

# 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: 08/22**

**Date to Members: 25/02/2022**

**Member's Deadline: 03/03/2022 (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)

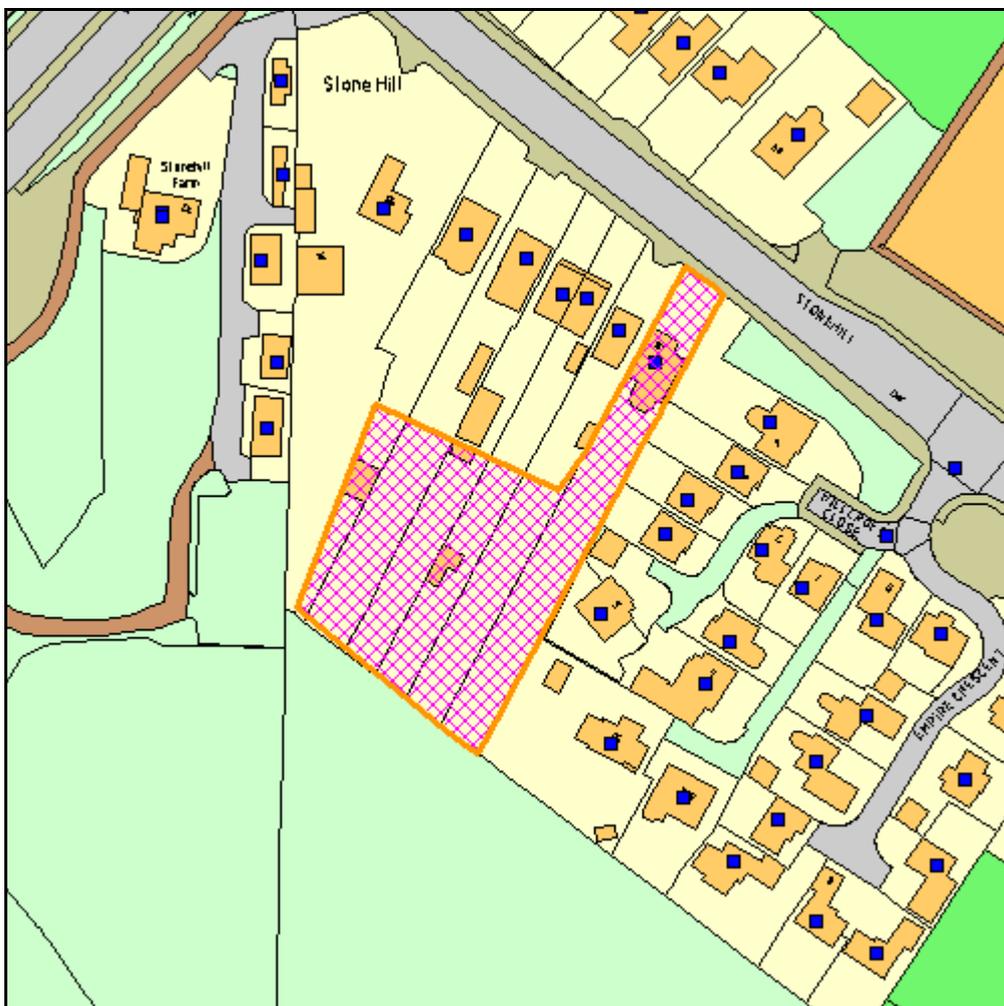
# CIRCULATED SCHEDULE - 25 February 2022

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	P21/00995/F	Approve with Conditions	Land At The Rear Of 38-48 Stonehill Longwell Green South Gloucestershire BS15 3HW	Longwell Green	Hanham Abbots Parish Council
2	P21/04945/F	Approve with Conditions	Land To The West Of Barnside Cottage Hawkesbury Common Badminton South Gloucestershire GL9 1BW	Chipping Sodbury And Cotswold Edge	Hawkesbury Parish Council
3	P21/06168/F	Approve with Conditions	37 School Road Frampton Cotterell South Gloucestershire BS36 2BU	Frampton Cotterell	Frampton Cotterell Parish Council
4	P21/07035/F	Approve with Conditions	Elmbarn Farm Westerleigh Road Westerleigh South Gloucestershire BS37 8QF	Frampton Cotterell	Westerleigh Parish Council
5	P21/08048/F	Approve with Conditions	Beech House Morton Street Thornbury South Gloucestershire BS35 1LE	Thornbury	Thornbury Town Council
6	P22/00120/PDR	Approve with Conditions	56 Cooks Close Bradley Stoke South Gloucestershire BS32 0BA	Bradley Stoke North	Bradley Stoke Town Council

**CIRCULATED SCHEDULE NO. 08/22 - 25th February 2022**

<b>App No.:</b>	P21/00995/F	<b>Applicant:</b>	Mr Kevin Belcher
<b>Site:</b>	Land At The Rear Of 38-48 Stonehill Longwell Green South Gloucestershire BS15 3HW	<b>Date Reg:</b>	12th March 2021
<b>Proposal:</b>	Demolition of existing dwelling. Erection of 2 no. detached and 6 no semi-detached dwellings, creation of new access and associated works.	<b>Parish:</b>	Hanham Abbots Parish Council
<b>Map Ref:</b>	365114 171651	<b>Ward:</b>	Longwell Green
<b>Application Category:</b>	Minor	<b>Target Date:</b>	5th May 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.

P21/00995/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 APPEARING ON THE CIRCULATED SCHEDULE**

The application appears on the Council's Circulated Schedule due to objections being received from Hanham Abbots Parish Council and more than 3no. local residents, contrary to the office recommendation below.

### **1. THE PROPOSAL**

- 1.1 This application seeks permission for the demolition of an existing dwelling, erection of 2no. detached dwellings and 6no. semi-detached dwellings, creating of a new access and associated works.
- 1.2 The application site is located at the rear of 38-48 Stonehill, and is currently the rear gardens of the existing properties. The site is situated with development either side, and open countryside to the rear. The site is located within the Settlement Boundary, with the open countryside to the rear being within the Green Belt. The site is also within a High Risk Coal Referral Area.
- 1.3 The application has been revised since first submitted, and was originally for the erection of 1no. detached dwelling and 8no. semi-detached dwelling. Additional details have also been submitted in regards to highway details, ecology and arboriculture. Full re-consultations have been carried out.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework  
National Planning Guidance

- 2.2 Development Plans

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

CS1	High Quality Design
CS2	Green Infrastructure
CS3	Renewable and Low Carbon Energy Generation
CS4	Renewable or Low Carbon District Heat Networks
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP5	Undesignated Open Spaces
PSP6	Onsite Renewable and Low Carbon Energy
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP18	Statutory Wildlife Protection
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP38	Development Within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

### 2.3 Supplementary Planning Guidance

Trees on Development Sites SPG (Adopted) Nov. 2005.

South Gloucestershire Design Checklist (Adopted) 2007)

South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013

Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide

SPD – (Adopted) March 2015

South Gloucestershire Council Waste Collection: guidance for new developments SPD (Adopted) Jan 2015

## 3. RELEVANT PLANNING HISTORY

3.1 None relevant.

## 4. CONSULTATION RESPONSES

4.1 Hanham Abbots Parish Council – Objection:

*“We still believe this is a cramped development and repeat our objections made on 23<sup>rd</sup> September. There are still many objections from residents concerning overlooking and lack of privacy and a cramped development.*

*Our previous comments still stand and this proposed development will result in a lack of privacy and overbearing to existing dwellings.”*

Comments from 23<sup>rd</sup> September:

*Objections. 3 of the proposed dwellings will result in a loss of privacy to neighbouring properties.*

*We do not believe that planting of trees will solve this as they wont immediately provide adequate screening. This does not accord well with PSP38 of the Policies Sites & Places Plan as it constitutes harm to residential amenity.*

*The repositioned proposed detached dwelling will have an overbearing effect on the existing neighbouring property which will be detrimental to residential amenity. Around half of the total proposed development will be only 5 metres from the neighbouring boundary.*

*The whole development appears cramped which will have a detrimental impact on the character and appearance of the surrounding area which contravenes PSP1 and PSP38 of the Policies Sites & Places Plan.*

*We have concerns over traffic issues on the proposed development due to its cramped and overdeveloped design. There is no provision for visitors parking on the site itself or any on street parking in the roads nearby. This will undoubtedly result in parking on the narrow access road which could obstruct larger vehicles and emergency services from accessing the site. This does not accord well with PSP11 of the Policies Sites & Places Plan.*

*We are concerned about the lack of private amenity space within the proposed properties due to the cramped design and do not believe that they meet the criteria of PSP43 of the Policies Sites & Places Plan.*

- 4.2 Tree Officer – No objection.
- 4.3 Transportation DC – No objection subject to revised access arrangements being shown on proposed block plan, and conditions requiring access, parking, garage dimensions, and a Construction Traffic Management Plan.
- 4.4 Ecology – No objection subject to conditions relating to mitigation, lighting design strategy and habitat enhancement scheme.
- 4.5 Highway Structures – No comment.
- 4.6 Drainage – No objection subject to the submission of drainage details.
- 4.7 Housing Enabling – No objection, however if adjacent site is developed affordable housing contributions may be required.
- 4.8 Coal Authority – No objection subject to conditions relating to a scheme of intrusive investigation and remediation, and a statement of declaration.

### **Other Representations**

4.9 Local Residents

27no. objection comments have been received, summarised as:

- Backland development
- Site is too small
- Impact on neighbouring residents
- New houses not required in this location
- Road infrastructure will not cope
- Insufficient amenity space
- Overdevelopment
- New properties close to boundaries
- Trees not taken into consideration
- Overlooking
- Interrupted views

- Light obstructed
- Application is only for financial gain
- Increase in noise and disturbance
- Discrepancies in plans
- Security concerns
- Proposal does not respect the pattern of development
- Access insufficient
- Low quality design
- Not in keeping with surrounding houses
- Continued resubmissions
- Boundary should be brick or stone not fencing
- Impact on existing drainage
- Proposal will dominate the area
- Bins stored on the A431 will be a hazard
- Insufficient parking
- Roofs should be dark brown
- Three storey properties are too tall
- Loss of habitat
- Spacious bungalows would be more appropriate
- Tree planting will impact boundaries
- No responsibility for maintenance
- Overbearing impact

11no. support comments have been received, summarised as:

- Revised plans have improved scheme
- Lovely scheme
- Will go towards housing shortage
- Family houses
- Walking distance to shops
- In-keeping with local developments
- Nearby schools and public transport
- Proposal will enhance the area

## **5. ANALYSIS OF PROPOSAL**

### Principle of Development

- 5.1 Policy CS5 of the Core Strategy outlines the locations at which development is considered appropriate. CS5 dictates that most new development in South Gloucestershire will take place within the communities of the north and east fringes of the Bristol urban area, and within defined settlement boundaries. The application site is located within the Settlement Boundary and as such, based solely on the location of the site within the context of the Council's locational strategy for development, the proposed development is acceptable in principle.
- 5.2 The provision of 8 new dwellings towards housing supply would have a modest socio-economic benefit. However, the impacts of the development proposal must be further assessed against relevant policy in order to identify any potential harm and to reach a balanced decision. For this type of development at this location, the additional areas of assessment include; impacts on visual amenity and the character of the area, impacts on residential amenity, and

- impacts on the surrounding transport network. Furthermore, the Council is able to demonstrate a five year land supply of housing.
- 5.3 Policy CS1 of the Core Strategy seeks to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context. Policy CS1 is fully compliant with design guidance in the NPPF.
- 5.4 Policy PSP1 of the Policies, Sites and Places Plan requires development proposals to demonstrate an understanding of the character of an area. Development proposals should make a positive contribution to the distinctiveness of a locality and innovative architectural responses to design issues are encouraged.
- 5.5 PSP38 is supportive of new residential dwellings within existing residential curtilages, but subject to an assessment of design, landscaping, amenity, highway safety and parking issues, as well as any other material planning considerations.

#### Design and visual amenity

- 5.6 This part of Stonehill is a residential area with a mixture of dwelling types. To the north-west the road forms a bridge over the A4714, and to the south-east is the entrance to the Longwell Green Trading Estate.
- 5.7 The existing property at 48 Stonehill is to be demolished to facilitate access to the rear of the site. The existing building is detached and of post war construction, with red brick and render to the exterior. The building is of no historical interest and has a neutral contribution to the character of the area. There is no objection to the demolition of the property.
- 5.8 The site is proposed to be constructed within the curtilages of 38-48 Stonehill, and will result in the rear gardens of the properties being reduced. The resultant plots would be similar in width to those at 37 – 53 Stonehill, directly opposite the site.
- 5.9 The density of the proposal is higher than the existing properties, however is similar to nearby developments at Hillcroft Close and Hales Close. Backland developments are a common feature of the area. Some of the residential curtilages are small, which will be discussed in more detail later in the report, however the properties are not so constrained that they would appear as overdevelopment of the site.
- 5.10 The proposals consist of 4 property types. House type 1 is located at the south eastern corner of the site, and is a detached dwelling with a hipped roof and gable end front projection, a chimney and two hipped porches to the front elevation. House type 2, which forms the properties to the western edge of the site are semi-detached dwellings, two and half storey in appearance with hipped roofs and rear dormer windows. Open porches with cast aluminium

supports are sited to the front of the properties. House type 3 forms the middle properties on the eastern edge of the site, and is two semi-detached properties with gable ends. These have a more modern appearance than the other more traditional dwellings, with a two storey front projection including timber to the side projections. House type 4, located at the upper eastern corner, is a two storey detached gable ended dwelling. All buildings are to use neutral coloured render. House types 1, 2 and 3 propose rustic brown facing brickwork and stone quoins, and House types 3 and 4 propose horizontal timber boarding.

- 5.11 The property types along Stonehill vary, including gabled and hipped roofs, single and two storey, with render and various types of brickwork, the proposed dwelling types are considered to represent the character of the area.
- 5.12 Detailed landscaping proposals have not been submitted, however the proposal utilises some existing trees and proposes 58 new trees, alongside shrub planting and grass. Although the site is not rural, there is mature planting in the area and the proposed landscaping is considered to be acceptable, subject to details being submitted by condition.
- 5.13 The site slopes up from south east to north west and from north to south, resulting in the properties to the south on the site sitting on higher ground. This however is not to the extent where the properties would be visually dominating over the existing buildings.
- 5.14 The land to the rear is open fields and is designated as Green Belt, although the site does not encroach within it. Whilst the properties will be visible, they are being constructed within existing residential curtilages and they do not extend beyond the line of existing development on the east and west sides. The openness and appearance of the Green Belt is considered to be retained.
- 5.15 Overall, the proposals are considered to be acceptable in terms of design and visual amenity.

#### Residential amenity

- 5.16 The properties are located with their rear boundaries sited along the eastern and western edges of the site. With existing residential properties either side, the proposal has the potential to impact upon residential amenity by means of overlooking or an overbearing impact.
- 5.17 Plots 5-8 are sited along the western boundary. To the west is the rear garden of 34 Stonehill, and beyond that a caravan site. The proposed buildings are property type 2, which are two and a half storey with catslide dormer windows to the roof. The distance of the rear elevations of the proposed properties to the boundary of the site vary from 4.8m to 7.5m. The properties will overlook the rear garden of 34 Stonehill, however with the property sited 35m away this is not the main amenity space of the property. The dwellings are angled away from the building, and will not cause direct overlooking to the windows of the property.

- 5.18 A caravan is sited beyond the curtilage of 24, with the rear of plot 8 directly facing the rear of the caravan. The caravan is single storey, and has no rear garden. The rear of the caravan is set against the boundary, with boundary treatment against the windows. The rear elevation of plot 8 is approximately 24m away from the caravan.
- 5.19 Whilst the siting of plots 5-8 will cause some harm in terms of overlooking, given the location and nature of the existing properties, this is not considered to cause significant harm.
- 5.20 Plot 4 is located adjacent to the side boundary of 5 Hillcroft Close. The proposed property is oriented to be side on, with no windows in the side elevation, and there will therefore be no overlooking.
- 5.21 Concerns have been raised that plot 4 will have an overbearing impact upon 5 Hillcroft. The two storey property is located approximately 7m from the boundary, and 10.8m from the side of the existing property. This is not an unusual distance between properties in a residential area, and is not considered to have an overbearing impact either within or outside the building.
- 5.22 Plots 2 and 3 are house type 3, which have been revised during the course of the application in order to pull the first floor away from the existing boundary line. The plots straddle the rear boundary line between 5 Hillcroft Close and 52 Greenacres.
- 5.23 Plot 3 will partially overlook the rear garden of 5 Hillcroft Close. The property is not at a direct angle to the existing property. The ground floor is approximately 6.6m from the boundary, and the upper floor is approximately 9.3m. The upper floor is approximately 15m away from the rear elevation of 5 Hillcroft Close and given the angle it is not considered that significant harm to residential amenity could be caused by overlooking. Some overlooking will occur to the rear garden, however the harm caused by this is not considered to be significant.
- 5.24 Plots 2 and 3 will also overlook the garden of 52 Greenacres, again with the ground floor being 6.6m from the boundary and the upper floor 9.3m. The properties will face a single storey garage building, preventing significant overlooking into the garden area. The upper floor is approximately 26m from the side elevation of 52 Greenacres.
- 5.25 Plot 1 is sited with the rear of the property facing the garden of 52 Greenacres. The proposed property is 2 storey, sited approximately 6.5m from the rear boundary. The siting of plot 1 will result in some overlooking to the garden of 52, however this will be to the side portion of the garden. The proposed building is approximately 23m away from the rear elevation, and main amenity space of 52. Given the large garden, it is not considered that significant harm would be caused to residential amenity.
- 5.26 In terms of amenity space, PSP43 sets out that a 3 bed property requires a minimum of 60m<sup>2</sup>, and a 4 bed property requires 70m<sup>2</sup>.

- 5.27 Plots 2 and 3 are 3 bed dwellings, and are provided with 72m<sup>2</sup> and 68m<sup>2</sup> respectively.
- 5.28 All other plots are 4 bed properties, and are provided with the following amenity space:  
 Plot 1 – 115m<sup>2</sup>  
 Plot 4 – 160m<sup>2</sup>  
 Plot 5 – 85m<sup>2</sup>  
 Plot 6 – 70m<sup>2</sup>  
 Plot 7 – 82m<sup>2</sup>  
 Plot 8 – 156m<sup>2</sup>
- 5.29 These measurements do not include paths or front garden areas. With the exception of Plot 6 which meets the minimum requirements, all plots are in excess of expected amenity requirements.
- 5.30 Concerns have been raised in regards to the mature trees along the boundary of 52 and the impacts these may have on the rear gardens of plots 2,3 and 4. These are a group of Leyland Cypress, and identified as G3 within the submitted Arboricultural Report. These will be pruned back to the boundary line prior to commencement, and future residents also have the legal right to cut any branches overhanging the boundary. Whilst the pruned trees will block some light in the morning, they will not result in significant harm to future occupiers.
- 5.31 Although not an adopted South Gloucestershire Document, the National Space Standards are a useful guide to determine the suitability of internal living space. The proposed dwellings are as below:

House type	National Space Standard requirement	Internal space proposed
1	115m <sup>2</sup>	150m <sup>2</sup>
2	112m <sup>3</sup>	122m <sup>2</sup>
3	93m <sup>2</sup>	93m <sup>2</sup>
4	106m <sup>2</sup>	120m <sup>2</sup>

- 5.32 Overall, although there will be some overlooking resulting from the proposed scheme, the proposals do not cause significant harm to residential amenity.

### Transportation

- 5.33 As noted within the comments from Transportation DC, there were some discrepancies within the submitted plans in that the proposed access arrangements were not shown on the site plan. New plans were submitted and this issue has now been rectified.
- 5.34 The proposed vehicular access will be from a new priority junction located on Stonehill. The proposed vehicular access is located adjacent to the gated rear entrance to the most northwesterly property on Hillcroft Close.

- 5.35 The new access is to be constructed onto Stonehill, part of the A431. Visibility splays from the new access onto the main road are considered to be acceptable.
- 5.36 The main road is a principal classified road, a main route between Bristol and Bath and as such is particularly busy during both morning and evening peak hour.
- 5.37 The proposed access has been revised to create a 5.5m wide carriageway with a footway on both sides of the road, extended over a length of 15m. The road is then reduced to 4.8m wide. This will avoid conflict between various road users near the new junction. The applicant has confirmed that the road will be constructed to the council's standards of construction and a condition will be applied as such.
- 5.38 Plans also show a minimum of two parking spaces for each property on site, as well as two visitors parking bays and visitor cycle storage. The proposal is therefore compliant with PSP16.
- 5.39 There are no transport objections, subject to conditions requiring the access to be an adoptable standard, access, parking and electric vehicle charging points to be provided, internal garage dimensions and a construction management plan.

#### Arboriculture

- 5.40 An Arboricultural Report, Impact assessment and method statement has been submitted with the application.
- 5.41 The proposal requires the loss of a number of trees and hedges. The majority of these are low quality, although some category B trees are amongst those identified for removal. The use of a cellular confinement system allows the retention of some trees, and a tree planting plan of 53 trees has been proposed to compensate for the loss of 13 trees, 3 groups and 2 hedges, which is in accordance with SGCs Tree Replacement SPD.
- 5.42 The Council's Tree Officer has confirmed that the removal of the trees within the site will not have a negative impact on the amenity of the local area. Providing works are carried out in accordance with the Arboricultural Report, including tree protection during construction, there are no objections.

#### Ecology

- 5.43 A Preliminary Ecological Appraisal (Phil Quinn, February 2021) and Bat Roost Surveys (Phil Quinn, February 2021) has been submitted. The site is not covered by any designated sites. Habitats include garden plants, hedgerows and trees.
- 5.44 Number 48 was deemed as being low potential for roosting bats. After further inspection trees T1, T2 and T29 were assessed as having low potential for roosting bats. A Bat Survey Report (CE, July 2021) and a Precautionary

Working Method Statement (July 2021) has been submitted. No bats were recorded emerging on either surveys. The precautionary method statement for tree felling is acceptable and no further surveys are required.

- 5.45 The nearest waterbody is 360m from the site, the site does offer terrestrial habitat for GCN and they can travel up to 500m from their breeding ponds, however there are a lack of records and the main zone of impact is within 250m of the breeding ponds. In addition a habitat manipulation exercise under the supervision of a suitably qualified ecologist will be undertaken which will provide suitable mitigation. If GCN are found during any parts of the works, works are to cease immediately and a suitably qualified ecologist is to be consulted.
- 5.46 No bird nests were observed however the habitats present will be able support nesting birds, mitigation has been recommended.
- 5.47 Most of the site consists of domestic gardens which in large are unsuitable for reptiles, the southern boundary would be the most suitable to support reptiles such as slow worms. A habitat manipulation clearance exercise has been recommended.
- 5.48 No definitive signs of badger were recorded, however may use the site. Mitigation has been recommended.
- 5.49 Local records and suitable habitat is present for hedgehogs, mitigation has been recommended.
- 5.50 There are no ecological objections, subject to the development proceeding in accordance with the submitted documents, the submission of a lighting design strategy, and a habitat enhancement scheme.

#### Drainage

- 5.51 There is no objection in principle to the application, subject to a detailed drainage scheme submitted by condition.

#### Coal Authority

- 5.52 The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.
- 5.53 The Coal Authority records indicate that the site is within an area of both recorded and probable shallow coal mining and within 20m of the planning boundary, there is 1no. recorded mine entry (CA shaft ref: 365171-027). The Coal Authority hold no treatment details for the mine entry and due to the source plans used, the mine shaft could vary from its current plotted position by several metres. This could result in the mine entry being closer to the site boundary.

- 5.54 The planning application is accompanied by a Coal Mining Risk Assessment, October 2019 prepared by Earth Environmental & Geotechnical (Southern) Ltd. It is noted that at the time of writing the report, the proposed development details were unknown. The Assessment has been informed by an appropriate range of geological, historical and coal mining information (Section 1.5).
- 5.55 The Coal Authority has confirmed that the report concurs with their records and the site is at a moderate to high risk from former coal mining activity (shallow coal mining / influencing distance of a recorded mine entry).
- 5.56 Therefore, appropriate recommendations have been made that in order to confirm the actual ground conditions at this site, intrusive ground investigations are required. The findings of the site investigations should enable the applicant's technical consultants to design an appropriate mitigation if deemed necessary, to ensure the safety and stability of the proposed development.
- 5.57 The intrusive site investigations should be designed and undertaken by competent persons and should be appropriate to assess the ground conditions on the site in order to establish the coal-mining legacy present and the risks it may pose to the development and inform any mitigation measures that may be necessary.
- 5.58 The applicant is aware that Permission is required from the Coal Authority Permit and Licensing Team before undertaking any activity, such as ground investigation and ground works, which may disturb coal property.
- 5.59 It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist.
- 5.60 There is no objection to the scheme, subject to conditions relating to site investigations, remediation works, a signed statement of declaration and unexpected contamination.

#### Other matters

- 5.61 Concerns have been raised in regards to ongoing maintenance of the site. Landscaping within individual properties will be the responsibility of homeowners. A condition will also be applied to ensure that a management company is arranged for the maintenance of any other landscaping areas.

#### Consideration of likely impact on Equalities

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

Reason

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

3. No occupation shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; a planting specification to include numbers, size, species and positions of all new trees and shrubs, details of existing and proposed walls, fences, other boundary treatment and surface treatment of the open parts of the site, and a programme of implementation. The landscaping shall be installed in accordance with the approved details.

Reason

To ensure the provision of an appropriate landscape setting to the development in accordance with PSP2.

4. The proposed access road shall be constructed prior to the commencement of use of the properties, construction details of which shall first be submitted to and approved in writing by the Local Planning Authority. The access road up to and including the

internal turning area (hammerhead) shall be constructed to the Council's adoptable standards.

Reason

In the interests highway safety and to accord with Policies PSP11 of the adopted South Gloucestershire Policies, Sites and Places DPD.

5. The development shall not be occupied until the turning and parking areas (plus one 7Kw 32 Amp electric vehicle charging point per dwelling, and cycle store) arrangements have been completed in accordance with submitted Block Plan (200C).

Reason

In the interest of highway safety, to promote sustainable transport choices and to accord with policy PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places (Adopted) November 2017.

6. Any garage to be constructed as part of development must have internal dimensions of 3m wide and 6m long.

Reason

In the interests highway safety and to accord with Policies PSP11 of the adopted South Gloucestershire Policies, Sites and Places DPD.

7. No development shall take place including any works of demolition until a construction traffic management plan (or construction method statement) has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:
  - a. Parking of vehicle of site operatives and visitors
  - b. routes for construction traffic
  - c. hours of operation
  - d. method of prevention of mud being carried onto highway
  - e. pedestrian and cyclist protection
  - f. proposed temporary traffic restrictions arrangements for turning vehicles

Reason

In the interests of highway safety and to accord with Policies PSP11 of the adopted South Gloucestershire Policies, Sites and Places DPD.

8. The development shall be carried out in full accordance with the submitted Arboricultural Report (August 2021).

Reason

To ensure that trees and vegetation to be retained are not adversely affected by the development proposals in accordance with PSP3 and PSP19.

9. The development shall proceed in strict accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal (Phil Quinn, February 2021), Bat Roost Surveys (Phil Quinn, February 2021) A Bat Survey Report (CE, July 2021) and a Precautionary Working Method Statement (July 2021).

Reason

To protect against harm to protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework.

10. Prior to occupation, a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
  - Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason

To protect against harm to protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework.

11. A Habitat Enhancement Scheme is to be submitted to the local authority prior to commencement of the external walls of the development. This is to expand on recommendations made within the reports and in addition should include but not limited to enhancements for hedgehogs (including hedgehog holes), bats, birds where suitable. The enhancements shall be carried out prior to the occupation of the dwellings in accordance with the approved details.

Reason

To protect against harm to protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework.

12. No development shall commence (excluding demolition) until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority. A detailed development layout showing the location of surface water proposals is required along with results of percolation tests and infiltration calculations to demonstrate that the proposal is suitable for this site. No public surface water sewer is available.

The drainage scheme must be installed in accordance with the approved details.

Reason

To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2012. This is a condition precedent as the drainage scheme requires to be considered prior to the commencement of development.

13. No development shall commence (excluding demolition) until;
- a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
  - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. Based on the findings of the site investigations, the submission of the approved layout plan that identifies any potential zone of influence from the mine entry (Section 4.9 and 4.15: Coal Mining Risk Assessment, October 2019) in order to demonstrate how this mining feature relates to the approved development. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

14. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason

In order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

15. Prior to the occupation of the dwellings, details of the management company and proposed management scheme shall be submitted to and approved in writing by the Local Planning Authority. The site shall be managed thereafter in accordance with the approved details.

Reason

To ensure the provision of an appropriate landscape setting to the development in accordance with PSP2.

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

22 Feb 2021	101		EXISTING SITE BLOCK PLAN
22 Feb 2021	203		HOUSETYPE 1 PROPOSED FLOOR PLANS
22 Feb 2021	204		HOUSE TYPE 1-PROPOSED ELEVATIONS
22 Feb 2021	205		HOUSETYPE 2-PROPOSED FLOOR PLANS
22 Feb 2021	206		HOUSETYPE 2 -PROPOSED ELEVATIONS
10 Mar 2021	100	A	SITE LOCATION PLAN
10 Mar 2021	207		EXISTING FLOORPLANS
10 Mar 2021	208		EXISTING ELEVATIONS
27 Apr 2021			AMENDED ACCESS
31 Aug 2021	211		HOUSE TYPE 3 PROPOSED FLOOR PLANS
31 Aug 2021	212		HOUSE TYPE 3 PROPOSED ELEVATIONS
11 Nov 2021	213		HOUSE TYPE 4 PROPOSED FLOOR PLANS
11 Nov 2021	214		HOUSE TYPE 4 PROPOSED ELEVATIONS
11 Nov 2021	202	C	SECTIONS THROUGH SITE
20 Jan 2022	200	C	PROPOSED SITE BLOCK PLAN
20 Jan 2022	201	C	HARD AND SOFT LANDSCAPING

Reason

To define the terms and extent of the permission.

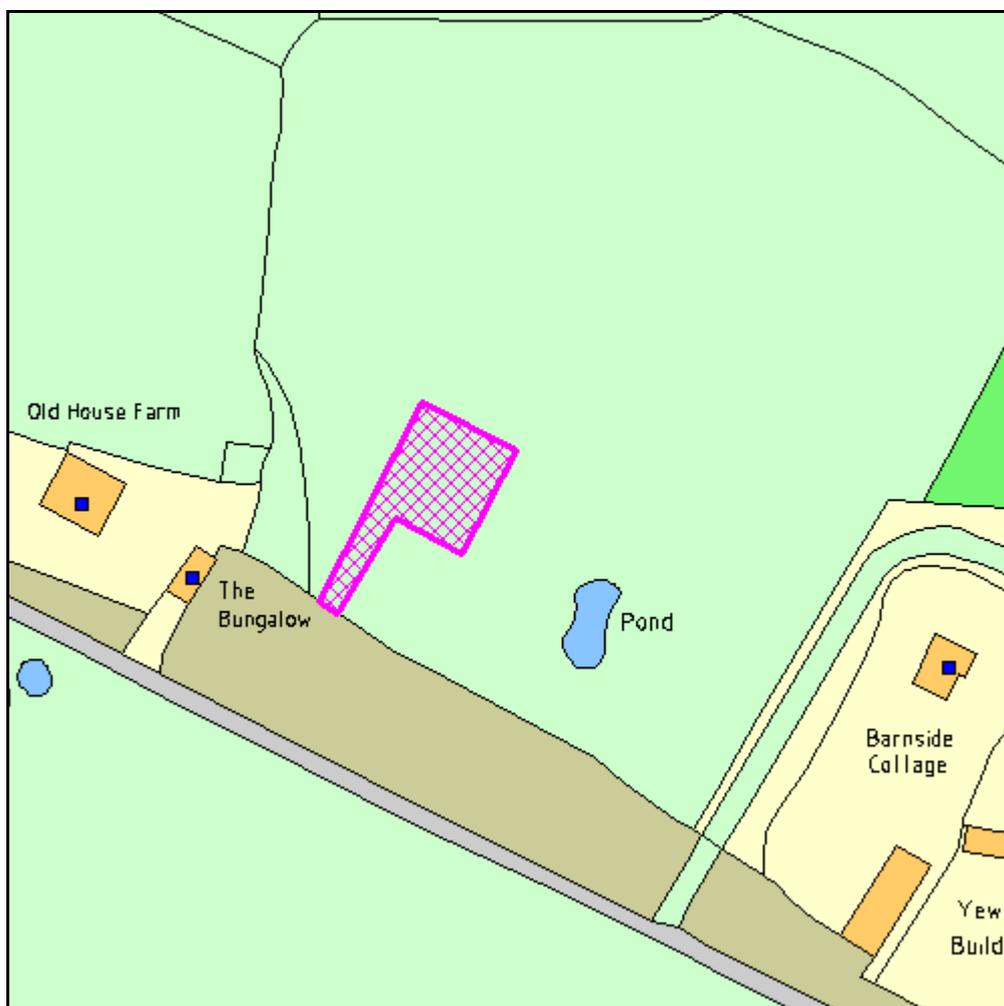
**Case Officer: Rae Mepham**

**Authorising Officer: Suzanne D'Arcy**

**CIRCULATED SCHEDULE NO. 08/22 - 25th February 2022**

<b>App No.:</b>	P21/04945/F	<b>Applicant:</b>	Mr Rob Jones
<b>Site:</b>	Land To The West Of Barnside Cottage Hawkesbury Common Badminton South Gloucestershire GL9 1BW	<b>Date Reg:</b>	17th August 2021
<b>Proposal:</b>	Erection of agricultural building.	<b>Parish:</b>	Hawkesbury Parish Council
<b>Map Ref:</b>	375809 187170	<b>Ward:</b>	Chipping Sodbury And Cotswold Edge
<b>Application Category:</b>	Minor	<b>Target Date:</b>	6th October 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.** **P21/04945/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 APPEARING ON CIRCULATED SCHEDULE**

The application appears on the Council's Circulated Schedule procedure following the receipt of an objection from Hawkesbury Parish Council and more than 3 residents which are contrary to the officer recommendation within the report.

### **1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for the erection of an agricultural building to house livestock over the winter months and store fodder.
- 1.2 The proposal is located on land at Hawkesbury Common, Badminton. The site is outside of any designated Settlement boundary, and is not within the Green Belt.
- 1.3 The application has been revised since the original submission, to relocated the building towards the south of the site and to reorient the opening of the building from west to east. Additional information has also been submitted in regards to ecology.

### **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
CS5	Location of Development
CS9	Environmental Resources and Built Heritage
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP16	Parking Standards
PSP29	Agricultural Development

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted) 2007

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

3.1 None relevant.

### **4. CONSULTATION RESPONSES**

4.1 Hawkesbury Parish Council - The Parish Council objects to this planning application - insufficient business plan for a barn.

4.2 Ecology – No objection subject to mitigation measures, lighting design strategy and ecological enhancements.

4.3 Landscape – No objection

4.4 Drainage – No objection

4.5 Conservation – No objection

4.6 Tree Officer – No objection

4.7 Transportation DC – No objection

#### **Other Representations**

4.8 Local Residents

6no. objections have been received, summarised as:

- Proximity of livestock to a residential dwelling
- Noise and light disturbance
- Final barn will not be in this position
- Open side should face away from residential properties
- Field will require securing
- Location, scale and visibility unacceptable
- Insufficient consultation
- Proposal would block sunlight
- Damage to view and concern for internet connection
- Disturbance to wildlife
- Increase in traffic

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

#### **Principle of Development**

5.1 Policy PSP29 of the Policies, Sites and Places Plan outlines that development proposal(s) for agricultural development outside the defined urban areas and settlement boundaries will be acceptable providing that in the case of new buildings:

- 1) There are no existing suitable underused buildings, reasonably available; and
- 2) The proposal(s) is reasonably necessary for the purposes of the use and is clearly designed for that purpose.

- 5.2 The property comprises of approximately 7.30 acres of permanent pasture within two parcels situated on Hawkesbury Common to the north of the town of Chipping Sodbury and south of the town of Wotton under Edge in South Gloucestershire.
- 5.3 Following the land being utilised for grazing and fodder production in previous years, the applicant proposes to start lambing his own sheep at the property and requires a building for the storage of machinery and fodder and to house the livestock over the lambing period. The applicant proposes to increase his livestock numbers over the next three years to create a 30 head sheep flock.
- 5.4 There are currently no buildings on the holding, to increase livestock numbers there is the requirement for additional accommodation to house the livestock over the winter months and store the fodder grown on the holding.
- 5.5 The applicant's main focus is to establish the Texel x Mule flock. Ewe lambs will be kept and used as replacement breeding animals with the surplus sold as breeding stock and ram lambs reared and finished on site and sold direct to suppliers.
- 5.6 The livestock will be housed over the lambing period to improve animal welfare and rest the land through the winter months, stocking the land with livestock in the spring and grazing the pasture through the summer months until the Autumn, where the livestock will return to housed accommodation. Additional land will be cut for hay and silage.
- 5.7 Machinery and equipment to be stored inside the barn include a tractor, topper, fencing equipment, feed racks, sheep hurdles, feed troughs, livestock trailer and a handling race, requiring around 80m<sup>2</sup> storage space. The applicant will be taking a hay crop from the land which will require secure weatherproof storage space along with straw bedding and concentrates which will be bought in and stored on site. The estimated requirements are 40m<sup>2</sup> hay, 23m<sup>2</sup> straw, 7m<sup>2</sup> concentrates and 1m<sup>2</sup> fertiliser. Once the business is fully established, around 57m<sup>2</sup> will be required for 30 ewes with lambs. This equates to 208m<sup>2</sup>. The proposal is for 220 m<sup>2</sup> floorspace.
- 5.8 The proposal is considered to meet the parameters of PSP29, and as such is acceptable in principle.

#### Design and visual impact

- 5.9 The proposed building will have a footprint of some 18.3m x 12.2m and a pitched roof with a ridge height of 5.8m and be finished with green box profile cladding. This is typical of an agricultural building. The proposal site has been re-located since the original submission, with the proposed location of the barn moved to the west of the overhead powerline and closer to the field entrance.
- 5.10 The site represents part of a large field that lies to the NW of Barnside Cottage, between this property and Old House Farm and The Bungalow that lie further NE along the King Lane. Mature field hedgerows enclose the field boundaries. The SW margin of the field lies within the edge of Assley, Hareley, Hawkesbury

and Inglestone Commons. The NE and NW margins of the field are crossed by public footpaths, which link with the wider network of routes in this area.

- 5.11 The location of the barn relates well to the field entrance, and appears in context with the alignment of properties off the lane. The proposal is considered to be acceptable in terms of design and visual impact.

#### Residential amenity

- 5.12 Concerns have been raised regarding the impact upon residential amenity due to noise, light and smells.
- 5.13 The closest residential property is The Bungalow, located approximately 22m to the south west of the proposal. Other nearby properties include Old House Farm to the west, and Barnside Cottage to the east. Following concerns from residents, the open side of the barn has been changed to the east side, facing away from the nearest residential property.
- 5.14 Whilst some disturbance may occur from the barn, this is considered to be restricted due to the small number of animals the barn will be able to contain, and would not be of an extent that would be considered unusual within a rural area. Given the distance to residential properties, it is not considered that significant harm will be caused to residential amenity.

#### Transportation

- 5.15 Vehicular access will be via an existing field gate and access which provides access onto Hawkesbury Common on the southern boundary of the site. These are existing access arrangements to the land and are considered adequate for the modest agricultural vehicle flows that will be associated with the proposed use.

#### Ecology

- 5.17 An Ecological Appraisal a Great Crested Newt Method Statement and an updated Great Crested Newt technical note has been submitted. Habitats on site include semi-improved grassland, hedgerow, scrub, trees and a pond.
- 5.18 There is suitable opportunities for foraging and commuting bats on site and the building present provides negligible potential for roosting bats. The trees were assessed for their bat roosting potential and found no features, however the trees are to be retained. It is not clear what external lighting is proposed, however sensitive lighting has been recommended.
- 5.19 There is one pond on the site which provides excellent potential for GCN and there are three additional ponds that lie within 200m of the site. The hedgerows, scrub and grassland will provide suitable terrestrial habitat for GCN. The report submitted highlights that the pond was tested as positive for GCN. Additional information has been submitted, due to the potential risks present and the mitigation recommended the survey efforts have been accepted.

- 5.20 The hedgerows have potential to support dormice, it is understood that the hedgerow will remain undisturbed.
- 5.21 There are suitable opportunities for nesting birds on site, enhancements have been recommended and this is welcomed.
- 5.22 The site does provide suitable habitat for reptiles, however the footprint of the works does not provide significant reptile habitat.
- 5.23 No setts were present, however there was some potential badger digging and worn mammal paths on the northern and western hedgerows.
- 5.24 There is suitable habitat for hedgehogs. The site is likely to support a good assemblage of invertebrates.
- 5.25 There is no objection in regards to ecology, providing conditions are applied requiring mitigation and details of any external lighting. A condition has been requested regarding details of ecological enhancements, however a compliance condition is considered to be reasonable in this instance.

#### Consideration of likely impact on Equalities

- 5.26 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 shall proceed in strict accordance with the Mitigation Measures provided in the Ecological Appraisal (Crossman Associates, June 2021), a Great Crested Newt Method Statement (Crossman Associates, October 2021) and an updated Great Crested Newt technical note (Crossman Associates, December 2021) (PSP21).

Reason

To protect against harm to protected species in accordance with PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (PSP) (adopted November 2017).

3. If additional external lighting is to be installed, prior to commencement of said lighting, a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:
  - Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
  - Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.All external lighting shall be installed in accordance with the specifications and locations set out in the strategy as approved by the LPA, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason

To protect against harm to protected species in accordance with PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (PSP) (adopted November 2017).

4. Prior to first use, the ecological enhancements detailed within the Ecological Appraisal (Crossman Associates, June 2021) shall be provided on site.

Reason

To provide ecological enhancements in accordance with PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (PSP) (adopted November 2017).

5. The proposed development hereby approved shall be carried out in accordance with the following plans:

24 Jan 2022 001 E ELEVATIONS, BLOCK PLAN AND SITE PLAN

Reason

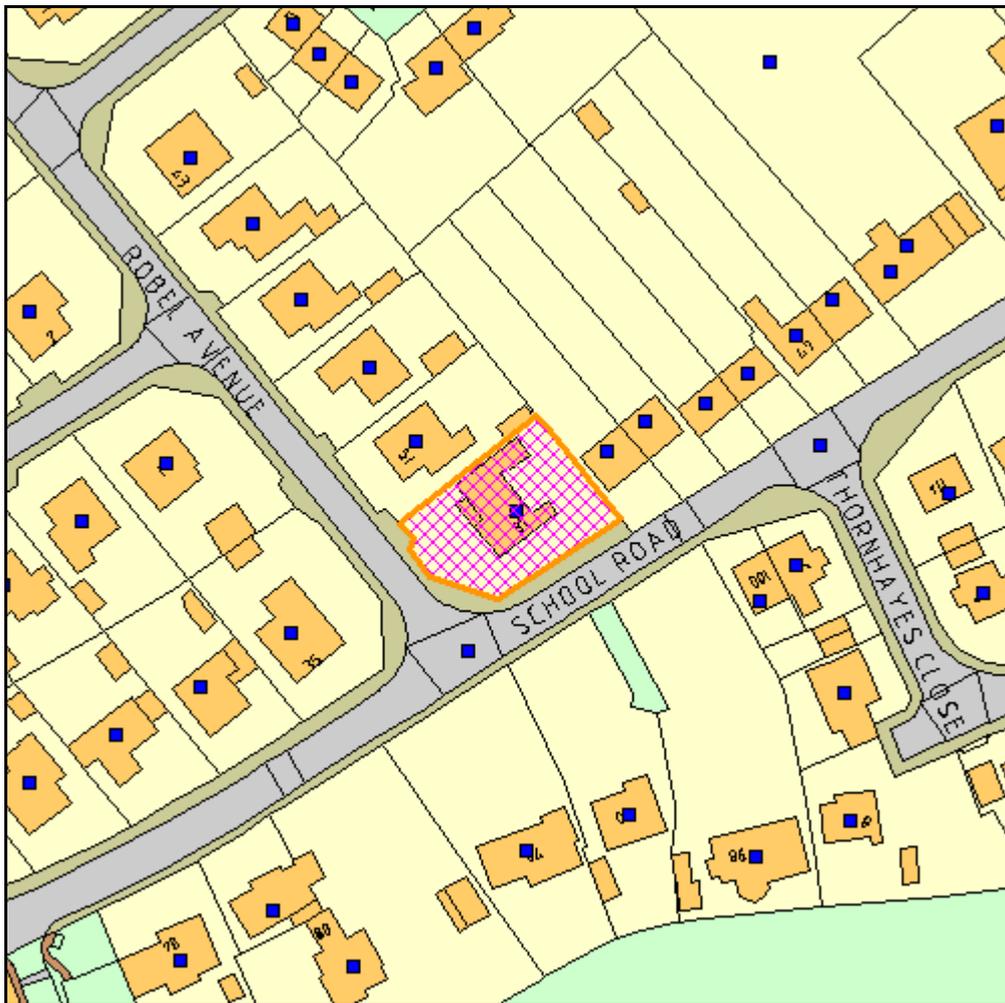
To define the terms and extent of the permission.

**Case Officer: Rae Mepham**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 08/22 - 25th February 2022**

<b>App No.:</b>	P21/06168/F	<b>Applicant:</b>	Naomi And Adam Goodwin
<b>Site:</b>	37 School Road Frampton Cotterell South Gloucestershire BS36 2BU	<b>Date Reg:</b>	17th September 2021
<b>Proposal:</b>	Demolition of existing dwelling. Erection of 1 no. new dwelling with new access and other associated works.	<b>Parish:</b>	Frampton Cotterell Parish Council
<b>Map Ref:</b>	366108 181920	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Minor	<b>Target Date:</b>	9th November 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.** **P21/06168/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 APPEARANCE ON CIRCULATED SCHEDULE**

The application appears on the Circulated Schedule following receipt of representations objecting to the proposed scheme from the Parish Council and 3 local residents, all of which are contrary to the officer recommendation of approval.

### **1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for the demolition of existing dwelling and erection of 1no. new property with access and associated works at 37 School Road, Frampton Cotterell.
- 1.2 The applicant site comprises a larger corner plot which is not limited by any local plan policies, with the host property itself forming a detached bungalow. The development proposal would effectively replace the existing dwelling but with a revised sitting, mass and form.
- 1.3 *Procedural Matters* – amended plans have been received from the applicant’s agent. This has not altered the description of development nor affected the scope of assessment, but for public interest, the case officer has conducted a formal re-consultation.

### **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 Development
PSP11	Transport
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (*Adopted 2007*)

Residential Parking Standards SPS (*Adopted 2013*)

SGC Householder Design Guide (*Adopted March 2021*)

**3. RELEVANT PLANNING HISTORY**

3.1 No relevant planning history.

**4. CONSULTATION RESPONSES**

4.1 Frampton Cotterell Parish Council

[1<sup>st</sup> Consultation]

- The Parish council have objected to this application on the grounds of overlooking which would unduly compromise neighbouring private amenity space and an inaccurate application form.

[2<sup>nd</sup> Consultation]

- No comments received.

4.2 Sustainable Transport Officer

[1<sup>st</sup> Consultation]

- No comments received.

[2<sup>nd</sup> Consultation]

- No comments received.

4.3 Flood and Water Management Officer

[1<sup>st</sup> Consultation]

- Request for information relating to the method of surface water disposal before making further comment.

[2<sup>nd</sup> Consultation]

- No objection in principle but recommend an informative relating to the installation of a new or widened kerb which requires an application to the Council's Highway Department.

4.4 Highway Structures Officer

[1<sup>st</sup> Consultation]

- No comments received.

[2<sup>nd</sup> Consultation]

- No comments received.

#### 4.5 Archaeology Officer

[1<sup>st</sup> Consultation]

- No comments received.

[2<sup>nd</sup> Consultation]

- No comments received.

#### 4.6 Local Residents

[1<sup>st</sup> Consultation]

- 3 letters of objection have been received from neighbours. Key points are as follows:
  - o The proposed development would create a significant amount of overlooking into neighbouring property of No.51 Robel Avenue.
  - o Constitutes overdevelopment with inappropriate proportions that do not reflect surrounding context.
  - o Potential for highway issues which includes but is not limited to; destruction of road due to contract vehicles as well as hazard to school due to new access.
  - o Unnecessary demolition of existing property.
  - o Proposed works would result in noise and dust generation which is at the detriment to residential amenity.

[2<sup>nd</sup> Consultation]

- 2 further letters of objection have been received which are summarised below:
  - o If permission is granted, then a precedent could be set to allow larger homes being built in an otherwise open and green space.

4.7 [*Officer comment*] The above representations have been noted with further analysis relating to design, amenity and transportation found below.

### 5. ANALYSIS OF PROPOSAL

#### 5.1 Principle of Development

Policy CS5 outlines the locations in which development is considered appropriate and states that most new development in South Gloucestershire will take place within the communities of the North and East fringes of the Bristol urban area as well as those locations set within a defined settlement boundary. The proposed development would be located within the settlement boundary of Frampton Cotterell and as such, based solely on the location of the site, is considered acceptable in principle.

5.2 Notwithstanding this, policy PSP38 states that the provision of new dwellings within existing residential curtilages are acceptable subject to an assessment of design, residential amenity and transportation. Due to this, an assessment of harm against these considerations (and any subsequent mitigation) will be conducted to evaluate the viability of the proposal against local plan policies within its context.

#### 5.3 Design and Visual Amenity

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.

- 5.4 With regard to the existing street scene along School Road, there is a varied style of housing in terms of scale and form which typically dates construction from the 20<sup>th</sup> century, albeit with a very small number of more recent additions. However, as the applicant site relates to a corner plot, the characteristics of Robel Avenue must also be taken into consideration, with design features such as 'green' fronted garden with low brick walls, render finish and height of single storey extent forming the prevailing characteristic of this street. This therefore indicates the proposal must demonstrate an understanding of the design features listed above in order to satisfy local policy.
- 5.5 The proposed dwelling would replace the existing with a revised sitting as to create a more established 'connection' with No.39 School Rd, with the property itself to measure approximately 7.2 meters in height (with a mixed eaves height of 3.4 meters and 5.2 meters), have a maximum length 14.6 meters and a width of 12.6 meters. There would also be 3no. projecting gables, 2 of which would face School Rd and the other Robel Avenue, with finishing materials representing a mixture of pointed brick and render.
- 5.6 Whilst concerns of the Parish Council and local residents are recognised (see section 4), the following considerations are made:
- 5.7 Firstly, reference is made to the sitting of the proposed dwelling in which the 'pushing' forward to match with No.39 School Rd essentially continues the established building line from this block of properties, therefore suggesting the proposal would not appear as an intrusive addition to School Rd. Similarly, the revised plans now feature a West facing 'cat-slide' roof, with the case officer satisfied that the transition from single to two-storey extent (No.51 Robel Avenue to the proposed) has been carefully considered as to ensure appropriate integration with the surrounding properties.
- 5.8 Secondly, although it is acknowledged there would be a significant change in height, form and massing, the proposed dwelling is considered to reflect characteristics of the immediate vicinity. Here, attention is drawn to the mixture of scale and form within the context of No.37 School Rd. Specifically, it is understood that the urban environment demonstrates both one and two-storey buildings that feature a blend of hip and gable roof profiles, in which the development proposal would also imitate such design attributes. Likewise, the use of a low brick boundary wall with planting behind, as well as a render finish, further highlights the characteristics of the immediate vicinity have been incorporated into the proposed design. However, the sitting of this plot, which forms an open and prominent corner, means any addition or alteration of the site would be highly visible within the public realm, to which the case officer considers it best practice to set conditions relating the construction of boundary wall, planting and finishing materials to ensure the proposal would appropriately respond to existing design qualities of the area.

- 5.9 So to summarise, whilst the proposed dwelling would appear ‘different’ to the existing – most notably, it would be of two-storey extent with a larger massing – it does not automatically follow that it is unacceptable. As discussed above, this section of School Rd is somewhat diverse in terms of external appearances due to an eclectic mix of height and style, with this addition generally falling with the prevailing design qualities. Likewise, and although it has been demonstrated there are key characteristics along Robel Avenue, the case officer’s assessment has found that these have been adequately responded to in the development proposal. Due to this, it is judged the erection of 1no. dwelling would not result in unreasonable harm to the character or appearance of the site and its context and therefore represents an acceptable standard of design that complies with policies CS1 and PSP38.
- 5.10 Residential Amenity  
Policy PSP8 relates specifically to residential amenity in which it states development proposals are acceptable, 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.
- 5.11 When considering the impact of the proposed development on the residential amenity of neighbouring residents, it is largely considered the proposed works would have the strongest impact on No.51 Robel Avenue and No.39 School Rd. At this stage, reference is made to the comments of local residents which state a loss of privacy through the introduction of balcony would result in severe detriment upon residential amenity.
- 5.12 In respect of the above and addressing the latter first, revised plans have been received since the original design and subsequent comments were put forward, with these amendments omitting the balcony and replacing it with a cat-slid roof featuring 3no. roof lights. Whilst this is considered to make a significant reduction in the potential for overlooking into the rear garden of No.51, some concern from the case officer remains. Specifically, the introduction of Northwest facing windows indicates there could be opportunity to look into the neighbouring garden, resulting in a loss of privacy. However, it is recognised that such windows would be finished with obscure glass in which due to the height difference, it would not be unreasonable to set a condition ensuing the obscure glass finish and thus mitigating the potential for overlooking towards No.51.
- 5.13 With regard to No.39 School Rd, the case officer notes that the original design had a continuous built form extending beyond the rear building in excess of 7 meters, which would have likely resulted in an overbearing effect due to the loss of light and therefore created an oppressive outlook. However, the revised plans now demonstrate an approximate length of 5.2 meters, of which 2.1 meters would be made from two-storey extent. Here, the officer draws attention to the SGC Householder Design Guide which states development proposals should not create a depth-difference in excess of 5 meters between neighbouring building lines at the rear, with this scheme broadly aligning with

- the adopted guidance and suggests any overbearing impact would be negligible.
- 5.14 In consideration of all the factors discussed above, the case officer concludes that a satisfactory level of privacy for the occupants of No.51 would remain, with it unlikely that the development would result in an overbearing effect as to severely harm existing outlook for the residents of No.39. It is therefore judged that the proposal to erect 1no. dwelling complies with policy PSP8.
- 5.15 Private Amenity Space  
Policy PSP43 states the Council's minimum standards for private amenity space for new residential units, which informs new developments are expected to have access to private amenity space that is: of a sufficient size and functional shape to meet the needs of the likely number of occupiers; and, designed to take account of the context of the development, including the character of the surrounding area.
- 5.16 The proposed dwellings would support capacity for 4no. bedrooms, meaning a requirement of at least 60 square metres of functional private amenity space is needed to satisfy the parameters of PSP43. The submitted evidence indicates this standard can be achieved for the proposed property, and as such, the development proposal complies with PSP43.
- 5.17 Transport  
Policy PSP11 states development proposals that generate a demand for travel will be acceptable provided that access is appropriate, safe, convenient and attractive for all modes of travel arising to and from the site. It also outlines that access should not: contribute to serve congestion; impact on the amenities of communities surrounding access routes; have an unacceptable effect on highway and road safety; and, should not harm environmentally sensitive areas.
- 5.18 Although new access is sought in this proposal and could create the potential for new hazards, it is recognised that it would utilise an entry point similar to those found on neighbouring properties along School Rd, indicating the visibility from this vantage point is of an acceptable standard. Likewise, School Rd (which the proposed access point would join) is denoted as a 20MPH speed limit which suggests high-speed incidents are less likely to occur, again demonstrating access to and from the site would be acceptable. Lastly, and given that the development would only result in a modest intensification of road use, the proposed arrangements are concluded to not result in any severe highway or transportation issues. However, as the works include a dropped kerb and relates to the highway, it is recommended that any works should be carried out in accordance with the Council's standards of construction, with all details first to be agreed by the Council's Streetcare Manager.
- 5.19 In terms of parking, 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 2no. on-site parking spaces. Submitted evidence conforms this requirement can be satisfied with the case officer therefore not raising any parking objections subject to appropriate informatives.

#### 5.20 Flood Risk

The applicant site is not situated within flood zone 2 or 3 with residential dwellings in this zone generally regard as 'less' vulnerable types of development. Notwithstanding this, the application has been reviewed by the Flood Risk and Water Management Team who raised no objections. Due to this, it is considered the development proposal would comply with the council's flood risk policies and corresponding provisions of the NPPF.

#### 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 the conditions listed 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. Prior to the use or occupation of the dwelling hereby permitted and at all times thereafter, the West facing windows of the master bedroom, including the adjoining en-suite and dressing room, shall be glazed with obscure glass to level 3 standard or

above, with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

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

3. Prior to the use or occupation of the dwelling hereby permitted and at all times thereafter, the external boundary wall (as marked on proposed site plan - drawing No. 002 Rev D) shall be no higher than 1m and the bricks used in construction to match those of neighbouring properties (No.51 Robel Avenue and No.35 School Rd).

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 commencement of the relevant works, full details of the proposed finishing materials (brickwork, render and roof tiles) shall be submitted and agreed in writing by the local planning authority. The development shall thereafter be carried out strictly in accordance with the agreed details.

Reason

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

5. The development hereby permitted shall be implemented in accordance with the plans as set out below:

Existing Block Plan (002 Rev P1)  
Existing Elevations (006 Rev P1)  
Proposed Site Plan (002 Rev D)  
Proposed Elevations (004 Rev C)  
Proposed Floor Plans (003 Rev C)

Reason

To define the terms and extent of the permission.

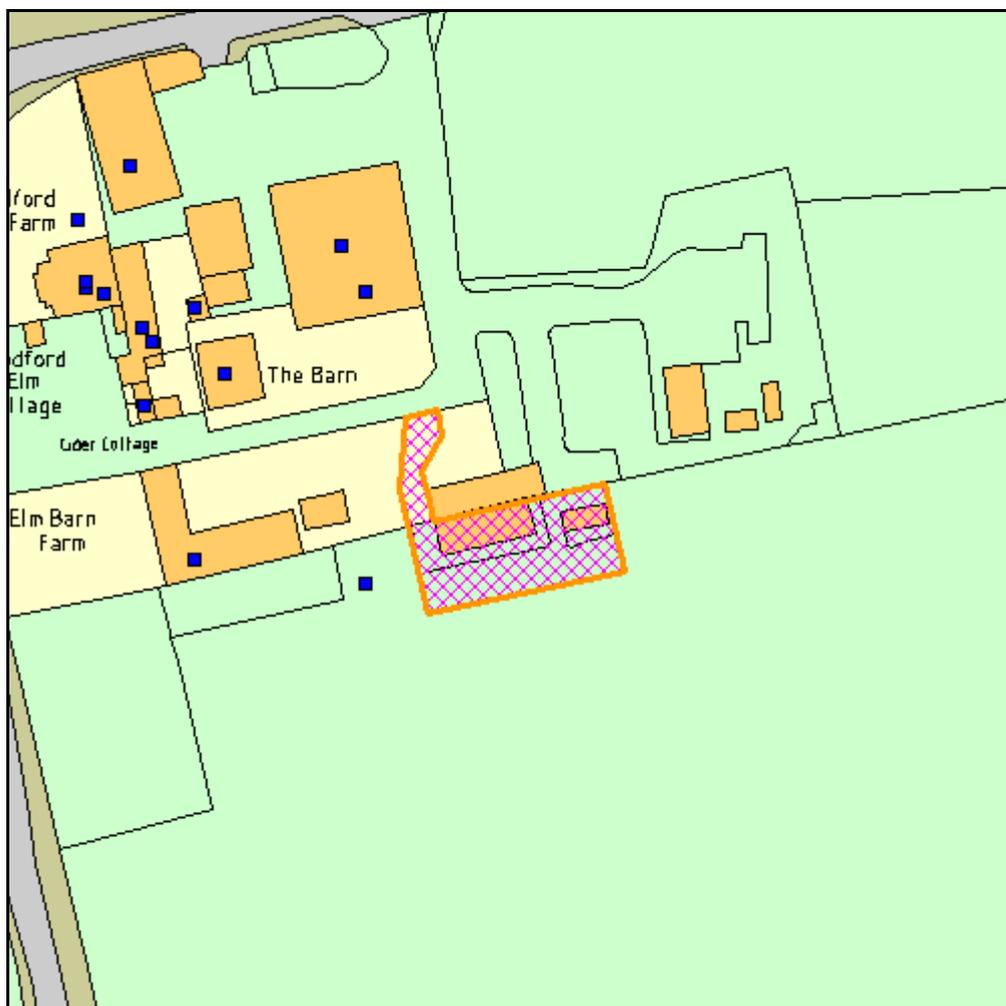
**Case Officer: Ben France**

**Authorising Officer: Suzanne D'Arcy**

**CIRCULATED SCHEDULE NO. 08/22 - 25th February 2022**

<b>App No.:</b>	P21/07035/F	<b>Applicant:</b>	Mrs Curtis Three Magnets Planning
<b>Site:</b>	Elmbarn Farm Westerleigh Road Westerleigh South Gloucestershire BS37 8QF	<b>Date Reg:</b>	9th November 2021
<b>Proposal:</b>	Conversion of existing stable building to form 1no. bedroom dwelling with associated works.	<b>Parish:</b>	Westerleigh Parish Council
<b>Map Ref:</b>	369917 180814	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Minor	<b>Target Date:</b>	3rd January 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.** **P21/07035/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 Referral to the Circulated Schedule**

This application appears on the Circulated Schedule due to the receipt of objection comment raised by the Parish Council, contrary to the officer recommendation.

## **1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for the conversion of existing stable building to form 1no. bedroom dwelling (use class C3) with associated works at Elmbarn Farm, Westerleigh Road, Westerleigh.
- 1.2 The applicant site comprises a modest plot set within the wider grounds of the Grade II Listed Elm Farmhouse, with the host structure to be converted forming a single storey stable that was granted permission in 2020 (P20/08360/F). Likewise, it is recognised the site is not situated within any defined settlement boundary and is also 'washed over' by the Bristol and Bath Green Belt (BBGB).
- 1.3 *Procedural Matters* – amended plans have been received from the applicant's agent. This has not altered the description of development nor not affected the scope of assessment, but further public consultation has been conducted.

## **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
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
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management

PSP39	Residential Conversions
PSP40	Residential Development in the Countryside

- 2.3 Supplementary Planning Guidance  
 South Gloucestershire Design Checklist (*Adopted 2007*)  
 Development in the Green Belt (*Adopted 2007*)  
 Residential Parking Standards SPS (*Adopted 2013*)  
 SGC Householder Design Guide (*Adopted March 2021*)

### 3. RELEVANT PLANNING HISTORY

- 3.1 There is a considerable amount of planning history associated with this site. The most relevant is listed below.
- 3.2 **Ref:** P20/08360/F. Approve with Conditions, 08.07.2020  
**Proposal:** *Demolition of existing stable block and erection of 1 no. stable block. (Resubmission of P19/11727/F).*
- 3.3 **Ref:** P19/1634/F. Approve with Conditions, 18.06.2019  
**Proposal:** *Conversion of existing detached hay barn into 1no. detached dwelling with parking and associated works (resubmission of PK18/3506/F).*
- 3.4 **Ref:** PK18/3506/F. Refuse, 03.01.2019  
**Proposal:** *Conversion of existing detached hay barn into 1no. detached dwelling with parking and associated works.*  
**Reason:** (1) Paragraph 146 of the NPPF sets out forms of development that are not inappropriate development within the Green Belt, provided they preserve the openness and do not conflict with the purposes of including land within the Green Belt. The development, if approved, would result in a change of use of land to residential and this would cause harm to the openness of the Green Belt and would cause a sprawl to the south, conflicting with the purposes of including land within the Green Belt. This would result in inappropriate development in the Green Belt to the contrary of policies CS5 and CS34 of the Core Strategy (Adopted) December 2013, policy PSP7 of the Policies Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework. (2) The proposed development is overtly domestic in character and would change the character of the farmstead which makes a contribution to the significance of Elm Farmhouse, a grade II listed building. It is therefore considered that less than substantial harm would be caused to the setting of the listed building which is not outweighed by the public benefit of one dwelling, and so the development is considered to be contrary to policies CS1 and CS9 of the Core Strategy (Adopted) December 2013, policy PSP17 of the Policies Sites and Places Plan (Adopted) November 2017, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.
- 3.5 **Ref:** PK17/3448/F. Approve with Conditions, 20.12.2017  
**Proposal:** *Change of use from detached double garage to 1no detached dwelling with access and associated works.*
- 3.6 **Ref:** PT08/2907/LB. Refusal, 18.12.2008

**Proposal:** *Erection of single storey extension to provide additional living accommodation.*

**Reason:** Elmbarn Farm is a curtilage listed structure, the architectural and historic interest and setting of which it is desirable to preserve and enhance. The proposed extension, by virtue of its location, size, design and external appearance would detract from the traditional character, form and setting of the original building, contrary to Policies D1 and L13 of the South Gloucestershire (Adopted) Local Plan 2006.

3.7 **Ref:** PT08/2652/LB. Approve with Conditions, 29.10.2008

**Proposal:** *Conversion of existing garage to form residential accommodation.*

#### 4. **CONSULTATION RESPONSES**

##### 4.1 Westerleigh Parish Council

[1<sup>st</sup> Consultation]

- The Parish council have objected to this application on the grounds that the existing structure is a new building that does not reflect the surrounding rural context with concern raised for the impact on privacy and lack of amenity space.

[2<sup>nd</sup> Consultation]

- No change in position.

4.2 [Officer Comment] The above comment has been noted with the case officer making further assessment regarding design and amenity in section 5 of this report.

##### 4.3 Economic Development Officer

No comments received.

##### 4.4 Sustainable Transport Officer

No comments received.

##### 4.5 Planning Policy Officer

No comments received.

##### 4.6 Archaeology officer

No comment to provide.

##### 4.7 Landscape Officer

Although the proposed development does not alter the relationship of the existent grouping of buildings at Elm Barn Farm, it does represent further extension of residential usage south-eastwards, with an associated 'suburbanising' effect on the agricultural landscape. Unfortunately, no detailed landscape scheme has been submitted, but the Proposed Block Plan states that new beech hedging is proposed around the site boundary to tie in with the adjacent dwelling. New planting and hard landscape details will need to be agreed as a condition of any planning permission.

#### 4.8 Listed Building and Conservation Officer

This appears to be a part of a gradual creep of residential units in the field to the south listed Rodford Elm Farm. However, the development proposal would only amount to a conversion of recently approved stable building that itself was found to have a negligible impact on the listed building and its setting due to the compact form and degree of separation. Providing there is no increase in the curtilage and beech hedging is planted as proposed, then this assessment still applies.

#### 4.9 Local Residents

[1<sup>st</sup> Consultation]

- Three letters of support have been received from neighbours outlining no concerns and the positive impact the development could bring.

[2<sup>nd</sup> Consultation]

- No comments received.

4.10 [Officer Comment] Whilst the above comments of support have been noted, they cannot be taken into consideration as they were received after the consultation deadline.

### 5. ANALYSIS OF PROPOSAL

#### 5.1 Principle of Development

The National Planning Policy Framework (NPPF) places emphasis on sustainable growth, which includes but is not limited to the enhanced provision of housing supply through windfall development. This indicates a presumption in favour of sustainable development except where adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or specific policies within the framework state that the development should be restricted. As highlighted above, the site is located outside a defined settlement boundary, but it is recognised there are residential properties within in the immediate vicinity which consists of the Listed farmhouse as well as approved conversions to the North and West of the applicant plot. Again, the case officer notes the site is located in the 'open countryside' that is washed over by the Bristol and Bath Green Belt.

5.2 At this stage, reference is made to paragraph 80 of the NPPF which confirms that the creation of homes in the countryside should be avoided unless the development would re-use a redundant or disused building and lead to an enhancement of the immediate setting. Further to this, policy PSP40 states that residential development outside a defined settlement boundary in the form of a conversion and re-use of existing building will be acceptable where: the building is of permanent and substantial construction; it would not adversely affect the operation of a rural business or working farm; any extension would not be disproportionate; and, should the building be redundant or disused, the proposal would lead to an enhancement of its immediate setting. For each circumstance to be considered acceptable, the development proposal (including any alterations or extensions) must not result in a harmful effect on the character of the countryside or the amenities of the surrounding area.

5.3 The existing building is currently denoted for equine use that is formed and finished from stone and render, which due its recent permission (2020), is considered to be of permanent and substantial construction. Following the report attached to planning permission P20/08360/F, it is understood by the case officer the use of adjoining paddock primarily serves as personal equine use and does not form a working farm, therefore suggesting the conversion would be unlikely to have an adverse effect on agricultural activity. Similarly, and whilst it is noted the wider site hosts a bicycle workshop (approx. 50m from site of proposal), it is not considered the development would create impacts as to inhibit the day-to-day activities of the business. Further to this, the proposed 'in-fill' extension towards the South is judged to be proportionate to the mass and scale of existing stable block with the site itself of minor extent and thus not considered to be prominent within the landscape. Based on these assessments, the development is accepted in principle, but will be determined against the analysis set out below to identify any potential harm.

5.4 Green Belt Considerations

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 redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings) and would not have a greater impact on the openness of the Green Belt than the existing development.

*(NB: the NPPF specifies that substantial weight should be given to any identified harm through means of inappropriateness within the Green Belt unless "very special circumstances" outweigh the potential harm).*

5.5 Further to this, policy PSP28 provides guidance on the special circumstances that permit development (through the conversion or re-use of an existing building) within the Green Belt. It states that the existing structure must be of permanent construction in which the completed development would represent a building that is reflective of its surrounding in terms of character and bulk as well as having a scale consistent to its function and rural location.

5.6 The proposed scheme would introduce a small-scale extension to the existing stable block to facilitate the conversion to a 1no. bedroom dwelling. Upon review of the surrounding vicinity, it is recognised there are 2no. properties of similar scale and mass that include like-for-like design features also found on the proposed dwelling. This has formed a material consideration in the officer's assessment with the development therefore understood to follow the established pattern of development within this group of buildings. Although such considerations can have a substantial impact on the 'weighing up' exercise, it does not necessarily follow that compliance with PSP28 is achieved. To further assess conformity with this policy and paying special attention to the bulk and scale, it is calculated the 'in-fill' extension would account for a 29% increase of built form from the 2020 approval. This suggests the proposed works are of minor scale that appear consistent with the intended use and are not considered of inappropriate nature. Due to this, the case officer is satisfied that policy PSP28 and corresponding provisions of the NPPF can be fulfilled.

5.7 Impact on Heritage Asset

As stated in paragraph 199 of the NPPF, great weight should be given to the conservation of heritage assets. This is irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance. Further to Government planning policy, PSP17 seeks to ensure that development proposals within the setting of a Listed Building will be expected to preserve and, where appropriate, enhance those elements which contribute to their special architectural or historic interest.

5.8 As indicated above, the applicant plot is considered to be within the setting of the Grade II Listed Elm Farmhouse due to its proximity on the South-eastern edge. Although some concern was raised regarding the potential residential sprawl and resulting impact upon the setting of the Listed Building, comments of the Conservation & Listed Building officer are noted, with it recognised that due to the minor scale of works and degree of separation, any impacts are likely to be contained to the site providing there is no increase in residential curtilage and sufficient hedging is in place to 'screen' the development. The submitted details (Proposed Block Plan – drawing No: S1078/PR/05) confirms there would be no increase in curtilage from the approved 2020 scheme with beech planting to be provided along the South and East boundary.

5.9 On the basis of the assessment set out above, it is not considered that the proposed development would detract from the appearance of Elm Farmhouse or its setting, however, the case officer does not consider it inappropriate to set a condition (should the application be approved) pertaining to the planting described above as this would ensure effects of the proposed development could be sufficiently mitigated. Subject to such a condition, the proposal would comply with corresponding provisions of the NPPF and meet the requirements of PSP17.

5.10 Design and Visual Amenity

Policy CS1 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.

5.11 The proposed development would introduce 2no. 'shed' dormers that would each project from the South-facing roof plane by approximately 2.6m, have a width of 2.4m and also be set in from either side edge by a minimum of 1.1m. Accompanying the dormers are 3no. roof lights to the rear with a ground floor extension towards the front that would effectively 'in-fill' the existing overhang space. Likewise, 2no. bi-folding doors are sought to be installed as well as a smaller pedestrian entrance with finishing materials set to match the existing.

5.12 Given the minor scope of external alterations and having regard to the neighbouring properties, it is considered that the proposed works would integrate with the host structure as to sufficiently respect the character and distinctiveness of the immediate vicinity. Due to this, the proposal has an acceptable standard of design that complies with policy CS1.

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 development on the residential amenity of neighbouring residents, it is largely considered the proposed works would have the strongest impact on the property located immediately to the North ('The Store'). Initially, concerns were raised with regard to the potential intervisibility relationship between the two dwellings in which the opportunity for reciprocal onlooking from the proposed bedroom and existing bathroom of The Store would have severely harmed privacy levels, thus warranting a refusal. However, it is noted that revised plans have been received from the applicant's agent which now demonstrates the 3no. roof lights of the proposed bedroom would be constructed from frosted glass (see drawing No: S1078/Pr/06 Rev A – Proposed First Floor Plan). This is considered to mitigate any potential onlooking and subject to an appropriate condition, the case officer is satisfied that privacy levels for both occupants would be of an acceptable standard, with it therefore judged the development complies with policy PSP8.

5.15 Private Amenity Space

Policy PSP43 states the Council's minimum standards for private amenity space for new residential units, which informs new developments are expected to have access to private amenity space that is: of a sufficient size and functional shape to meet the needs of the likely number of occupiers; and, designed to take account of the context of the development, including the character of the surrounding area.

5.16 The proposed dwelling would support capacity for 1no. bedroom, meaning a requirement of at least 40 square metres of functional private amenity space is needed to satisfy the parameters of PSP43. The submitted evidence indicates this standard can be achieved and as such, the development proposal complies with PSP43.

5.17 Transport

Policy PSP11 states development proposals that generate a demand for travel will be acceptable provided that access is appropriate, safe, convenient and attractive for all modes of travel arising to and from the site. It also outlines that access should not: contribute to serve congestion; impact on the amenities of communities surrounding access routes; have an unacceptable effect on highway and road safety; and, should not harm environmentally sensitive areas.

5.18 Access to the proposed dwelling would utilise an existing private road (which also serves adjoining properties and the business noted above), indicating the visibility onto Westerleigh Rd has been established for some time and is of an acceptable standard. Likewise, Westerleigh Rd is denoted as a 30MPH speed limit which suggests high-speed hazards are less likely to occur and thus suggests access to and from the site would be safe. Lastly, and given that the development would only result in a modest intensification of road use, the

proposed arrangements are not considered to result in any severe highway or transportation issues.

5.19 In terms of parking, 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 1no. on-site parking spaces. Submitted evidence conforms this requirement can be satisfied with the case officer therefore not raising any transportation objections.

5.20 Landscape

Policy PSP2 confirms that proposals will be considered acceptable where they conserve and appropriately enhance the quality and distinctiveness of the landscape. This can be achieved through reflection of landscape attributes, which includes but is not limited to; hedgerows, sense of place and the distinct characteristic of the wider area. Due to the potential suburbanising effect on the agricultural landscape, this application has been reviewed by the Landscape officer who raised no objection subject to a condition that detailed a hard landscaping plan be submitted. Whilst the case officer has previously raised similar concern, the assessment provided in paragraph 5.8 is considered to adequately address such issues with it again noted that a condition would be applied to the application (if approved) to secure planting that 'screens' the development from wider views. Subject to this, no landscape concerns are raised by the case officer.

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 dwelling shall not be occupied and at all times thereafter maintained until the parking arrangement has been completed in accordance with the submitted details (Drawing No. S1078/PR/05 - Proposed Block Plan) which includes the provision of 1no. vehicular parking.

Reason

To accord with policies PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

3. The landscape works which includes the provision of beech hedge planting along the South and East boundary of the site is to be carried out prior to first occupation of the dwelling and in accordance with the approved details:

- Proposed Block Plan (Drawing No. S1078/PR/05)

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.

4. Prior to first occupation of the dwelling hereby approved, and at all times thereafter, the proposed rear roof lights (North elevation) shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

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

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

- Location Plan (Drawing No. S1078/EX/01)  
- Proposed Block Plan (Drawing No. S1078/PR/05)  
- Existing Elevations (Drawing No. S1078/EX/04)  
- Existing Floor Plan (Drawing No. S1078/EX/03)

- Proposed elevations (Drawing No. S1078/PR/07 Rev C)
- Proposed Ground Floor Plan (Drawing No. S1078/PR/05)
- Proposed First Floor Plan (Drawing No. S1078/PR/06 Rev A)

Reason

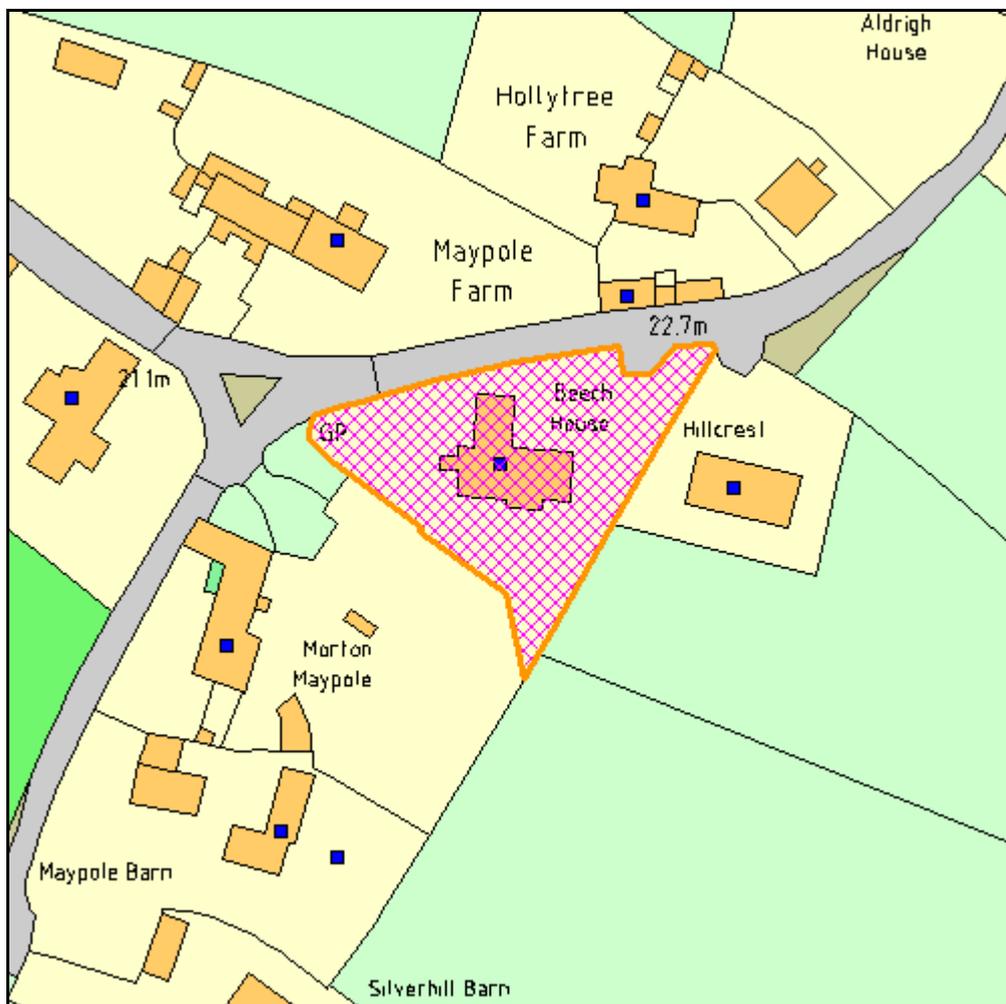
To define the terms and extent of the permission.

**Case Officer: Ben France**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 08/22 - 25th February 2022**

<b>App No.:</b>	P21/08048/F	<b>Applicant:</b>	Mr & Mrs Greatorex
<b>Site:</b>	Beech House Morton Street Thornbury South Gloucestershire BS35 1LE	<b>Date Reg:</b>	31st December 2021
<b>Proposal:</b>	Raising of roofline, installation of 1 no. front and rear dormer to form first floor living accommodation. Erection of a single storey rear extension to form additional living accommodation with first floor balcony.	<b>Parish:</b>	Thornbury Town Council
<b>Map Ref:</b>	364445 192082	<b>Ward:</b>	Thornbury
<b>Application Category:</b>	Householder	<b>Target Date:</b>	24th February 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.** **P21/08048/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 THE CIRCULATED SCHEDULE**

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

### **1. THE PROPOSAL**

- 1.1 Full planning permission is sought for the raising of the roofline and the installation of 1no. front and rear dormer to provide additional living accommodation. Additionally, permission is sought for the erection of a single storey rear extension with first floor balcony.
- 1.2 The application site is a 3no. bedroom detached dwelling, located at the property known as Beech House, Morton Street and is set within the area of Thornbury.
- 1.3 Throughout the course of the application process, the applicants have worked proactively to address concerns raised by the proposed development and, as such, have provided amended plans which present a more subservient design. These amendments will be fully addressed within this report.

### **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

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

#### 2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

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

#### **3.1 N3275 (Approved – 03/02/1977)**

*Alterations and extensions to existing two bedroom bungalow to form three bedroom bungalow with bathroom, extended living room and double garage*

### **4. CONSULTATION RESPONSES**

#### **4.1 Thornbury Town Council**

No objection in principle to a raised roofline but object to the design of the very large dormer on the southern elevation and the rather awkward overall design of the roofline. While some of the houses in the hamlet are relatively modern they sit well in the landscape character of this small rural hamlet and any development proposals should respect this character.

#### **Updated comments following re-consultation:**

Despite alterations, Thornbury Town Council remains unconvinced that the design is right for the setting. Our previous objection and comments stand.

#### **4.2 Sustainable Transport**

We note that this site is broadly located within the existing built-up and is in existing residential use, hence we consider this development generally complies with the locational requirements of Policy PSP11 of the adopted South Gloucestershire Local Plan: Polices, Sites and Places. Consequently, we would not wish to make a highways or transportation objection in principle to this application.

In addition, we understand that this proposal increases the number of bedrooms present at this property so that the total is now five. Hence, to conform the Councils minimum residential car park standards as set out in the Residential Parking Standards SPD adopted in December 2013 and Policy PSP16 of the Polices, Sites and Places document, it is necessary to provide at least three car parking spaces. As we understand that four spaces will be present, this property appears to conform to these requirements. However, the plan provided is such a small scale we cannot verify that these spaces conform to the requisite dimensional requirements. It is equally unclear for the information provided whether this development results in any change to the sites access arrangements. Hence, we would wish to see these matters clarified by the applicant.

Moreover, we would also recommend that all driveways and parking areas are surfaced in a drained, bound material so that it does not get dragged onto the public highway by vehicle tyres. We would also wish to see the applicant provide electric vehicle charging facilities in accordance with the Councils emerging policy. These items should be approved by this Council before use. To this end, we would recommend that appropriate conditions are imposed on any planning permission granted for this site to ensure that this takes place.

Consequently, we do not believe that this proposal is likely to create any significant highway or transportation issues and subject to clarification of the matters raised and the imposition of the conditions noted above, we have no further comments about this application.

#### 4.3 Residents

One letter of objection has been received, as summarised:

- Out of keeping with the character and appearance of the area
- Resultant impact of the proposed scheme would present a bulky dwelling
- Prevailing character of the street scene is of two storey brick or stone dwellings with a farmhouse appearance, where as the scheme presented is more modern
- Dormers not compliant with SGC Householder Design Guide general design principles for dormers
- Residential amenity concerns
- Potential overlooking to the neighbouring garden from the first floor
- Loss of privacy
- Should any first floor development proceed, a condition should be imposed for the planting of a boundary treatment

Updated comments following re-consultation:

- Materials are of a modern design and are out of keeping within the area
- Dormers fail to comply with the Householder Design Guide
- Marginal increase of the roofline does not make the proposal acceptable
- Overlooking and loss of privacy to the neighbours
- Not opposed to the principle of development in its entirety

Officer comments: In light of the objections and concerns raised, the applicants have provided a justification statement, which will be referenced to, and expanded upon, within Section 5 of this report.

## 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 proposed scheme is fairly involved in what it seeks to achieve. It is proposed to raise the existing roofline to facilitate the installation of a front and rear dormer as well as an extension to the rear to form additional living accommodation and first floor balcony above. The case officer has broken down each element of the proposal to describe in better detail and will reference to the amended plans which were received by the Council.
- 5.3 Raising of the roofline  
The existing property presents a gable roof, spanning across the footprint of the single storey dwelling. The plans show that the existing height of the eaves is marginally different between the front and rear of the property, measuring 2.1m at the front and 2.3m at the rear. The existing ridge height is 4.3m from ground level.
- 5.4 The proposal seeks to raise the roofline to 6.1m at ridge height with the eaves measuring 2.2m at the front of the property and 2.5m at the rear. This would facilitate the addition of the front and rear dormers for the first floor living accommodation as well as include the installation of 6no. new roof lights in total.
- 5.5 Rear dormer  
It is proposed to install a dormer to the rear of the property, which would include the addition of a window overlooking the rear garden and bi-fold doors leading out to a small balcony area, also overlooking the rear garden.
- 5.6 The proposed dormer to the rear would measure 9.5m in width and would be finished with a flat roof, measuring 2.7m in height. In terms of its depth, the dormer itself would measure approximately 3.4m deep where it would join the pitch of the roof.
- 5.7 Front dormer  
The plans also show the installation of a dormer to the principal elevation of the property. This dormer is more traditional in form and would measure 2.9m in width and 2.3m in depth and would be sited to the northeast corner of the property.
- 5.8 In terms of its height, the dormer would be finished with a pitched roof and would measure 1.7m at the height of the eaves and measure 2.8m at ridge height from the bottom of the proposed dormer.
- 5.9 Single storey rear extension and first floor balcony  
Permission is also sought for the erection of a single storey extension to the rear of the property. The plans show that the rear extension would essentially seek to infill a small section to the rear of the property by 'squaring off' the existing rooms to the ground floor.
- 5.10 This small infill would allow for the creation of the roof terrace above which would be accessible from the proposed sitting room on the first floor. The terrace area would create approximately 4.8sqm of balcony floor space and would be finished with a glass balustrade.

#### 5.11 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.

5.12 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.

5.13 Whilst the proposed works would present a considerable change to the existing dwelling, the case officer has taken into account the revised plans submitted during the application process to address concerns raised. These amended plans have seen minor amendments which the case officer feels has made a significant improvement to the overall subservience and relationship between the existing property and the proposed additions.

5.14 In order to fully address the concerns raised, as mentioned in section 4 of this report, the case officer has taken a fully comprehensive approach to assessing the design and visual amenity merits of the scheme in line with local planning policy and the supplementary guidance within the SGC Householder Design Guide.

5.15 An initial concern which had been raised as part of the application was the overall size and scale of the front and rear dormers and the subsequent compliance with the general design principles in the Householder SPD. The revised plans have therefore sought to address this with amendments to present a less bulky appearance to the roof of the property and to preserve visual amenity.

5.16 Whilst flat roof dormers are generally considered an inappropriate form of development under full planning permission, there can be instances where they are acceptable if fully justified. To be considered appropriate, box dormers should;

- *Be aligned with and in proportion to the host building in terms of fenestration arrangements;*
- *Be sited 300mm below the main ridge;*
- *Be sited 300mm from the roof verges or sides;*
- *Be sited 500mm above the eaves; and*
- *Be set back from the principal elevation*

- 5.17 The amended plans present the rear dormer as being 0.7m below the main ridge, 1.2m from the side and 0.5m above the eaves. Additionally, the proposed windows respect the scale and form of the windows of the existing property. Whilst not directly aligned with the window below, the case officer considers this impact to visual amenity, and that the overall impact of the rear dormer itself, would be minimal due to the private and secluded nature of the property and the proposed works.
- 5.18 Similarly, the plans show that only a small top corner section of the rear dormer would now be visible from the main road, meaning that the resultant impact of the works on the street scene from the main road is also likely to be marginal. This is further supported by the set back nature and orientation of the main dwelling and its surrounding openness within its setting. The property also benefits from various trees and planting along the boundary line to the front of the application site, shielding the house and proposed works further.
- 5.19 Particularly with regards to the proposed front dormer, although this would interrupt the roof plane of the front elevation, the resultant visual impact would be minimal due to its traditional design. The pitch of the roof of the dormer respects the symmetry and design of the roof of the existing dwelling and is in keeping with the overall proportions of the main house.
- 5.20 Furthermore, despite the small roof terrace appearing as a modern feature, the case officer feels this helps to detract away from the bulky nature that box dormers can often present. The roof terrace would also be small-scale in nature, therefore not resulting in detrimental harm to the character and appearance of the property or its context.
- 5.21 The case officer has also considered the impact of raising the roofline of the property. Whilst it is acknowledged that the roof would be raised by approximately 1.8m from what is existing, an assessment has been made with respect to the impact that this is likely to have on the character and appearance of the area, as well as the main dwellinghouse.
- 5.22 A site visit to the property and the area presented the case officer with the view that the surrounding properties vary greatly in terms of their size, form and aesthetics. It has been noted that there is no sense of uniformity as such, but more so a mix of materials, renders and finishes to each property, such as stone, painted render and timber cladding. An assessment therefore found that the heights of the neighbouring properties vary to some degree, including the neighbours at Hillcrest and Morton Maypole. This is demonstrated particularly at Hillcrest, where the height of the building from ground level to ridge line is measured at approximately 6.1m at its highest point, with a detached garage measuring 5.9m in height. The proposed works to the application property would take the overall height to just over 6m from ground level to ridge height. Likewise, other properties along Morton Street and Rockhampton Hill are a mix of purpose-built properties and barn conversions, ranging between one and two storeys. It is therefore demonstrable that the raising of the roof height is found not to be out of character with the local vernacular.

- 5.23 The case officer also notes the concerns raised regarding the proposed use of materials presenting as a modern addition to the character of the area. However, whilst this application is considered under its own merit, it can be demonstrated that there are elements of modern construction within the locality, for example, at Silverhill Barn which has a side elevation of glazing visible from the main road, Hollytree Cottage which has undergone renovation with the use of materials to present a modern finish and Maypole Barn which has also undergone renovation including the addition of 6no. rooflights to the principal roof plane and a traditional rear dormer extension. The applicant's justification statement further supports this view.
- 5.24 For the reasons set out above, the case officer finds the proposal compliant with policies CS1 and PSP38 set out in the development plan and the supplementary guidance within the SGC Householder Design Guide which seeks to promote high quality design.
- 5.25 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.
- 5.26 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.
- 5.27 The property itself is detached and is sat within a rural, open area, outside of the Thornbury settlement boundary. There are neighbours to the north, east and west of the site with open fields to the south. The case officer notes the objections raised with regards to residential amenity and will aim to address this within this section of the report.
- 5.28 Following a site visit to the property and its grounds, the case officer is satisfied that the proposal is unlikely to significantly harm the residential amenity enjoyed by any neighbours surrounding the property. The site location plan also demonstrates that the separation distance between the rear of the host property and the main dwelling of the neighbour at Morton Maypole is approximately 38.5m and, similarly, the distance between the rear of the host property and neighbour at Hillcrest is approximately 19.2m.
- 5.29 During the site visit, it was also made clear that the boundary treatment to the rear is in the process of being replaced with trellis and planting. This will ensure privacy and amenity is safeguarded further.

- 5.30 The way in which the properties are orientated also demonstrates that any impact of the proposal of an overlooking nature is further reduced. The SGC Householder Design Guide further states that where properties face each other at an angle, it is less likely that there would be inter-visibility between the rooms of the neighbouring properties and, as such, separation distances can be reduced without detriment on privacy levels.
- 5.31 Additionally, it is not proposed for any element of the proposal to project any further than the existing footprint of the main dwelling, more so to essentially infill. The proposed works therefore wouldn't result in any significantly detrimental harm to residential amenity by way of overlooking or loss of privacy.
- 5.32 On that basis, the case officer finds that the impact to residential amenity on the neighbours, namely Hillcrest and Morton Maypole, is likely to be minimal and the proposal is compliant with policies PSP8 and PSP43 of the development plan which seeks to ensure residential amenity is safeguarded.
- 5.33 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.
- 5.34 It is not proposed to alter the existing parking arrangements, however it is proposed to increase the number of bedrooms at the property. In line with requirements of PSP16 and the Residential Parking Standards SPD, a 5no. bedroom property would be expected to provide 3no. off street parking spaces. The case officer has also taken into account the comments received from the transport officer with regards to the parking arrangements.
- 5.35 The property benefits from being sited on a sizable plot with generous driveway space. This driveway would comfortably accommodate the off street parking of up to 4no. vehicles.
- 5.36 Whilst the case officer has taken into account the conditions put forward by the transport officer, it can be reasonably demonstrated that the surface of the driveway is of a suitable material so as to prevent any dragging of mud onto the public highway. Similarly, it is not considered necessary to condition an EV charging point for a householder development of this size and scale.
- 5.37 As such, it is found that the proposal is compliant with the requirements of PSP16 of the development plan and no transportation conditions need to be applied in this instance.
- 5.38 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 16 December 2021:

Location Plan (Drawing No. SLP-00)

Existing Floor Plan (Drawing No. 01)

Supporting Statement

Received by the Local Authority on 20 December 2021:

Existing Elevations (Drawing No. 02)

Received by the Local Authority on 30 December 2021:

Proposed Block Plan (Drawing No. 07)

Received by the Local Authority on 10 February 2022:

Proposed Ground Floor Plan (Drawing No. 03)

Proposed First Floor Plan (Drawing No. 04 - Revision A)

Proposed Elevations (Drawing No. 05 - Revision A)

Proposed 3D Views

Reason

To define the terms and extent of the permission.

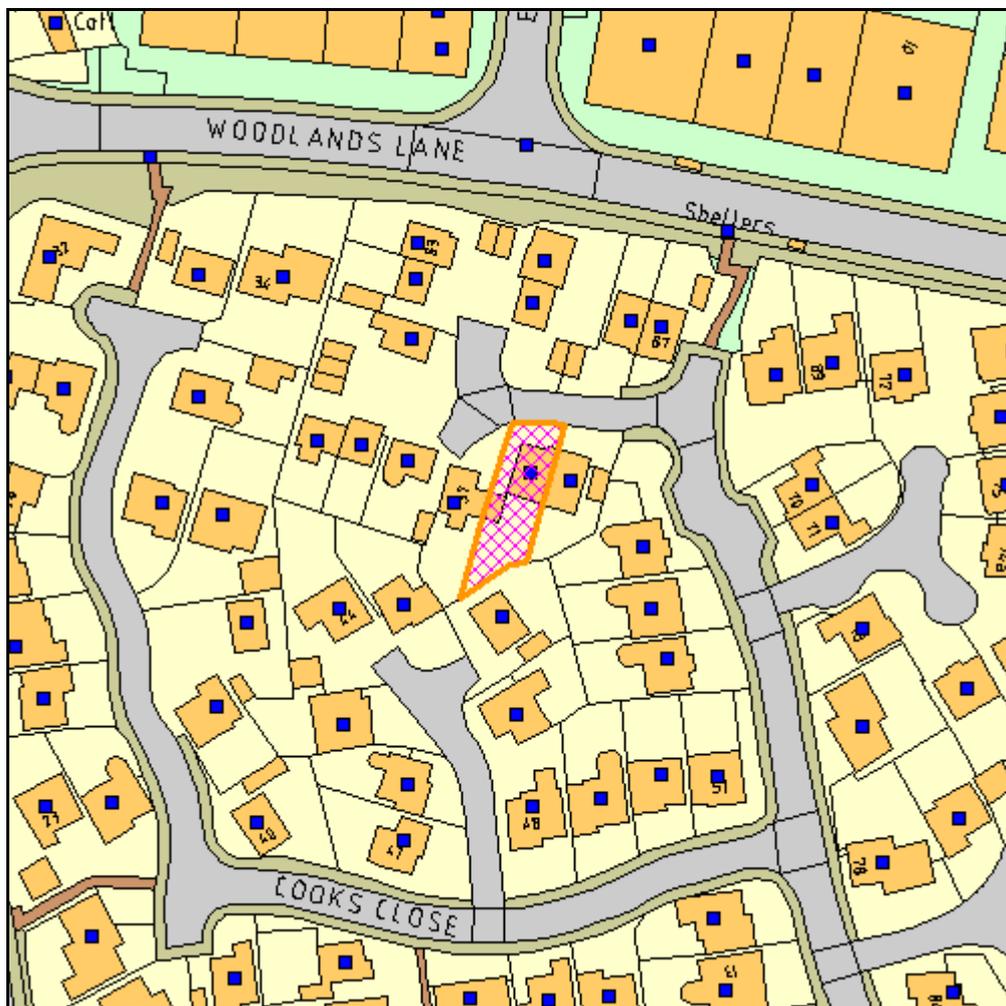
**Case Officer: Lucie Rozsos**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 08/22 - 25th February 2022**

<b>App No.:</b>	P22/00120/PDR	<b>Applicant:</b>	Stephen Powell
<b>Site:</b>	56 Cooks Close Bradley Stoke South Gloucestershire BS32 0BA	<b>Date Reg:</b>	12th January 2022
<b>Proposal:</b>	Installation of 1 no. rear dormer window and 2 no. rooflights to front elevation to facilitate loft conversion.	<b>Parish:</b>	Bradley Stoke Town Council
<b>Map Ref:</b>	361518 183175	<b>Ward:</b>	Bradley Stoke North
<b>Application Category:</b>	Householder	<b>Target Date:</b>	7th March 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.**                      **P22/00120/PDR**

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 planning application will be added to the Circulated Schedule because the proposal has received 1no. objection from Bradley Stoke Town Council, which is contrary to the officer's recommendation.

## **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the installation of 1No. rear dormer window and 2No. rooflights to the front elevation to facilitate a loft conversion, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at 56 Cooks Close. It is a two storey semi-detached dwelling, located in an area of predominantly residential development within Bradley Stoke.
- 1.3 Ordinarily, the proposal would constitute permitted development under the criteria set out in the Town and Country Planning (General Permitted Development) (England) Order 2015. However, permitted development rights have been removed by condition under the original application for this development (P90/0020/222 – C3).
- 1.4 As part of the assessment of this application, a revised, reduced in overall size, proposal has been submitted for consideration.

## **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

CS4 Presumption in Favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

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

PSP1 Local Distinctiveness

PSP8 Residential Development

PSP11 Transport Impact Management

PSP16 Parking Standards

PSP38 Developments within Existing Residential Curtilages

PSP43 Private Amenity Space Standards

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

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

- 3.1 None relevant

### 4. **CONSULTATION RESPONSES**

4.1 Bradley Stoke Town Council

Objection comments –

- *Bradley Stoke Town Council objects to this planning application on grounds of out of character, overdevelopment of the site and out of keeping with the streetscene.*

4.2 Other Consultees

Sustainable Transport – Transportation DC

No Objections.

#### **Other Representations**

4.3 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, subject to considerations of visual amenity, residential amenity and highway safety. It states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area. They should not prejudice the amenities of neighbours, or that of highway safety and the parking provision should be of an acceptable level for any new and existing buildings. The adequate provision of private amenity space should also not be sacrificed for any new development that forms part of a settlement pattern that also contributes to local character. Whilst the proposal is within the residential curtilage of the property, the development will require to be subject to the relevant design considerations and the Household Design Guidance SPD (Adopted) provides further guidance on such design principles.

- 5.2 Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.

### 5.3 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy 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.

5.4 Additionally, the Household Design Guide SPD sets out general design guidance principles in which extensions and alterations should aim to be; overall high-quality design; achieve successful integration by responding to the characteristics of the host dwellinghouse and the streetscene but remain subservient in scale and character. As such, the SPD specifically states that when a flat roofed box dormer is considered the only viable option, justification is required to demonstrate that the proposal has mitigated the most harmful aspects of such a design, such as its alignment and proportion in respect to the host dwellinghouse; that it is sited a minimum of 300mm below the ridge and from the verges of the host roof; that it is sited 500mm above the existing eaves and that it is set back from the principal elevation.

5.5 The proposed rear dormer will extend to a width of 4.6 metres across its facade, protrude 3.0 metres from the roof plane, and feature 2No rooflights to the front roof plane. As part of the assessment, the originally proposed design has evolved to ensure that overall its proposed siting and appearance, complies with the key design principles as recommended by the SPD guidance. Therefore, it is accepted that the proposal would now be congruous with the host dwellinghouse in terms of its proposed reduced scale, design and materials.

5.6 From a design and visual amenity perspective, and as part of a pair of semi-detached dwellings, the host dwellinghouse is sited forward in the cul-de-sac, and the adjacent dwelling of No 57, and therefore the proposed dormer would not necessarily be visible. However, through the proposed use of similar materials to that of the host dwellinghouse and its surrounding neighbouring properties, such a proposal reinforces assimilation within its context, and therefore the impact that the proposal is likely to have on the prevailing character and appearance of the street scene is concluded as minimal.

5.7 As the extension now appears subservient to the host dwelling, and maintains an architectural integrity, balance and character to the area. The proposal has been designed to complement the existing host dwellinghouse through its proportions and materials, ensuring that the aesthetical appearance of the original dwellinghouse is congruous and compliments both the host and neighbouring properties. By virtue of the above, it has been concluded that the proposal is to an acceptable standard of design and therefore complies with policies CS1, PSP38 and the Household Design Guide SPD.

### 5.8 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 impact on residential amenity has been assessed in terms of the surrounding neighbouring properties. Given the position of the rear dormer extension and its scale, the case officer is satisfied that this proposal would not necessarily result in a significant overbearing impacts.

5.9 The case officer has concluded that the proposal may be perceived as permitting increased levels of overlooking upon the adjacent neighbouring gardens, with the possibility of having a detrimental impact on their level of amenity. The case officer notes that as the site is located in a built up residential area, and given the scale and location of the dormer, that the proposal should not result in an unacceptable impact on the residential amenity of neighbouring occupiers in terms of privacy or overlooking. Therefore it has been concluded that the impact on the neighbouring residential amenity would be limited and therefore it would not result in an unacceptable impact and is deemed to comply with policy PSP8 of the Policies, Sites and Places Plan.

5.10 Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. The proposed development will maintain the existing number of bedrooms and therefore when assessed against South Gloucestershire Council's residential parking standards, off-street parking spaces will continue to be provided. The application is therefore acceptable in transportation terms.

5.11 Private Amenity Space

The host dwellinghouse will continue to benefit from a good amount of private and enclosed amenity space. The rear garden will still benefit from an amenity space of sufficient size and functional shape, and will continue to meet the needs of the occupants or any future occupants. No concern is raised on the level of amenity space being proposed.

5.12 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.

5.13 With regards to the above 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 That the application be **APPROVED** subject to the conditions detailed 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. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

Site Location Plan (Date received 10/01/22)

001 Rev B Combined Plan (Date received 17/02/22)

Reason

To define the terms and extent of the permission.

**Case Officer: Helen Turner**

**Authorising Officer: Suzanne D'Arcy**