/08168/F) at 95 Conygre Road, Filton.
- 1.2 The site is situated within the north of Bristol settlement boundary and comprises a two-storey semi-detached dwellinghouse.
- 1.3 This application is the first resubmission following the withdrawn application P21/08168/F. Since the previous application, a lawful development certificate 9 P22/01042/CLP) has been granted to confirm the hip-to-gable enlargement and rear dormer is permitted development.
- 1.4 Revised plans have been received following officer comments to amend the scheme, specifically to reduce its scale. As the proposal has reduced in size it is not necessary to re-consult.

## 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 Development
PSP11	Transport
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Standards

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Householder Design Guide SPD (Adopted) 2021

Residential Parking Standards SPS (Adopted) 2013  
Residential Amenity TAN (Endorsed) 2016

**3. RELEVANT PLANNING HISTORY**

- 3.1 P21/08168/F Demolition of existing garage. Erection of a two-storey side extension and single storey front extension to form porch and additional living accommodation. Construction of a hip to gable roof extension and rear dormer to facilitate loft conversion.  
Withdrawn 10.02.2022.
- 3.2 P22/01042/CLP Loft conversion with hip to gable roof and 1 no. rear dormer to form additional living accommodation.  
Approval 05.04.2022.

**4. CONSULTATION RESPONSES**

- 4.1 Filton Parish Council  
No comment received.
- 4.2 Transportation DC  
Further information required to show additional car parking spaces.

Further information since received.

- 4.3 Cllr Christopher Wood  
Objection  
This application for what can without question be considered a 7-8 bedroom HMO breaks with our HMO SPD and Parking Standards SPD. The bedrooms are clearly to be located in the 'lounge', 'study', 4 first floor bedrooms and two second floor bedrooms, with one pretending to be a walk-in wardrobe. Just because rooms are labelled for other uses does not mean they should not be considered for their actual use. If this proposal is granted a restriction must be placed on its future use preventing the conversion of the home into an HMO.

*Officer Note:*

*The proposal solely seeks permission for the erection of a side, front, and rear roof extensions. If the building changes to a 7 persons HMO, planning permission would be required.*

- 4.4 Public Comment  
None received.

**5. ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
The application site is situated within the settlement boundary and is currently utilised as a C3 dwellinghouse.

Policy PSP38 of the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017 is relevant to this application. The policy indicates that residential extensions are acceptable in principle subject to considerations of visual amenity, residential amenity and highway safety. The proposal therefore accords with the principle of development subject to the following considerations.

## 5.2 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP1 and PSP38 of the Policies, Sites, and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness, and amenity of both the site and its context. The various elements of the proposal will be discussed in turn below.

### **Front Porch**

The front porch projects 1m from the front elevation, has a width of 2.1m and a maximum height of 3.2m. The porch features a pitched roof with clay tiles and rendered wall to match the existing. The porch is a simple and subservient addition that will respect the character of the building.

### **Two-storey side extension**

The two-storey side extension extends 2.7m from the side elevation and features a gable-end roof. The roof ridge is sited approx. 0.3m from the main ridge and the extension is sited approx. 0.3m back from the front elevation. The proposal has been amended to adhere to the design principles contained within the Household Design Guide SPD. Furthermore, it is worth noting that whilst the original dwelling featured a hipped roof, the lawful development certificate (P22/01042/CLP) confirmed the alteration of the roof from hip to gable is permitted development. Overall, the two-storey enlargement remains subservient and respectful to the main building.

### **Rear dormer enlargement**

The 'existing' rear dormer was confirmed as permitted development by the previous lawful development certificate (P22/01042/CLP). The proposal seeks to extend the box dormer by 2.3m across the rear roof slope of the new side extension. The Household Design Guide SPD states that *flat-roofed box dormers are not normally considered appropriate where planning permission is required as they do not represent good design and do not comply with the requirements of the Councils design policy so in most cases are not acceptable forms of development*. It goes on to list the design principles that all box dormers should adhere to. The proposed dormer largely adheres to all the necessary criteria; however, it is only sited approx. 400mm from the eaves instead of the recommended 500mm. Overall, in the wider context of the proposal it is not considered appropriate to refuse the dormer enlargement on a 100mm difference. To conclude, the dormer extension is a suitable enlargement of the existing and will still respect the character of the building through its use of matching materials and its overall alignment.

Overall, the proposal respects the host and complies with Policy CS1, PSP1, and PSP38.

### 5.3 Residential Amenity

Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 outlines the types of issues that could result in an unacceptable impact. The proposal could have the most impact upon the neighbour immediately to the south No.93 Conygre Road. The two-storey enlargement at some points would be directly abutting the boundary, however it will not extend beyond the original rear elevation. Furthermore, it is noted the two properties are orientated at different angles; accordingly, No.93 will not look out towards the extension at No.95. The development is solely to the north of No.93, so it not expected to impact upon existing light levels. The proposal has been carefully assessed and has found to be in compliance with these policies.

### 5.4 Private Amenity Space

Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. The proposal adds additional living space and increases the number of bedrooms to 5. The site benefits from a large rear garden that post development can provide over 70m<sup>2</sup> of amenity space. The proposal therefore is in compliance with the above policy.

### 5.5 Transport (Access and Parking)

Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposal increases the number of bedrooms from 3 to 5 therefore 3.no parking spaces need to be provided on site. The submitted block plan indicates the site can provide 5.no parking spaces, 3 located on the front driveway and 2 located to the rear. The proposed parking spaces to the front meet the 5.5m x 3.2m minimum standard as stated in PSP16. The proposal therefore complies with the above policy.

### 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. This planning application it 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 It is recommended 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 (01)

Existing plans and elevations (20)

(above plans received 19/04/2022)

Proposed plans and elevations (21 Rev A)

(above plan received 15/06/2022)

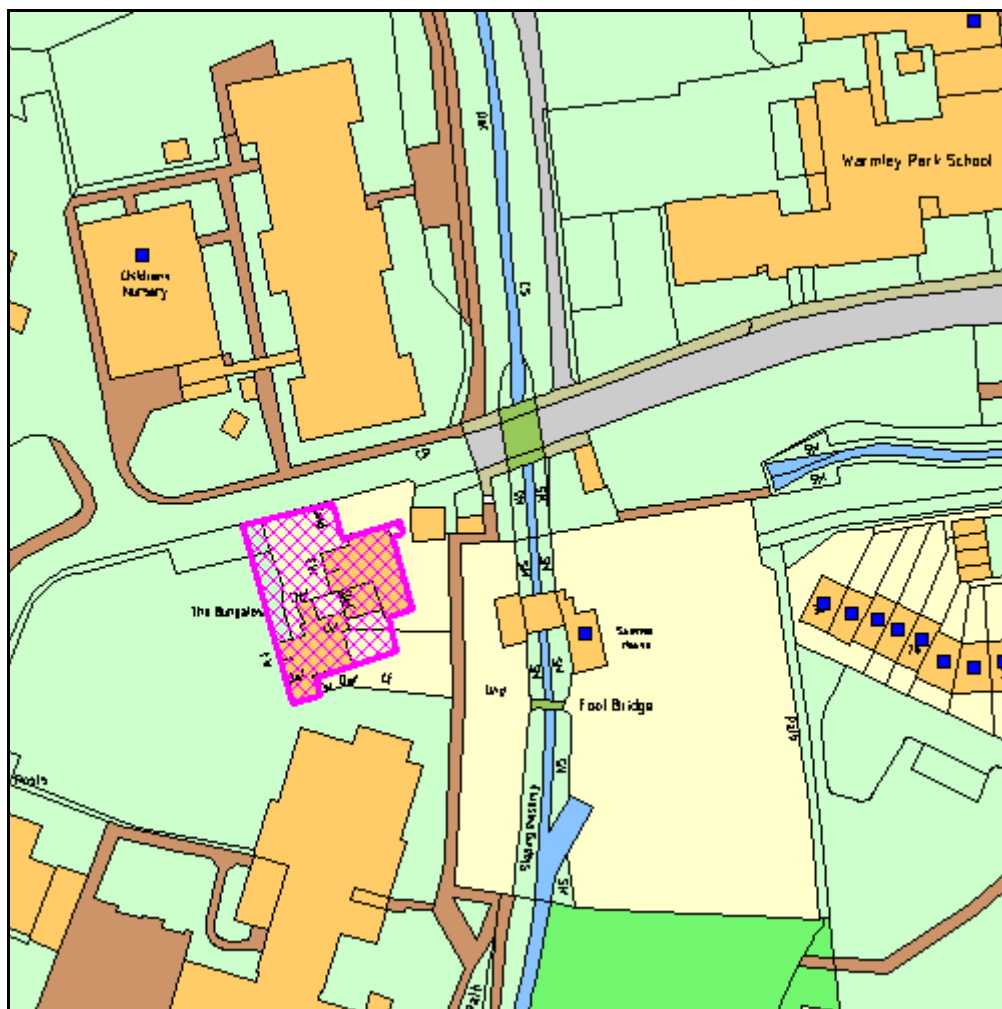
Reason

To define the terms and extent of the permission.

**Case Officer: Charlie Morris**  
**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 25/22 -24th June 2022**

<b>App No.:</b>	P22/02496/R3F	<b>Applicant:</b>	South Gloucestershire Council
<b>Site:</b>	Land And Buildings At The Grange School Tower Road North Warmley South Gloucestershire BS30 8XQ	<b>Date Reg:</b>	16th May 2022
<b>Proposal:</b>	Demolition of 2 no. existing buildings. Erection of substation with associated infrastructure.	<b>Parish:</b>	Oldland Parish Council
<b>Map Ref:</b>	366748 173193	<b>Ward:</b>	Parkwall And Warmley
<b>Application Category:</b>	Minor	<b>Target Date:</b>	8th July 2022



© South Gloucestershire Council 2007. all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008.

N.T.S.

P22/02496/R3F

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 in accordance with the Council Constitution as the applicant is South Gloucestershire Council itself.

### **1. THE PROPOSAL**

- 1.1 The application relates to the demolition of two buildings (covered by P21/06034/PND) and erection of a new electricity sub-station. The brick built building with slate roof will be surrounded by hedging and will provide two transformers, one to serve the new gym and the Digtech School with the second to serve a proposed future residential development and primary school.
- 1.2 For information the proposal is required in order to facilitate the wider development of the Grange School site as the bridge that crosses Warmley Brook carrying the access road to the site will need to be widened necessitating the demolition of an existing sub-station.
- 1.3 The application site comprises approximately 570 m<sup>2</sup> situated on the eastern side of land associated with the former Grange School Site to the south of the existing access road. The site is currently occupied by two bungalows and associated outbuildings.
- 1.4 The application includes a Statement of Significance the site being situated immediately next to the boundary of the Warmley Conservation Area.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework July 2021  
National Planning Policy Guidance

#### 2.2 Development Plans

##### South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design  
CS2 Green Infrastructure  
CS4a Sustainable Development  
CS5 Location of Development  
CS8 Improving Accessibility  
CS9 Managing the Environment and Heritage  
CS23 Community Infrastructure and Cultural Activity  
CS29 Communities of the East Fringe of the Bristol Area

##### South Gloucestershire Local Plan: Policies, Sites and Places Plan November 2017

PSP1	Local Distinctiveness
PSP3	Trees and Woodland
PSP11	Transport Impact Management
PSP17	Heritage Assets and the Historic Environment

- 2.3 Supplementary Planning Guidance  
 Design Checklist SPD (Adopted) August 2007  
 South Gloucestershire Landscape Character Assessment SPD (Revised and Proposed for Adoption November 2014)  
 Site lies within LCA 14: Kingswood  
 Green Infrastructure: Guidance for New Development SPD (adopted April 2021)  
 Trees and Development Sites: Guidance for New Development SPD (adopted April 2021)

### 3. **RELEVANT PLANNING HISTORY**

- 3.1 There are a number of applications that have previously been approved on the wider Grange School Site. The following is of most relevance as it covers the demolition of the on-site buildings:

P21/06034/PND Prior notification of the intention to demolish the former Grange School and Sports Collage. Prior Approval Granted 29<sup>th</sup> September 2021

### 4. **CONSULTATION RESPONSES**

- 4.1 Siston Parish Council

No objection

- 4.2 Other Consultees

#### Sustainable Transport Team

This application is seeking permission to demolish two building on the site, the erection of a new substation in order to facilitate a new infrastructure to support the future redevelopment of the former Grange school site with the existing access road and bridge across Warmley Brook to be widened. To facilitate the construction of a new bridge and road widening, the existing substation will need to be demolished. We transportation development control have no objection to this application.

#### Tree Officer

Initial Comments

The Tree Constraints plan shows that there are A and B Category trees in close proximity to the proposed new building. Whilst the proposal may not significantly impact on the roots of some of these trees, they still require

consideration and protection during demolition and construction, therefore a Tree Protection Plan, prepared in accordance with BS5837:2012 is required. An AMS is also required to demonstrate how the trees, especially T26 and T27, will not be negatively affected by the demolition.

Following the submission of Protection Plan no objection is raised

#### Lead Local Flood Authority

No objection

#### Listed Building Officer

No objection to the proposal in principle. Defer to the landscape officer as to whether there is scope for further planting or if the fencing/gates are appropriate. Materials condition recommended.

#### Landscape Officer (summary)

No objection subject to a condition to secure a tree protection plan and a detailed planting plan.

#### National Grid

There are no National Grid assets in the vicinity

### **Other Representations**

#### 4.3 Local Residents

Two responses have been received from the same correspondent who is a neighbouring occupier.

One response neither supports nor objects to the proposal but states that works should not take place until 8am and should finish at 5pm Monday to Friday.

One response is indicated as being an objection raising the same point as set out above but indicates that there is a generator at the site that is running at night.

## **5. ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

There is no specific policy relating to this form of development however CS23 of the Core Strategy states the Council and partners will work to provide additional, extended or enhanced community infrastructure and as such the proposal is considered to fall within this remit. The upgraded facility also consider to hold some positive weight as it would help facilitate the redevelopment of the former Grange School Site with the potential addition of a new school and residential units including affordable housing.

Subject to consideration of the visual impact of the proposal, impact upon the Warmley Conservation Area, impact upon the highway and residential amenity as set out in the report below, the proposal is considered acceptable in principle.

## 5.2 Heritage

The application site falls outside the Warmley Conservation Area boundary although it does form part of the setting to the conservation area and the grade II listed Summerhouse to the east. The proposal involving the removal of two flat roof bungalows and substation and replacement with a single pitched roof substation will result in a structure that is further away than the existing structures from the listed building. While there is some concern regarding the fencing to a large extent this would be screened by landscaping (secured by condition see 5.4 below).

It is not considered that the development would impact upon the significant of the heritage assets (Summerhouse and Conservation) area given the scale of the development and relationship with those assets including the screening previously mentioned. It is considered appropriate to apply a condition to secure details of facing and roofing materials. Subject to this condition the proposed development is considered acceptable in heritage terms.

## 5.3 Design and Visual Amenity

Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they; enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development.

The proposal seeks to introduce a new substation. The location is not considered to be sensitive and overall the proposal is not viewed to result in any harm to the appearance of the site or its context, indeed the removal of the existing "tired" buildings could be seen to be an improvement. No objection is raised with regard to design and appearance subject to a condition to secure details of facing and roofing materials as set out in 5.2 above.

## 5.4 Residential Amenity

Policy PSP8 of the adopted Local Plan gives the Council's view on residential amenity. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of privacy) of neighbouring occupiers. The proposal is situated away from any residential property and would not result in a harmful impact on neighbouring residential amenity.

Notwithstanding the above consideration it is considered appropriate in the interests of the amenity of adjoining occupiers (and a concern has been raised) to apply a condition to restrict working hours. It is considered appropriate to

restrict working hours to 8am to 5pm Monday to Friday and 8am to 1pm Saturdays with no working to take place on Sundays or Bank Holidays.

#### 5.5 Landscape/Trees

The construction of the new substation has the potential to impact upon certain trees as follows in particular T26 and T27.

T27 Rowan

T26 Ash

T56 Box Elder

T57 Field Maple (this is a Category A tree)

The applicant has submitted a Tree Protection Plan which has been considered by the Council Tree Officer and is considered acceptable. A condition is considered appropriate to ensure that all works take place in accordance with this plan to ensure the protection of the trees.

In terms of the existing landscaping that potentially could be affected, this is as set out above. The proposed development includes the provision of a line of 4 No. new trees is shown to the east of the new substation, together with new native hedging (and post and wire fencing) enclosing its perimeter of its compound and parking zone. A condition will be attached to the decision notice to ensure full details of the planting including the location, species and sizes among other criteria. This is considered to represent an enhancement to the visual amenity of the area.

#### 5.6 Sustainable Transport and Parking Provision

The proposal seeks to erect a new substation and would not create any additional educational floor space. The use is ancillary to the general use of the site and would not be viewed to result in the property being any more intensively used. The proposal would be situated adjacent to a highway, however the road speed is restricted and expected to be slow and the proposal would not be seen to result in an obstruction to visibility. On this basis the proposal is not viewed to have any impact on the local highway network and no objection is raised in this respect.

#### 5.7 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 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 the conditions set out below.

### 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. Approved Plans

The development shall be carried out in accordance with the following approved plans:

Received 27th May 2022

1330 155 C PROPOSED BLOCK PLAN  
1330 156 B PROPOSED PLAN AND ROOF PLAN  
1330 159 A NEW SUBSTATIONS SETTING OUT PLAN

Received 12th May 2022

1164-01.2 TREE CONSTRAINTS PLAN  
1330 152 A EXISTING BUNGALOW FLOOR PLANS  
1330 153 A EXISTING BUNGALOW ELEVATION PLANS

Received 29th April 2022

1330 150 B SITE LOCATION PLAN  
1330 151 B EXISTING BLOCK PLAN  
1330 157 B PROPOSED ELEVATION PLANS



Reason:  
For the avoidance of doubt

3. Construction Hours

The hours of working on site during the period of construction shall be restricted to

Monday - Friday.....8.00am - 6:00pm

Saturday.....8:00am - 1:00pm

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:

In order to protect the residential amenity of neighbouring occupiers and in accordance with Policy CS1 of the South Gloucestershire Local Plan Core Strategy 2013

4. Landscaping

Prior to the commencement of above ground works (above slab level) a detailed planting plan specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in the first season following completion of construction works.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

**Case Officer: David Stockdale**  
**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 25/22 -24th June 2022**

<b>App No.:</b>	P22/02721/HH	<b>Applicant:</b>	Mr & Mrs G Firth
<b>Site:</b>	77 Adderly Gate Emersons Green South Gloucestershire BS16 7DR	<b>Date Reg:</b>	16th May 2022
<b>Proposal:</b>	Erection of a single storey detached garage.	<b>Parish:</b>	Emersons Green Town Council
<b>Map Ref:</b>	366926 177206	<b>Ward:</b>	Emersons Green
<b>Application Category:</b>	Householder	<b>Target Date:</b>	8th July 2022



© South Gloucestershire Council 2007. all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **P22/02721/HH**

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.

This application appears on the Council's Circulated Schedule following the receipt of more than 3 objections by members of the public, contrary to the officer recommendation detailed below.

## **1. THE PROPOSAL**

- 1.1 This application seeks planning permission for erection of a single storey detached garage at 77 Adderly Gate, Emersons Green.
- 1.2 The site is situated within the east of Bristol urban area and comprises a two-storey detached dwellinghouse located at the end of a cul-de-sac. The host building has received several enlargements to the front resulting in a projecting single-storey wing and the proposed garage is to be located on an area of green amenity space to the front. This area is within the ownership of the applicants.
- 1.3 This application is broadly identical to application PK17/1094/F which received permission in May 2017. The proposed garage is 0.7m longer than the previously approved.

## **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 Development
PSP11	Transport
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Standards

### **2.3 Supplementary Planning Guidance**

South Gloucestershire Householder Design Guide SPD (Adopted) 2021  
Residential Parking Standards SPS (Adopted) 2013  
Residential Amenity TAN (Endorsed) 2016

### **3. RELEVANT PLANNING HISTORY**

- 3.1 PK01/2125/F Erection of two storey side extension. Conversion of garage to form living accommodation (Granny Annex). Erection of detached double garage and single storey rear extension.  
Approve with conditions 03.09.2001.
- 3.2 PK02/2099/F Erection of two storey side extension. Conversion of garage to form living accommodation for dependant relative. Erection of detached double garage and single storey rear extension (Amendment to planning permission ref.PK01/2125/F).  
Approve with conditions 30.09.2002.
- 3.3 PK05/1994/F Erection of single storey rear extension to form additional living accommodation.  
Approve with conditions 01.09.2005.
- 3.4 PK07/3156/F Erection of single storey link extension to detached garage to form additional living accommodation.  
Approve with conditions 22.11.2007
- 3.5 PK08/0329/F Erection of single storey link extension to detached garage to form additional living accommodation. (Amendment to previously approved scheme PK07/3156/F).  
Approve with conditions 28.02.2008
- 3.6 PK16/6915/F Erection of attached double garage with storage over.  
Withdrawn 13.02.2017
- 3.7 PK17/1094/F Erection of detached garage with storage over. (re-submission of PK16/6915/F).  
Approve with conditions 16.05.2017

### **4. CONSULTATION RESPONSES**

- 4.1 Emersons Green Town Council  
No objection.
- 4.2 Transportation DC  
Upon receipt of further information, we believe that this proposal is unlikely to create any severe or unacceptable highway or transportation issues. Hence, no further comments about this application.
- 4.3 Public Comment  
5 comments received raising objections. The comments are summarised below:
- Design of the building is not in keeping with others in the area.
  - Building will be overbearing and be in views from neighbouring properties.

- Should not be allowed for anything other than storage. Should not be used for any commercial use.
- Property is well over twice its original size, and this is not in keeping with the local policies sites and places plan.
- Loss of green space, hedges and trees have been removed prior to this application.
- Garage on the existing site plan does not belong to number 60.
- Double garage is overbearing, out of scale and character with the surrounding double garage on the development. Adverse visual impact on the area due to its size and prominent position.
- Garage will overlook neighbour resulting in a lack of privacy.
- Garage to be changed into living accommodation in the future. History of garages on the sit being turned into living accommodation.
- Garage will take up amenity/green space which this dwelling appears to be short of due to overdevelopment.
- Will set a dangerous precedent making other development hard to turn down,
- Photographs supplied are over 9 years old.
- Home office will require electricity and internet supply, concerned at the disruption to be caused from its insulation. Lack of access to neighbouring properties.
- Overdevelopment which detracts from the area's original aesthetic and open design.

## **5. ANALYSIS OF PROPOSAL**

### **5.1 Principle of Development**

The application site is situated within the settlement boundary and is currently utilised as a C3 dwellinghouse.

Policy PSP38 of the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017 is relevant to this application. The policy indicates that residential extensions are acceptable in principle subject to considerations of visual amenity, residential amenity and highway safety. The proposal therefore accords with the principle of development subject to the following considerations.

### **5.2 Design and Visual Amenity**

Policy CS1 of the Core Strategy and policy PSP1 and PSP38 of the Policies, Sites, and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness, and amenity of both the site and its context.

5.3 As noted above, the proposal is largely identical to the detached garage permitted under application ref PK17/1094/F. The only change is a slight increase in length to incorporate an office for working from home and a garden/cycle storeroom. The proposed double garage would have a pitched roof with a maximum height of 5.3m to the ridge and 2.5m to the eaves. It would have a depth of 9m and a width of 7m. It would be sited to the front of the

dwellinghouse and hardstanding, on an area of amenity space. External materials are noted to match the existing dwelling. A condition will be applied to any permission to secure this.

- 5.4 The fenestration arrangement is also like the previous permitted scheme. 2.no garage doors are to the west (front) elevation, 1.no window and 1.no door to the north (side) elevation, and 1.no new window to the south (side) elevation. Comments of concern have been received regarding the scale and design of the proposed garage especially when compared to other detached garages in the area. The comments are noted, however the garage would be slightly larger than those existing on the estate, so all considered the proposal would not appear as an incongruous addition to the area.
- 5.5 Comments have also been received raising concerns about the siting of the garage on green amenity space, in a prominent location at the end of the cul-de-sac. The comments are noted however the garage will be largely in line with the existing two-bay garage to the west and whilst larger, it will not result in a largely dissimilar situation. Like the previous application, a landscape condition will be recommended to ensure a landscaping scheme is received and approved prior to use of the garage. This is necessary to mitigate the introduction of the garage on the current green amenity space. Overall, considering the previously approved scheme and the minor changes proposed, the development is acceptable with regard to the above policies.
- 5.6 Residential Amenity  
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 outlines the types of issues that could result in an unacceptable impact.
- 5.7 Comments have been received concerning a reduction in privacy for nearby neighbours, specifically regarding overlooking and loss of privacy. The garage will be over 20m away from the nearest neighbours and will be used incidentally to the main dwellinghouse. Furthermore, it would look out towards the front of the properties in Adderley Gate, which are areas that are already largely overlooked. Secondly, comments have been received specifically regarding a loss of outlook, like the above, the garage is located at least 20m away from the nearest neighbour therefore the impact on outlook will not be to such a level as to warrant refusal. Overall, the proposal has been carefully assessed and has found to be in compliance with these policies.
- 5.8 Private Amenity Space  
Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. The proposal adds additional storage space and some living space. The agent has confirmed that the property will have 4.no bedrooms post development. The site has adequate amenity space to provide over the required 70m<sup>2</sup> of amenity space. The proposal therefore is in compliance with the above policy.

### 5.9 Incidental Use

The proposal has been assessed on the basis that the garage provides parking and other uses incidental to the main house, rather than primary accommodation. A condition is recommended to be attached to any permission to secure this. A change in the future to convert the garage into a use which is not incidental to the main house will require a new application for planning permission.

### 5.10 Transport (Access and Parking)

Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. The proposal adds additional living and storage space but does not increase the number of bedrooms. The property benefits from a large drive that post development can provide the required 2 no parking spaces. The proposal therefore complies with the above policy.

### 5.11 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. This planning application it 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 It is recommended 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:  
Combined Plans 4199/P1 B  
Block plan 4199/P2 A  
(above plans received 13/05/2022)

Reason

To define the terms and extent of the permission.

3. The detached garage hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as 77 Adderly Gate, Emersons Green, BS16 7DR.

Reason

The proposal has been assessed on the basis that the garage provides parking or other uses incidental to the main house, rather than primary accommodation in its own right. If this changes then the implications in terms of residential amenity and off street parking provision would need to be reassessed to accord with Policy CS8 and CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and policy PSP1, PSP16, and PSP43 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

4. Prior to occupation of the garage hereby permitted full details of soft landscaping works shall be submitted in writing to the Local Planning Authority for approval and these works shall be carried out as approved. For avoidance of doubt works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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: Charlie Morris**

**Authorising Officer: David Stockdale**