



**LIST OF PLANNING APPLICATIONS AND OTHER PROPOSALS
SUBMITTED UNDER THE PLANNING ACTS TO BE DETERMINED BY
THE DIRECTOR OF PLANNING, TRANSPORTATION AND STRATEGIC
ENVIRONMENT**

CIRCULATED SCHEDULE NO. 19/07

Date to Members: 11/05/07

Member's Deadline: 18/05/07

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

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

Having considered the reports, those applications that Councillors feel should be referred to an appropriate Area Development Control Committee must be notified to the Development Control section **within five working days of the publication of the schedule (by 12 noon)**. If there has been no member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule. **Before referring an item to the Committee, Members may wish to speak to an officer about the issue, in order that any problems can perhaps be resolved without the need for referral to a Committee.**

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate Area Committee, please let the Director of Planning, Transportation and Strategic Environment know within 5 working days of the date of this Schedule (by 12 noon) (see cover page for the date). A proforma is attached for your use and should be forwarded by fax to the appropriate Development Control Support Team, or by sending an email with the appropriate details to PlanningApplications@southglos.gov.uk

Members will be aware that the Director of Planning, Transportation and Strategic Environment has a range of delegated powers designed to improve the efficiency and effectiveness of the Development Control service. The following types of applications may be determined by this Circulated Schedule procedure:

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

- a) Any application submitted by or on behalf of the Council.
- b) Any application requiring either new or a modification to an existing planning agreement, provided that the application is not required to be determined by Committee.
- c) Any footpath diversion required to implement an approved scheme.
- d) Applications, except those where approval is deemed to be granted upon the expiry of a defined period, where a representation contrary to the Officers recommendation are received.
- e) Applications for Certificates of Appropriate Alternative Development where a representation contrary to the Officer's recommendation is received.
- f) Applications for Certificates of Lawful Use of Development
- g) Applications for the following major development:
 - (a) Residential development the number of dwellings provided is 10 or more, or the development is to be carried out on a site having an area of 0.5 ha or more and the number of dwellings is not known.
 - (b) Other development(s) involving the provision of a building or buildings where the floor space to be created is 1000 sq. m or more or where the site has an area of 1 ha or more.

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

- Before referring an application always speak to the case officer or Area Team Leader 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. Do not leave it to the last minute
- Always make your referral request in writing, either by letter, e-mail or fax, preferably using the proforma provided. Make sure the request is sent to the Development Control Support Team (East or West as appropriate), not the case officer who may not be around to act on the request, or email planningapplications@southglos.gov.uk. Please do not phone your requests, as messages can be lost or misquoted.
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised

CIRCULATED SCHEDULE

DATE: 11/05/07

SCHEDULE NO. 19/07

If you wish any of the applications to be considered by the appropriate Area Committee you should return the attached pro forma not later than 5 working days from the date of the appropriate schedule (by 12 noon), to the appropriate Development Control Support Team. For the Kingswood area, extension 3544 (fax no. 3545), or the Development Control Support Team at the Thornbury office, on extension 3419 (fax no. 3440), or email Planningapplications@southglos.gov.uk.

The Circulated Schedule is designed to improve the effectiveness and efficiency of the Development Control service. To minimise referrals to the Area Committees, Members are requested to discuss the case with the case officer or team leader to see if any issues can be resolved without using Committee procedures for determining the application.

COUNCILLOR REQUEST TO REFER A REPORT FROM THE CIRCULATED SCHEDULE TO THE APPROPRIATE COMMITTEE

NO. OF SCH	APP. NO.	SITE LOCATION	REASON FOR REFERRAL
Have you discussed the application(s) with the case officer and/or area team leader?			
Have you discussed the application with the ward members(s) if the site is outside your ward?			

Please note: - Reason for Referral

The reason for requesting Members to indicate why they wish the application to be referred, is to enable the Committee to understand the reason for referral in the determination of the application, or to allow officers to seek to negotiate with the applicant to overcome the Member's concerns and thereby perhaps removing the need for a Committee determination.

SIGNATURE

DATE

Circulated Schedule 11 May 2007

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK07/0061/F	Approve with conditions	Garage Elmleigh Road Mangotsfield South Gloucestershire BS16 9ES	Rodway	
2	PK07/0234/R3F	Deemed consent	2 Beaconsfield Hawkesbury Upton South Gloucestershire GL9 1AP	Cotswold Edge	Hawkesbury Upton Parish Council
3	PK07/0775/F	Approve with conditions	9 Sassoon Court Barrs Court South Gloucestershire BS30 7BQ	Parkwall	Oldland Parish Council
4	PK07/0780/F	Approve with conditions	25 Cloverlea Road Oldland Common South Gloucestershire BS30 8LE	Oldland Common	Bitton Parish Council
5	PK07/0891/F	Approve with conditions	5 Sunridge Downend South Gloucestershire BS16 2RY	Downend	Downend and Bromley Heath
6	PK07/1047/F	Approve with conditions	24 Quakers Road Downend South Gloucestershire BS16 6JE	Downend	Downend and Bromley Heath
7	PT07/0598/F	Approve with conditions	Filton Town Council Elm Park Filton South Gloucestershire BS34 7PS	Filton	Filton Town Council
8	PT07/0639/F	Refusal	Land at North Road Stoke Gifford South Gloucestershire	Stoke Gifford	Stoke Gifford Parish Council
9	PT07/0981/F	Approve with conditions	77 Gloucester Road North Filton South Gloucestershire BS34 7PL	Filton	Filton Town Council
10	PT07/1013/F	Approve with conditions	54 Crophorne Road Filton South Gloucestershire BS7 0PT	Filton	Filton Town Council
11	PT07/1043/F	Approve with conditions	22 Eastland Road Thornbury South Gloucestershire BS35 1DS	Thornbury North	Thornbury Town Council
12	PT07/1175/R3F	Approve	Filton Shield Road School Shields Avenue Filton South Gloucestershire BS7 0RR	Filton	Filton Town Council

CIRCULATED SCHEDULE NO. 19/07 - 11 MAY 2007

App No.: PK07/0061/F

Applicant: Wakeley Real Estate

Site: Garage Elmleigh Road Mangotsfield BRISTOL South Gloucestershire BS16 9ES

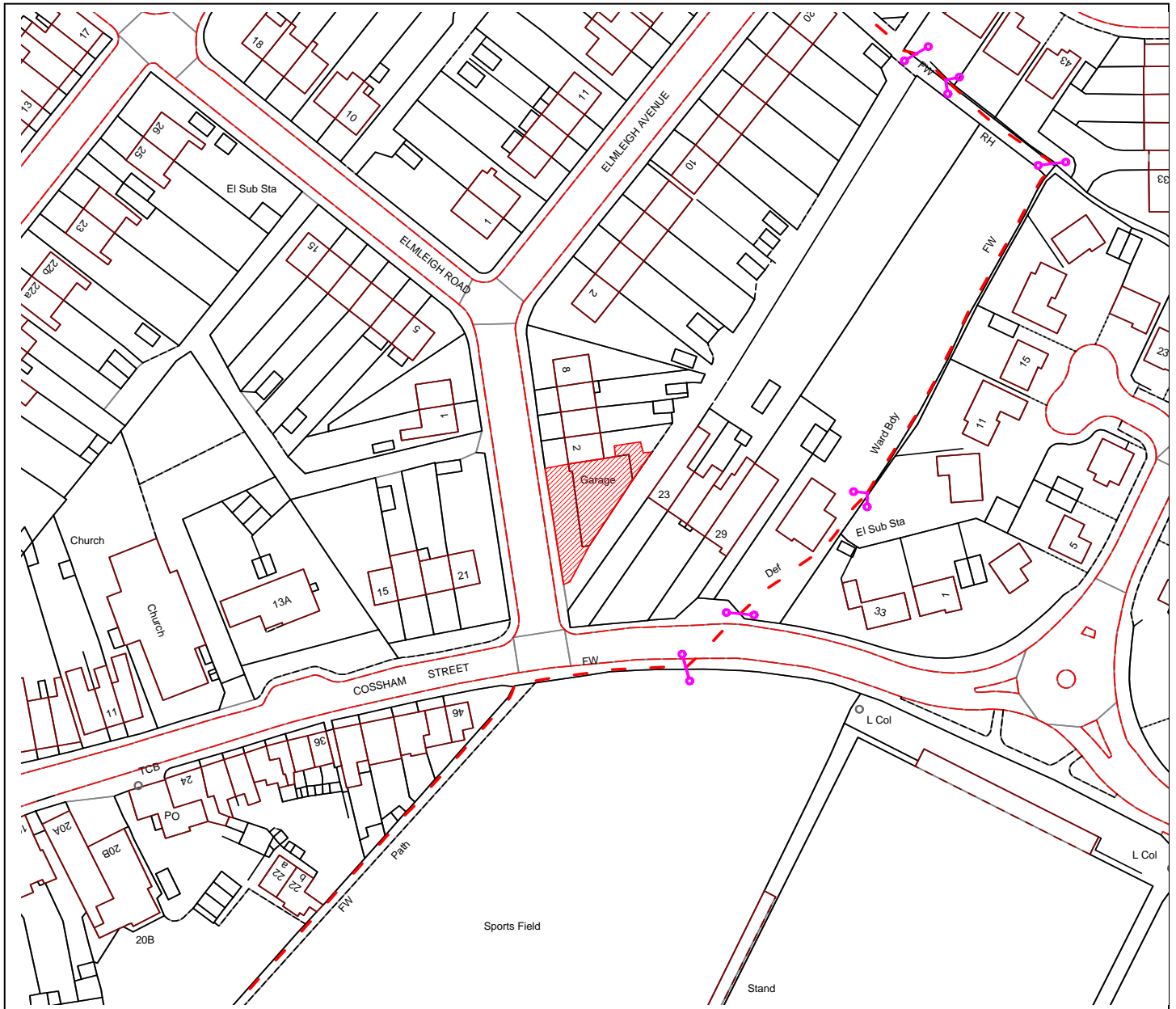
Date Reg: 8th January 2007

Proposal: Erection of 8 no. self contained flats with associated works.

Parish:

Map Ref: 66598 76208

Ward: Rodway



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100023410, 2007.

N.T.S

PK07/0061/F

INTRODUCTION

This application appears on the Circulated Schedule following concerns raised by local residents, which are contrary to the officer recommendation; furthermore any consent would be the subject of a S106 Agreement.

1. THE PROPOSAL

- 1.1 The application relates to a 0.0276 hectare, triangular shaped plot, situated at the southern end of Elmleigh Road, close to its junction with Cossham Street, Mangotsfield. The plot is currently the site of Elmleigh Garage and Auto Repairs, which operates as a vehicle repair and maintenance workshop from a single storey flat roofed concrete building. Apart from some hard standing to the front, the building takes up the entire site. A row of terraced houses, adjoin the garage to the north. A metalled track/lane, bounds the site to the south, beyond which is another group of terraced houses. The location is residential in character.
- 1.2 It is proposed to demolish the existing garage and erect a 3-storey block of 8no. self-contained flats comprising 3 x2 bed and 5 x 1 bed flats. The building would exhibit a contemporary design with a flat roof. The materials to be used in construction would comprise western red cedar boarding, glazed balconies and self-coloured render. Six car parking spaces would be provided to the front of the site and accessed directly from Elmleigh Road.

2. POLICY CONTEXT

2.1 National Guidance

- PPS1 - Delivering Sustainable Development
- PPS3 - Housing
- PPS6 - Planning for Town Centres
- PPG13 - Transport

2.2 Development Plans

Joint Replacement Structure Plan

- Policy 1 - Sustainable Development Objectives
- Policy 2 - Location of Development
- Policy 33 - Housing Provision and Distribution
- Policy 34 - Re-use of Previously Developed Land (support for infill)
- Policy 59 - Transportation Aspects of Development

South Gloucestershire Local Plan (Adopted) 6th January 2006

- D1 - Design in New Development
- L1 - Landscape Protection and Enhancement
- L17 & L18 - The Water Environment
- H2 - Residential Development in Urban Areas
- T7 - Cycle Parking
- T8 - Parking Standards
- T12 - Transportation Development Control Policy
- EP1 - Environmental Pollution
- EP2 - Flood Risk and Development
- EP6 - Contaminated Land

LC1 - Provision for Built Sports, Leisure and Community Facilities (Site Allocations and Developer Contributions).

- 2.3 Supplementary Planning Guidance
Advice Note 2 - House Extensions

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK02/0487/O - Residential development (Outline)
Approved 20th May 2002

4. **CONSULTATION RESPONSES**

- 4.1 Parish Council
Not a parished area

- 4.2 Other Consultees

- 4.3 South Gloucestershire Council Conservation & Design Advisory Panel
The Panel were content with the contemporary building in this location as well as the building's scale and form. The panel were especially content with the three storey element which was considered to create a feature to the building in an appropriate location. Concern was raised about the space standards and internal layout of the proposed flats; and privacy, amenity and security of the ground floor flats facing the lane. There was also some concern about the junction of the building with the adjoining house i.e. no.2 Elmleigh Road.

- 4.4 Building Control
No Building Control issues.

Other Representations

- 4.5 Local Residents
10 items of correspondence were received. Whilst there was a good deal of support for the need to re-develop the site for residential accommodation, the following is a summary of the concerns raised about the proposed scheme:

- The scheme would generate additional traffic.
- Inadequate parking provision for the 8 flats resulting in on-street parking to the detriment of highway safety.
- The height and design of the building would not be in-keeping with the locality.
- Too many flats.
- Overlooking of 21 Cossham Street from communal roof terrace and windows.
- Overshadowing of existing houses.

- 4.6 Applicant's Supporting Information.
A Design Statement has been submitted in support of the application. The key points in support of the application are summarised as follows:

- The existing garage use does not sit harmoniously with its residential neighbours.
- Outline planning permission for residential development was previously granted.
- The existing garage is an eyesore.

- The existing building encroaches onto what would naturally be the back garden of no.2 Elmleigh Road and has a window directly overlooking this garden.
- The garage is not a Protected Employment Area.
- The scheme has been designed in close consultation with Council Officers.
- The scheme has maximised the use of external space.
- Seven of the eight flats have private space in the form of either a balcony, terrace or courtyard. There is also a communal terrace above the two-storey section. The site is adjacent to large areas of open public space.
- Six car parking spaces would be provided plus cycle parking. The site is in a sustainable location.
- There will be no overlooking of the garden of no.2 Elmleigh Road and the building line would be pulled back 2.5m from this property thus improving residential amenity.
- Windows overlooking the lane will improve security.
- The flats have been orientated to take advantage of solar gain.
- Rainwater will be harvested and utilised for supply to toilets, bathrooms and garden.
- Any timber used will be from sustainable sources.
- Building would be to a BREEAM rating of 'very good'.
- A communal recycling centre and bin storage area would be provided at the rear of the site and accessed from the lane.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The site lies within the Urban Area and is previously developed land and can therefore be assessed as a brownfield windfall site. There is therefore no in-principle objection to the re-development of the site for residential use. The site is not a Protected Employment Area and the acceptance in principle of the residential development of the site was previously established with the granting of outline planning consent PK02/0487/O.

5.2 Having regard to the adopted Joint Replacement Structure Plan, Policy 34 states that in making allocations for housing provision, Councils should give priority to the re-use of previously developed land. Similarly, Policy 33 states that priority will be given to the re-use of previously developed sites *within the urban area*. Furthermore, Policy 2 of the JRSP, the locational strategy, aims to concentrate development for jobs, housing and facilities within the main urban areas, in order to maintain and develop their vitality and quality as regional and sub regional centres. JRSP Policy 19 requires development to be managed in a manner that respects local character and distinctiveness through good design.

5.3 Government advice contained in PPS3 – 'Housing' supports a more efficient and sustainable use of land in the urban area, with a provision for more intensive housing development in and around existing centres and close to public transport nodes. The South Gloucestershire Local Plan (Adopted) 6th January 2006 (para.8.26) seeks to *"..increase the proportion of smaller dwellings, reflecting the projected growth in one-person households and the existing disproportionate provision of smaller dwellings in South Gloucestershire."*

5.4 The proposal falls to be determined under Policy H2 of the South Gloucestershire Local Plan (Adopted) 6th January 2006, which permits the residential development proposed, subject to the following criteria:

- A. Development would not have unacceptable environmental or transportation effects, and would not significantly prejudice residential amenity; and
- B. The maximum density compatible with the site, its location, its accessibility and its surroundings is achieved. The expectation is that all developments will achieve a minimum density of 30 dwellings per hectare and that higher densities will be achieved where local circumstances permit. Not least, in and around existing town centres and locations well served by public transport, where densities of upwards of 50 dwellings per hectare should be achieved.
- C. The site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination; and
- D. Provision for education, leisure, recreation and other community facilities within the vicinity is adequate to meet the needs arising from the proposals.

5.5 Density

Policy H2 seeks to ensure that sites are developed to a maximum density compatible with their location and like PPS3 seeks to avoid development, which makes an inefficient use of land. PPS3 (para.47) indicates that a national indicative minimum density of 30 dwellings per hectare should be used and whilst not prescribing any maximum figure the PPS encourages the highest density that can be achieved within the various local considerations that need to be taken into account. The proposal equates to 289 dwellings per hectare but this higher figure merely reflects the fact that the site is small and the development would comprise of 8 small flats as opposed to individual dwelling houses, thus distorting the density figure. The Council's Urban Design Officer, having appraised the position of the site in its spatial context, considers that the site is acceptable for high density development and would expect a density target of up to 50-75 dwellings per hectare. If two semi-detached or terraced dwellings were erected on the site this would give a density of 66 units per hectare. It is however the Urban Design Officers opinion that it is important to focus on whether or not the proposal respects and enhances the character of the area (D1) and will not significantly affect existing amenity (H2) rather than concentrate on abstract density figures.

5.6 PPS3 (para.50) states that "*The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.*" Officers are satisfied that having regard to the site's constraints relating to its location, pattern of development, landscape characteristics, access, and impact on residential amenity, a larger building containing more than 8 flats could not realistically be accommodated on the site and in this respect the proposal represents the most efficient use of the land in what is a sustainable location, close to the centre of Mangotsfield within easy walking distance of the shopping and community facilities and main bus routes. The proposal therefore accords with government guidelines and in terms of its density the development is not considered to be an overdevelopment of the site.

5.7 Scale and Design

Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 requires a good standard of design, in particular the siting, layout, form, scale, height, detailing, colour and materials should be informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality.

5.8 In the first instance the existing flat roofed garage building is a very bland affair, exhibiting no aesthetic quality whatsoever. The building is considered to be an eyesore within the street-scene, located on what is a prominent landmark site, close to the junction of Elmleigh Road and Cossham Street. The design rationale for the erection of a contemporary 3-storey building is to create a 'bookend' type development at the end of Elmleigh Road, which would appear as a landmark building at the transition of the older buildings within Mangotsfield Village and the modern dwelling houses of the adjacent Emersons Green Estate. The Council's Urban Design Officer is satisfied that a building such as the scale and design proposed is sufficient to integrate within its surroundings and would also maximise the development potential of this prominent site.

5.9 Officers acknowledge that a number of local residents, whilst supporting the development of this unsightly site, still have concerns about the contemporary design of the proposed building. PPS1 (para. 38) in addressing design issues states that:

"Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design."

5.10 Officers have considered the proposal in the context of the local architectural vernacular. This area of Mangotsfield is not noted for its aesthetic quality, being suburban in character and although there is some remnant village character in Cossham Street, there is no strong local distinctiveness supported by any supplementary planning documents. Most of the buildings are two storey brick and render with tiled pitched roofs. Exceptions to this style include the existing garage building, which has a flat roof. That is not to say that there are no buildings of a contemporary design within the locality as both Cleeve Rugby Club and the more recently erected parts of Mangotsfield Secondary School all exhibit contemporary elements.

5.11 The proposed building would be higher than the existing garage building but would be very similar in height to the neighbouring residential dwellings; furthermore the proposed footprint would be smaller than that of the existing garage.

5.12 The modern contemporary appearance of the building would however be radically different from that of the buildings within the immediate locality. Furthermore it is noted that the three-storey nature of the building does not accord with the 2-storey development that predominates within the street-scene. The proposed building has however been designed with the two-storey element located immediately adjacent to the existing terrace and then stepping up to the 3-storey element located next to the lane. This design concept allows the building to be viewed in isolation as an individual landmark building, clearly

defining the end of Elmleigh Road. Furthermore the proposal must be assessed in the light of the particular circumstances of this site, which is considered to be a material consideration of significant weight. The existing garage building bears no relation in terms of design to the surrounding buildings so in this respect the scheme is like for like. The proposed building is a high quality, architect designed, modern, innovative and original design, which would be in complete contrast to the existing rundown eyesore, which is the garage building. In this respect the scheme is considered to be an enhancement of the character, distinctiveness and amenity of the locality. The constraints on the site, including demolition costs and likely mitigation for contamination from previous uses, would mean that if this application were refused, there is little likelihood of another developer taking on the site in the immediate future, a smaller scheme being unviable; this would be to the detriment of the viability and vitality of the locality. The Council's Design Advisory Panel were content with a contemporary building of the scale and form proposed in this location, being particularly content with the three-storey element which was considered to form an acceptable feature. Some concerns were raised about space standards but that would be a matter for Building Control, which is the subject of a separate application. The Council's Building Control section, have to date raised no objection to the proposal.

- 5.13 Policy D1 (G) of the South Gloucestershire Local Plan (Adopted) 6th January 2006 states that "*Proposals will be expected to demonstrate that: the design, density, orientation and location of buildings and associated landscape proposals incorporate measures to achieve energy conservation and the protection of environmental resources.*" Targets should therefore be set for resource minimisation and secured by condition. The applicant has indicated in his Design and Access Statement that he is prepared to accept a condition to secure a BREEAM/Eco-Homes standard of "very good" for the development.
- 5.14 Having regard to the above, officers are satisfied that the scheme as proposed is acceptable in terms of its siting, overall layout, density, form, scale, height, massing, detailing, colour and materials (western red cedar, glazed balconies and self coloured render) which are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality, which accords with Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006.
- 5.15 Impact Upon Residential Amenities
Officers consider that whilst it is perfectly normal for buildings to be in close proximity to each other in densely populated urban locations (such as this), careful consideration still needs to be given to the impact of the development on the residential amenities of neighbours and future occupiers alike.
- 5.16 Since the proposal is for one and two-bedroom flats only, officers consider that the requirement for open amenity space is less than for family type housing, where children are far more likely to live. For prospective occupiers of the proposed flats, only a very small amenity area would be provided to the rear of the site. In mitigation for this however, all but one of the flats would have a balcony, terrace or small courtyard garden. There would also be a communal terrace above the two-storey element. The site is however within easy reach of community facilities within the area e.g Rodway Common, Pomphrey Hill Playing Fields, Cleeve Rugby Club, Mangotsfield Football Club, Mangotsfield School etc. Communal bin storage and recycling facilities plus a cycle store would be provided within the complex. The boundary walls and fences, which

are to be retained or erected, would be high enough to provide adequate screening and privacy for future occupiers. There would be no sources nearby of excessive levels of noise, smell, dust or pollution.

- 5.17 Moving to the impact of the scheme on neighbouring occupiers; the property most likely to be affected is no.2 Elmleigh Road. The occupier of this property has entered into a legal agreement with the applicant to secure a number of matters, which will ensure that his amenities are not significantly affected; most of these matters relate to the construction phase or loss of privacy. Having regard to this legal agreement, the occupant of no.2 has withdrawn all previous objections to the proposal. It should however be noted that the agreement is a civil matter between the respective parties and would not be administered by the Council.
- 5.18 Notwithstanding this agreement, the proposal has been designed to minimise and even enhance the amenities for the occupier of no.2. In particular an area of land immediately to the rear of no.2, which is currently occupied by part of the garage building, would be returned to the curtilage of and become part of the garden of no.2, thus re-locating the boundary line in a straight line from the corner of the house to the lane. This would significantly enhance the outlook to the rear of no.2 and provide a much more useable area of amenity space for the occupiers of this property. Furthermore the proposed building has been designed so that there are no windows directly overlooking the garden of no.2 and the balconies would be screened and orientated to minimise any overlooking. The translucent screen to the kitchens of the rear flats would be obscured panels to prevent overlooking. The rear elevation of the proposed building would be set 2.5m further back from the boundary with no.2 and is therefore not considered to be overbearing.
- 5.19 In terms of overlooking and inter-visibility to the front of the site, the property most likely to be affected is no.21 Cossham Street, which is situated on the opposite side of the road and behind a substantial boundary hedge. The rear garden of this property is also enclosed by a high fence. Within the gable end of no.21 there is a back door and a landing window but no habitable room windows. The Council's Supplementary Planning Guidance Note 2 requires that a minimum distance of 21m be maintained between facing habitable room windows and 12m between a habitable room window and a blank elevation. There would in fact be a full 22m between the front elevation of the proposed building and the facing gable elevation of no.21. Notwithstanding the absence of any habitable room windows in the side of no.21, the scheme would more than satisfy the Council's adopted design guidelines.
- 5.20 Officers acknowledge that the scheme would introduce some overlooking of neighbouring gardens from the 1st and 2nd floor windows and balconies as well as from the 2nd floor roof terrace, but this would be from the opposite side of the street or side lane and from a reasonable distance. Such a scenario is ubiquitous within urban areas and almost unavoidable where 2/3 storey development is concerned. Having regard to the Government's guidelines contained in PPS3 which supports higher levels of density and a greater mix of development within the urban areas, there is no justification for refusal of the scheme on the grounds of overlooking in this instance. Whilst occupants may sit out on the communal terrace this would be little different than people using gardens and any excessive noise levels would be the subject of the usual Environmental Health restrictions.

- 5.21 To the south-east of the site, the nearest property is no.23 Cossham Street, which has a blank side elevation, which does not directly face the site. Only the front garden of this property would be overlooked, which would not result in any significant loss of amenity. Whilst there would be windows in the south-eastern elevation of the proposed building, these would be at such an acute angle in relation to the windows in the front of no.23, that inter-visibility would be rendered nearby impossible.
- 5.22 There would be a single point of pedestrian entry into the proposed building from Elmleigh Road, into a central communal entrance hall and stairwell. There would also be a gated pedestrian access from the lane into the rear of the site. Given that the adjacent part of the lane is currently very enclosed by high blank walls, is dark and particularly uninviting, especially at night, the proposed scheme would provide a high degree of natural surveillance which would improve security for future users of the lane.
- 5.23 Whilst there would inevitably be some disturbance during the development phase, this would be on a temporary basis only; furthermore disturbance during the development phase could in some way be mitigated for by the imposition of a condition to control the hours of working. Any access of neighbouring land, required to demolish the existing buildings or erect the flats, is not controlled through the planning system. The work would also be the subject of the normal Environmental Health legislation.
- 5.24 The flats would be sold on the open market and would provide a valuable contribution to the low cost open market housing stock, which is increasingly in demand by single people or first time buyers. On balance therefore, officers are satisfied that the impact of the proposed development upon neighbouring residential amenity, would be acceptable.
- 5.25 Transportation Issues
The proposed development includes the provision of 6 off-street car parking spaces as well as secure cycle parking facilities. Policy T8 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 requires 1 car parking space per 1 bedroom dwelling and 1.5 spaces for a 2 bedroom dwelling, these are however maximum parking standards.
- 5.26 A condition would ensure that the six car parking spaces would be allocated on the basis of one space per flat (to include all of the 2 bedroom flats) with only 2 x one bed flats with no parking provision. The car parking spaces would be located to the front of the site and accessed off Elmleigh Road which is an identical arrangement to the existing garage.
- 5.27 On-street car parking is already an issue within the locality and to mitigate against the shortfall in parking provision and the impact of the development on the local highway network, the applicant has suggested a contribution towards the establishment of a local car club be made.
- 5.28 On this occasion however, the Council's Highway Officer believes that a more appropriate means of mitigating against the impact of the development, and to set a trend of modal shift for the future, would be to provide three years of bus passes for the occupants of the two flats without any off-street parking provision. This contribution (£5400) would be secured via an appropriate S106 legal agreement. The applicant has confirmed via his agent that this arrangement would be acceptable. The Council's Highway Officer has confirmed that commercial sites, such as the existing car repair garage, have

the potential to generate more traffic than residential developments. It is therefore considered that the proposed residential development would be a betterment, in transportation terms, over the current authorised use of the site. On this basis there are no highway objections.

5.29 Landscape Issues

Policy L1 seeks to conserve and enhance the character, distinctiveness, quality and amenity of the landscape. There is no vegetation on the existing site and a general lack of street trees in the surrounding area. The proposed planting to the front and rear of the site would enhance the street scene and help to soften the new building, otherwise the scheme is considered to be a sensitive one having little impact on the landscape. There are therefore no landscape objections to the proposal.

5.30 Drainage

PPG25 and Policy EP2 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 require that proposed development ensures that foul and surface water disposal arrangements are acceptable and incorporate sustainable drainage principles. In addition, development will not be permitted where it could increase the risk of flooding. The Council's Drainage Engineer has raised no objections to the principle of the development, which would also be the subject of Building Control.

5.31 Environmental Issues

Policy EP1 does not permit development that would unacceptably harm the environment, or the health, safety and amenity of users of the site or surrounding land, as a result of pollution to water, air or soil, or through noise, vibration, light, heat or radiation. The Council's Environmental Health Officer, has raised no objections to the proposal. Having regard however to the past uses of the site, a condition to secure site investigation for the presence of contamination and suitable remediation if required, should be imposed.

5.32 Education

Since the apartments are small one/two bedroom only, contributions towards Education facilities are not required.

5.33 Affordable Housing

The proposal for 8 flats falls below the Council's threshold (15) for affordable housing provision.

5.34 Community Services

The proposal is for 8no. flats only and since this falls below the 10 unit threshold for contributions to Community Services, no contributions are requested in this case.

5.35 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.36 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and

05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, having regard to the above advice, the provision of annual bus passes for two of the one bedroom flats is appropriately the subject of a Section 106 Agreement and would satisfy the tests set out in Circular 05/2005.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That authority be delegated to the Director of Planning, Transportation and Strategic Environment to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

1. A contribution of £5,400 is paid to South Gloucestershire Council prior to the first occupation of the 1 bedroom flats or six months from the commencement of development, whichever is the sooner. South Gloucestershire Council will then provide the occupier of the two one bedroom flats that have not been allocated a car parking space, with a bus pass on an annual basis for a period of up to three years or whenever the contribution is spent, whichever is the sooner.

The reason for this Agreement is:

- (i) To mitigate the affect of lack of off-street parking provision for two of the proposed one bedroom flats.
2. That the Head of Legal and Democratic Services be authorised to prepare and seal the Agreement.

Background Papers **PK07/0061/F**

Contact Officer: **Roger Hemming**
Tel. No. **01454 863537**

CONDITIONS

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

Reason:

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

2. No development shall take place until details and samples of the external facing materials proposed to be used have been 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 the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policies D1/H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. No development shall take place until drainage details proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (eg soil permeability, watercourses, mining culverts) within the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory means of drainage is provided, and to accord with Policies EP1, EP2, L17 & L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The drainage scheme approved, incorporating best management practices, shall be implemented in accordance with the approved details before the development is occupied.

Reason:

To ensure that a satisfactory means of drainage is provided, and to accord with Policies EP1, EP2, L17 & L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The off street car parking and cycle parking facilities, shown on the approved plan no.1412/10, shall be provided before the building is first occupied, and thereafter retained as such and used only in conjunction with the occupation of the buildings purpose.

Reason:

To ensure the satisfactory provision of cycle and car parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The 6 no. off-street car parking spaces shown on the approved Plan no. 1412/10, shall be allocated on the basis of one space per each of the 5no. two-bedroom flats and one space for one of the remaining one bedroom flats (whichever that may be) and maintained as such thereafter. Prior to the first occupation of the building hereby approved, the car parking spaces within the forecourt area, shall be clearly identified by markings and maintained as such thereafter.

Reason:

To ensure the satisfactory provision of car parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. Prior to the first occupation of the building hereby approved, the car parking areas, as shown on the approved Plan no. 1412/10, shall be surfaced with bound material and maintained as such thereafter.

Reason:

To prevent stone scatter onto the highway and ensure the satisfactory provision of car parking facilities in the interest of highway safety and the amenity of the area, to accord with Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. Prior to the commencement of the development hereby approved, details of the location of any construction compound to be provided on the site shall be submitted to and agreed in writing with the Local Planning Authority and the works shall subsequently be carried out in accordance with the agreed details.

Reason:

To safeguard the amenities of the locality, and to accord with Policies H2 and EP1 of the South Gloucestershire Local Plan (Adopted) 6th June 2006.

9. Prior to the first occupation of the building hereby approved, the kitchen windows on the north-eastern facing rear elevation, as shown on the approved plan no. 1412/10, shall be obscurely glazed and retained as such thereafter.

Reason:

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policies H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is first occupied. Development shall be carried out in accordance with the approved details.

Reason:

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policies H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

11. The hours of working on the site for the period of demolition and construction of the development hereby approved, shall be restricted to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 Saturday and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site. Any use of the site outside these hours shall have the prior written consent of the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policies H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

12. Prior to the commencement of the development a Waste Management Audit shall be submitted to and approved by the Local Planning Authority in writing. The Waste Management Audit shall include details of:

- (a) The volume and nature of the waste which will be generated through the demolition and/or excavation process.
- (b) The volume of that waste which will be utilised within the site in establishing pre-construction levels, landscaping features, noise attenuation mounds etc.
- (c) Proposals for recycling/recovering materials of value from the waste not used in schemes identified in (b), including as appropriate proposals for the production of secondary aggregates on the site using mobile screen plant.
- (d) The volume of additional fill material which may be required to achieve, for example, permitted ground contours or the surcharging of land prior to construction.
- (e) The probable destination of that waste which needs to be removed from the site and the steps that have been taken to identify a productive use for it as an alternative to landfill.

The approved works shall subsequently be carried out in accordance with the agreed details.

Reason:

To accord with the Council's adopted Waste Management Strategy, and to accord with Policy EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing. Development shall be carried out in accordance with the agreed details.

Reason:

To protect the character and appearance of the area to accord with Policies D1/L1/H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

14. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To protect the character and appearance of the area to accord with Policies D1/L1/H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

15. The landscape scheme to be submitted to the Local Planning Authority for approval, shall include a management plan for all areas to be managed by a management company. Such details as approved shall be permanently implemented.

Reason:

To protect the character and appearance of the area to accord with Policies D1/L1/H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

16. The development hereby approved shall be constructed to an EcoHomes/Code for Sustainable Homes standard of 'VERY GOOD'/Level 3. A formal assessment pre-construction or following construction, shall be undertaken by a licensed BREEAM assessor and a copy of the assessors report and the certificate shall be submitted to the Local Planning Authority prior to the first occupation of the building hereby approved.

Reason:

In the interests of sustainable development and to ensure that the development minimises the use of energy and resources in accordance with PPS1 - 'General Policy and Principles', PPS3 - 'Housing' and Policy D1 (G) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

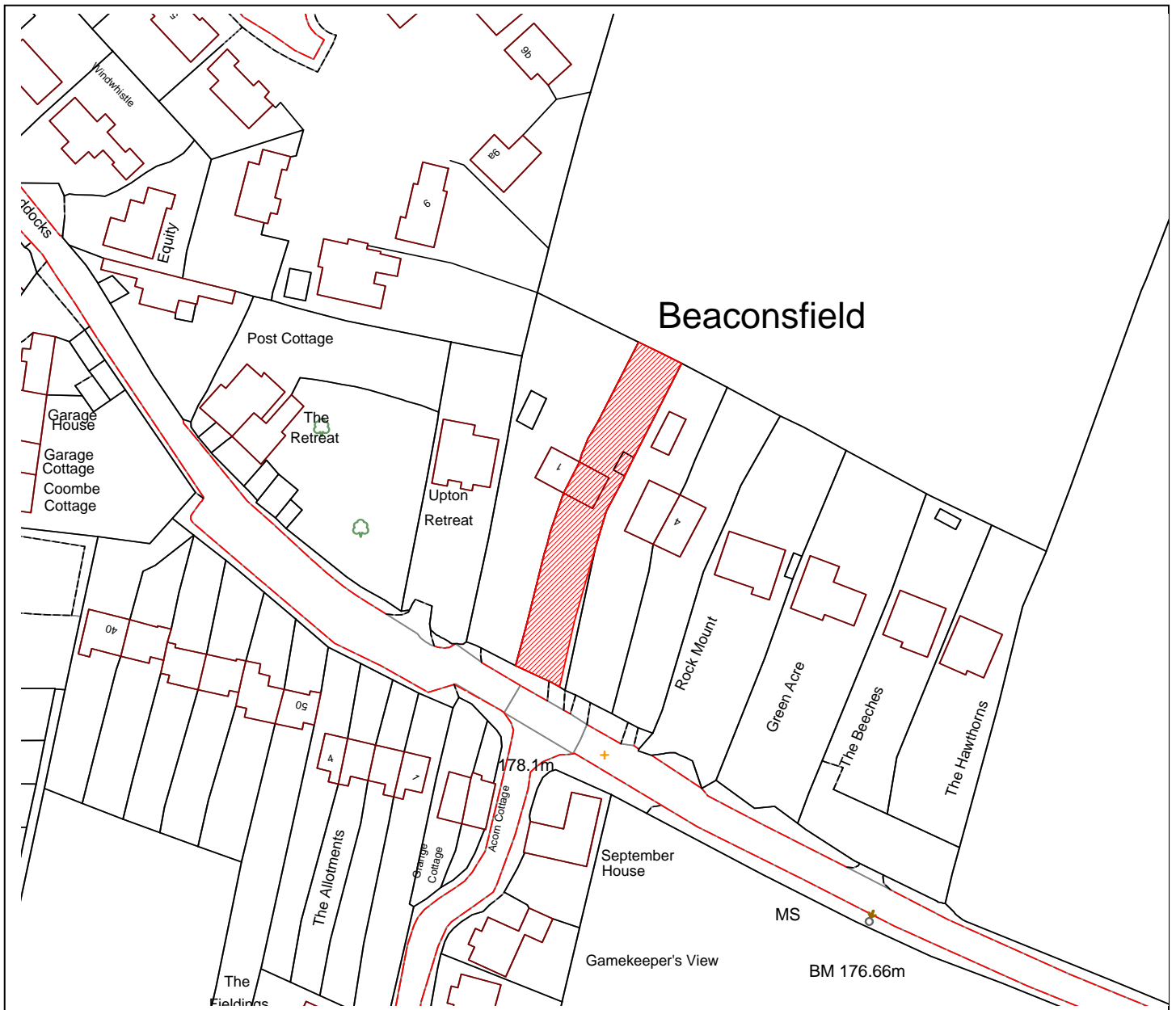
17. Development shall not begin until a scheme to deal with contamination (if any) of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid the risk to the public/buildings/environment when the site is developed. Development shall not commence until the measures in the scheme have been implemented.

Reason:

To ensure that adequate measures have been taken to mitigate against soil contamination/contaminated land to accord with Policies EP1/EP6 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 19/07 - 11 MAY 2007

App No.:	PK07/0234/R3F	Applicant:	Mr J Gordon South Gloucestershire Council
Site:	2 Beaconsfield Hawkesbury Upton BADMINTON South Gloucestershire GL9 1AP	Date Reg:	29th January 2007
Proposal:	Erection of single storey side extension to provide additional living accommodation.	Parish:	Hawkesbury Upton Parish Council
Map Ref:	78189 86766	Ward:	Cotswold Edge



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 100023410, 2007.

INTRODUCTION

This application appears on the Circulated Schedule in accordance with correct procedure as the applicant is South Gloucestershire Council itself.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a single storey extension to the side and front of the dwelling. The extension as proposed would have a length of 8.2 metres, a width of 4.3 metres and a maximum height to ridge of 4.45 metres.
- 1.2 The application site consists of a semi-detached dwelling at the edge of the village of Hawkesbury Upton. The additional accommodation is required for an occupant of the dwelling who is unable to get up the stairs and thus requires adequate living accommodation at ground floor level.
- 1.3 During the course of the application, several sets of amended site location plans have been received to ensure that the information is accurate.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS 1 Delivering Sustainable Development
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
Kingswood Advice Note 1: Altering Your Home
Kingswood Advice Note 2: House Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 No history

4. CONSULTATION RESPONSES

- 4.1 Hawkesbury Parish Council
No Objection

Other Representations

- 4.2 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan allows for development providing it is in keeping with the character of the area and satisfies several

criteria relating to design, scale, highway and impact upon visual and residential amenities being met.

5.2 Design/ Visual Amenity

The proposed extension meets an appropriate standard in design and reflects the character of the main dwelling house and surrounding properties. The extension is relatively wide but this is necessary because of the proposed use of the extension. Whilst health implications are not normally a planning consideration, a letter has been submitted in support of the application from an occupational therapist confirming that the extension is required. Despite its width, the extension is to be single storey only and thus appears suitably subservient to the host dwelling. Whilst the extension is to protrude forward slightly of the main front wall, there are examples of similar development on neighbouring properties and thus, it is not considered that this will have any detrimental impact on the street scene or character of the area.

Subject to a condition to ensure that the materials used in the construction of the extension match those of the existing dwelling, the design of the extension is considered to be acceptable.

5.3 Residential Amenity

Whilst the extension is quite long, it is to be contained primarily to the side of the original dwelling house. It will not protrude significantly beyond the existing front wall and will not protrude at all beyond the existing rear wall. In light of this, it is not considered that the extension as proposed will have any overbearing impact on the windows of the neighbouring property. Further to this, there are no habitable room windows in the side of the neighbouring property facing towards the application site that could suffer adversely as a result of the extension.

It is considered that there are no issues of inter-visibility or loss of privacy. Further, there are no concerns relating to loss of daylight/sunlight and sufficient garden space would remain to serve the property. The impact on residential amenity is subsequently deemed acceptable.

5.4 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 1/97 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 1/97 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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.

The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) 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 following conditions;

Background Papers PK07/0234/R3F

Contact Officer: Marie Worboys

Tel. No. 01454 864769

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 and Country Planning Act 1990 (as amended).

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

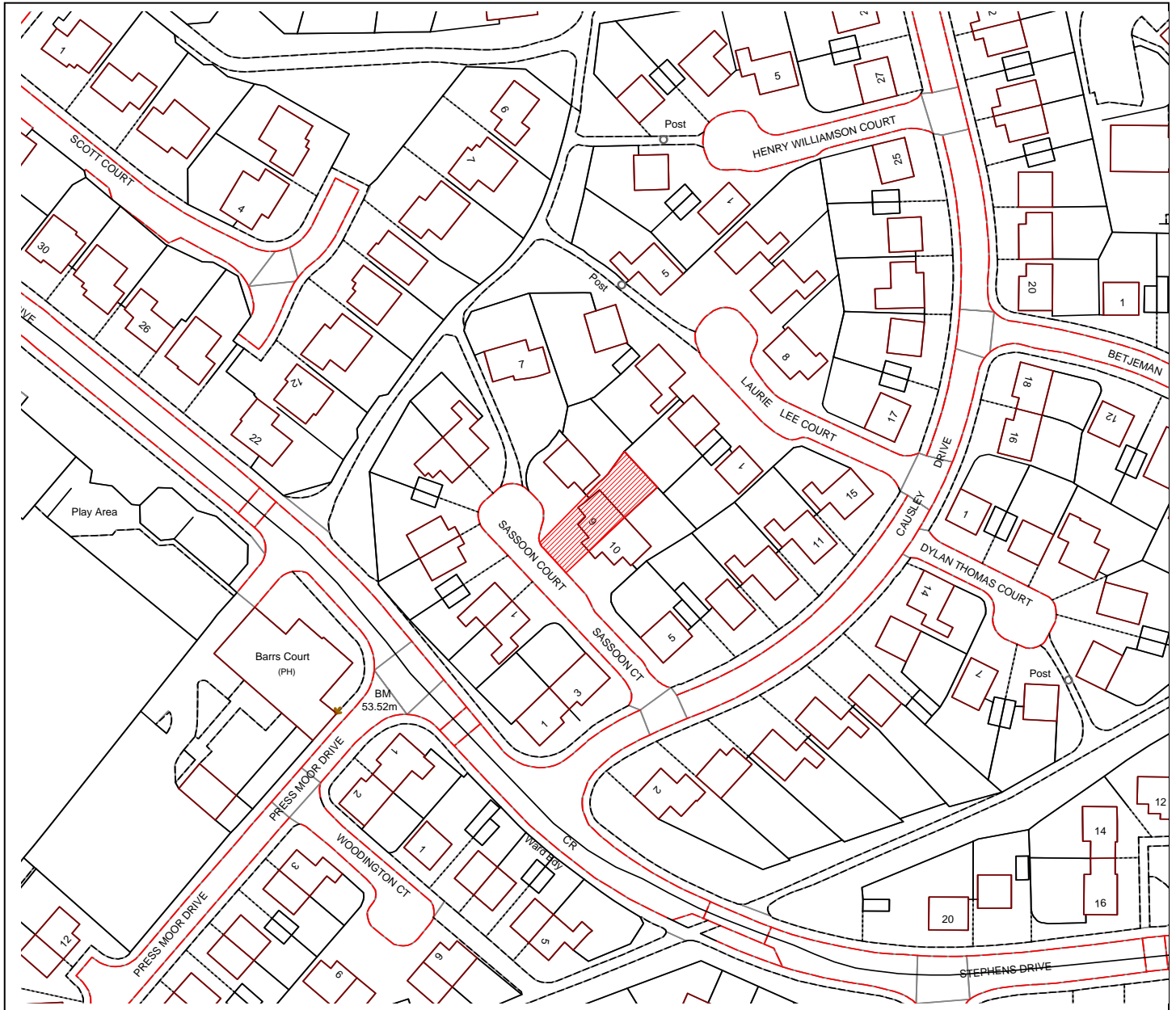
Reason:

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 19/07 – 11 MAY 2007

App No.: PK07/0775/F
Site: 9 Sassoon Court Barrs Court BRISTOL
 South Gloucestershire BS30 7BQ
Proposal: Erection of two storey side extension to
 form garage and additional living
 accommodation.
Map Ref: 66003 72065

Applicant: Mrs S Millington
Date Reg: 13th March 2007
Parish: Oldland Parish
 Council
Ward: Parkwall



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N.T.S

PK07/0775/F

INTRODUCTION

This application appears on the Circulated Schedule due to the receipt of three letters of objection from local residents.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a two-storey extension to the side of the existing dwellinghouse. The purpose of the application is to provide an enlarged garage at ground floor and an additional bedroom with en suite above.
- 1.2 The application site consists of a semi-detached property towards the end of a residential cul-de-sac. The property has an ivory coloured render with dark brick detailing. The surrounding land uses are all residential.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Extensions and New Dwellings
- 2.3 Supplementary Planning Guidance
Kingswood Advice Note 1: Altering Your Home
Kingswood Advice Note 2: House Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
No objection.

Other Representations

- 4.2 Local Residents
Three letters of objection have been received from local residents. A summary of the points of concern is as follows;
- The extension is not in keeping with the surrounding housing and would create the terracing effect.
 - Would not allow adequate external access to the rear of the property
 - The extension would overlook neighbours
 - The plans do not show changes in ground levels
 - Reduction in value of neighbouring properties
 - Overshadowing of neighbouring properties

One of the letters outlines a large number of building control objections to the scheme and goes into great detail of possible construction pitfalls. A few of these being the extension extends beyond the existing concrete raft, risk of subsidence, need for underpinning, impact on foundations, inadequate ventilation, non compliance with a variety of Building Regulations, British Standards, BSEs etc. However, these issues

are not for consideration as part of the planning application but would all of course be fully addressed and resolved at building regulations stage.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for development providing it is in keeping with the character of the area and providing a number of criteria relating to design, scale, highway and impact upon visual and residential amenities are met.

5.2 Design/Visual Amenity

The form and shape of the proposed 2-storey rear extension is of a suitably simple design and the extension appears subservient to the host dwelling. The main front wall of the extension is set well back from the main front wall of the host dwelling – by 1.9 metres and is also set down at ridge height. The extension is of suitable width and is not disproportionately large to the scale or character of the host dwelling. The materials to be used in the erection of the extension would match those of the existing dwelling further aiding its integration into the existing built form.

It is accepted that neighbours appear to be concerned that the extension will be out of keeping with the character of the area. However, your officer feels that the extension will integrate very well with the existing street scene. Indeed, an almost identical extension exists at No. 4 Sassoon Court on the opposite side of the cul-de-sac. Generally, this is a very standard form of two storey side extension that could be generally acceptable on many properties in the vicinity.

Further to this, given that the host dwelling is set well forward of the neighbouring property No. 8 and that a gap of 3.6 metres will remain between the two storey side extension and the two storey part of the neighbouring property, it is not considered that there will be any terracing effect. The application property will be clearly distinguishable from its neighbours and because of the significant set back the extension will not look like a terrace.

It is considered that all elements of the proposed extension are suitable to the scale, massing and design of the original dwelling and are suitably subservient to it. As such, subject to conditions restricting the use of materials, the design and visual amenity of the proposed extension are considered to be acceptable.

5.3 Residential Amenity

The two-storey side extension is to be erected on the northwestern elevation of the dwelling in closest proximity to No. 8 Sassoon Court. There are no habitable room windows in the side elevation of No. 8 that face the application site that could suffer overshadowing or overbearing as a consequence of the application. The two-storey extension will not protrude beyond the main front or rear walls of the neighbouring property and thus it will not have an oppressive impact on it. There is still to be a gap of 3.6 metres between the 2 storey element of the neighbouring property and the extension as such, it is not considered that it will have any greater impact on existing levels of residential amenity than the existing property.

The windows in both the front and rear of the proposed extension will allow no greater levels of overlooking or loss of privacy than currently exists from the existing first floor windows in the property.

Therefore, there are no issues of intervisibility or loss of privacy. Further, there are no concerns relating to loss of daylight/sunlight and sufficient garden space will remain to serve the property – it is noted that the property already has a slightly larger than average garden compared to its neighbours. The impact on residential amenity is subsequently deemed acceptable.

5.4 Other Issues

A local resident is clearly concerned about the ability of the extension to meet current building regulations standards. Whilst there is no immediate reason to doubt the ability of the extension to be built to current standards this is not for consideration as part of the planning application. Should consent be granted, separate building regulations consent would also be required where it would be ensured that the extension was built safely and securely.

5.5 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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.

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

7. RECOMMENDATION

- 7.1 That the application be approved subject to the following conditions;

Background Papers PK07/0775/F

Contact Officer: Marie Worboys

Tel. No. 01454 864769

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 and Country Planning Act 1990 (as amended).

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

Reason:

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 19/07 – 11 MAY 2007

App No.: PK07/0780/F
Site: 25 Cloverlea Road Oldland Common
 BRISTOL South Gloucestershire BS30
 8LE

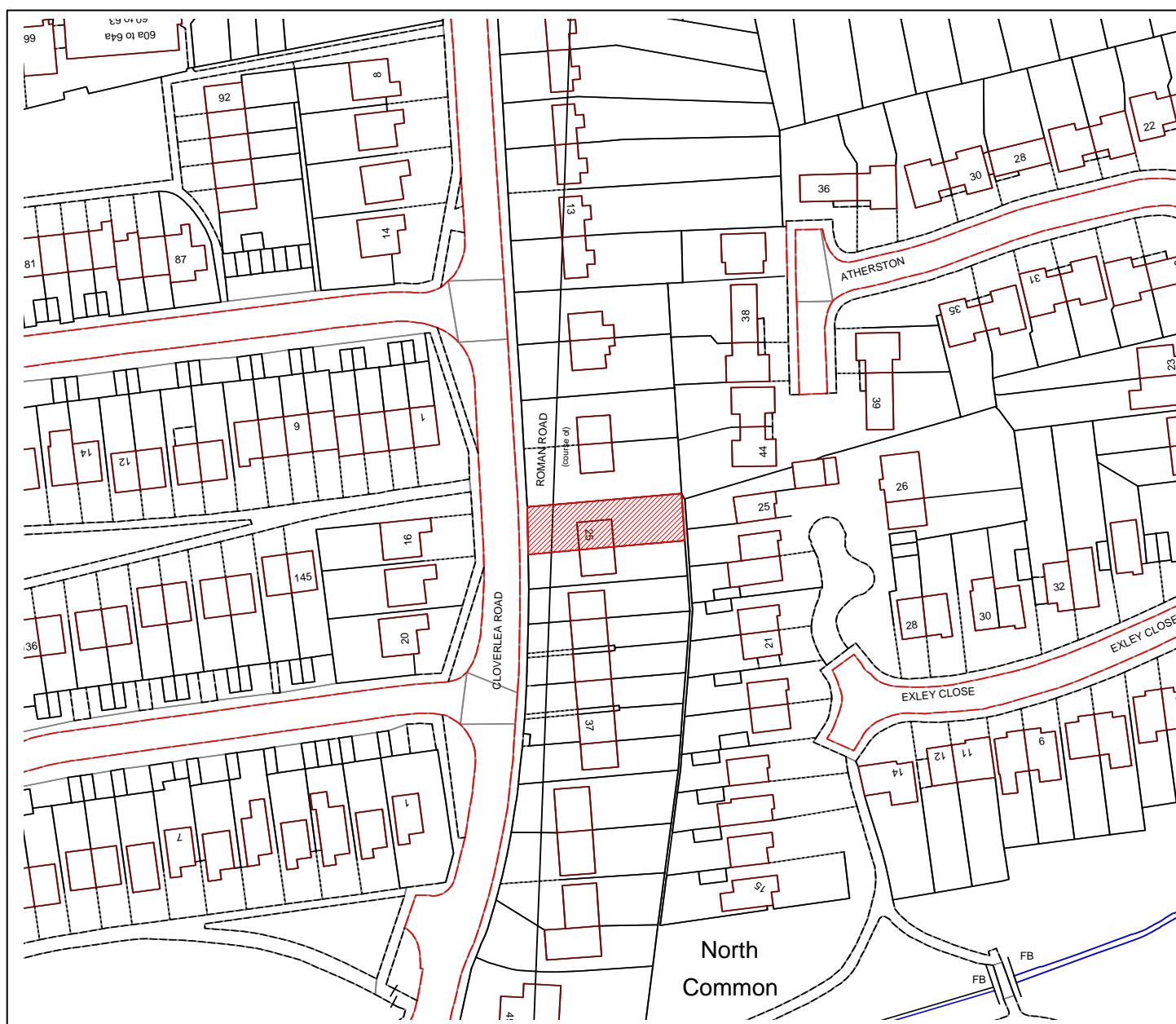
Applicant: Mr G Collingbourne
Date Reg: 13th March 2007

Proposal: Erection of single storey front and rear
 and two storey side extensions to form
 garage and additional living
 accommodation.

Parish: Bitton Parish
 Council

Map Ref: 67419 72238

Ward: Oldland Common



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This application appears on the Circulated Schedule as a result of an objection from the Parish Council to the original plans.

1. THE PROPOSAL

- 1.1 The application site is a two-storey semi-detached dwelling located within an area that is entirely residential and suburban in character. Houses of similar design and scale lie adjacent to the site and elsewhere within Cloverlea Road and the surrounding area.
- 1.2 This application seeks planning permission for the erection of single storey front and rear and two storey side extensions to form a garage and additional living accommodation.
- 1.3 The initial plans were considered to be of a sub-standard design and amendments were sought. After negotiation revised plans indicating a more subservient and complimentary form of development were submitted.

2. POLICY CONTEXT

National Guidance

PPS1 Delivering Sustainable Development

Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 Development within Existing Residential Curtilages including Extensions

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATION RESPONSES

(a) Statutory Consultees

Bitton Parish Council

Objection to front extension and preference for the side extension roof to be set down.

(b) Other Representations

Local Residents

No consultation replies were received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for extensions to existing dwellings subject to criteria relating to scale and design, visual amenity and impact residential amenities within the immediate area.

5.2 Design/ Visual Amenity

The design and materials and scale of the proposal is considered appropriate for a dwelling of this character and would not appear prominent in the street scene as an

incongruous element. The two storey side extension is set down from the roof ridge and set back from the front of the dwelling and would therefore appear suitably subservient. As such it is not considered that the proposal would have a detrimental impact upon the character of the dwelling or the surrounding area.

5.3 Residential Amenity

The two storey side extension would be adjacent to the boundary and would be in close proximity to a two storey side extension and single storey front extension to the adjacent property. The neighbouring extensions do not have any windows in the flank walls and none are proposed in this application. The single storey front extension would be astride the boundary with the adjoining semi and would project 1.3m in front of the building line. The front door to the adjoining semi is adjacent to the boundary with the living room window more remote on the other end of the front elevation. As such it is not considered that the proposal will result in any overbearing impact or result in any loss of privacy. Further sufficient garden space will remain to serve the dwelling and the impact upon residential amenity is deemed acceptable.

5.4 Transportation Issues

The proposed will not alter the existing off-street parking provision. There is therefore no objection to the proposal on highway grounds.

5.5 Other Issues

The revised plans show the side extension roof to be set down, thereby addressing the preference expressed by the Parish Council.

5.6 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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.

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

7. RECOMMENDATION

- 7.1 Planning permission be granted subject to the following conditions

Background Papers **PK07/0780/F**

Contact Officer: **Jan Seward**
Tel. No. **01454 864969**

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 and Country Planning Act 1990 (as amended).

2. The tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile.

Reason:

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policy D1 and Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

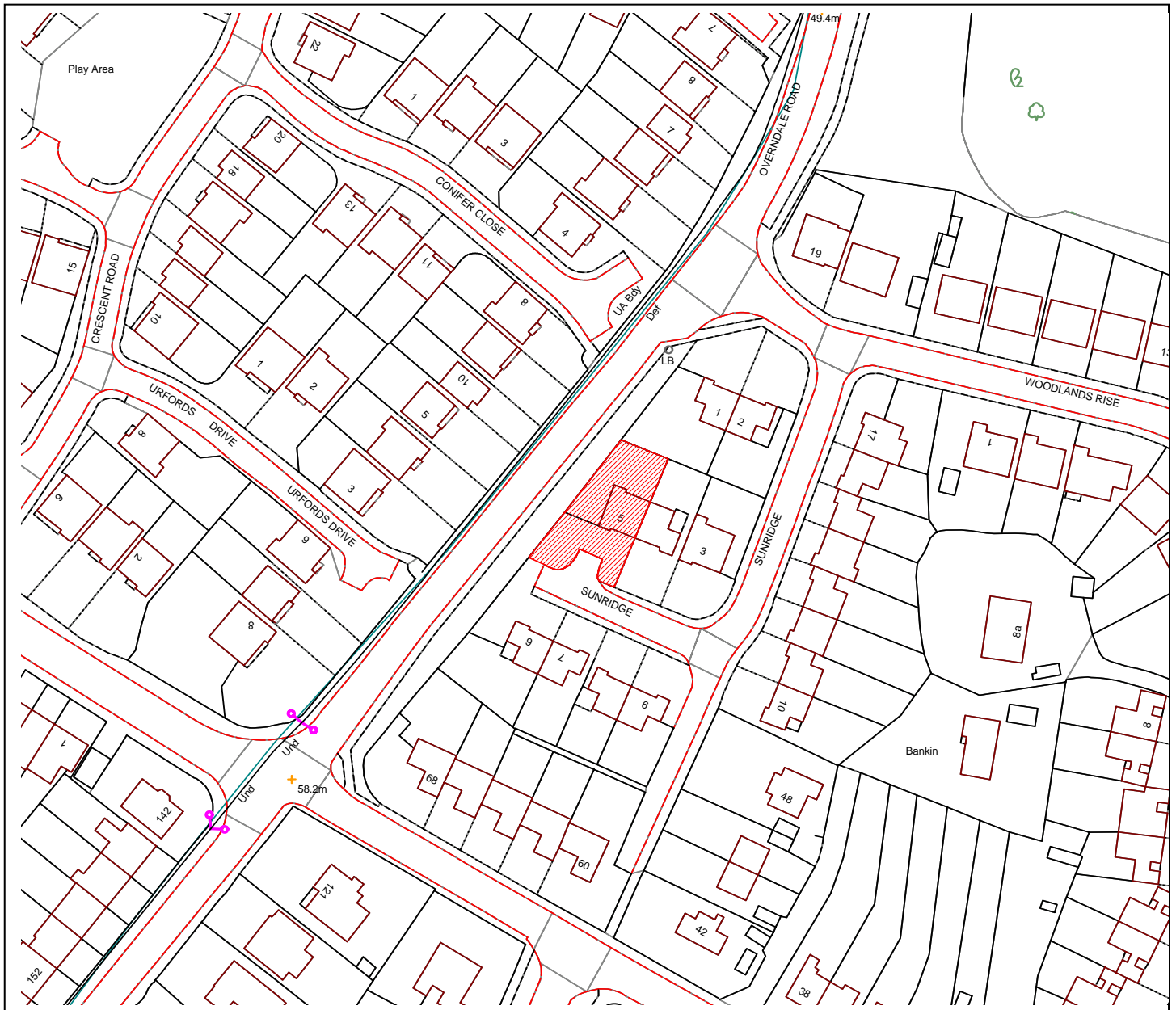
3. The colour, type and texture of the rendered finish to the external walls of the proposed extension shall match that of the existing building.

Reason:

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policy D1 and Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 19/07 - 11 MAY 2007

App No.: PK07/0891/F	Applicant: Mr & Mrs G Martin
Site: 5 Sunridge Downend BRISTOL South Gloucestershire BS16 2RY	Date Reg: 20th March 2007
Proposal: Erection of single storey rear extension to provide additional living accommodation.	Parish: Downend and Bromley Heath
Map Ref: 64568 76772	Ward: Downend



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100023410, 2007.

N.T.S

PK07/0891/F

INTRODUCTION

This application appears on the circulated schedule due to the receipt of one letter of objection from a local resident.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of an extension to the rear of the building. The extension as proposed would have a maximum depth of 2.1 metres, a width of 5.4 metres and a maximum height to ridge of 3.5 metres.
- 1.2 The semi-detached property is set in a residential area of Downend surrounded by residential properties of similar design and layout. The dwelling is on a residential estate and has been extended quite extensively to the side in the past.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS 1 Delivering Sustainable Development
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
Kingswood Advice Note 2: House Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 P99/4085 Conversion of integral garage to living accommodation. Erection of detached garage.
Approved April 1999
- 3.2 P92/4098 Retention of two storey side extension.
Approved April 1992
- 3.3 P89/4646 Double and single storey side extension.
Approved October 1989

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection

Other Representations

- 4.2 Local Residents
One letter of objection has been received from the neighbouring property. The neighbour is concerned that the brick wall of the extension immediately against the boundary will block the levels of light entering the neighbours living room.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for development providing it is in keeping with the character of the area and satisfies several criteria relating to design, scale, highway and impact upon visual and residential amenities being met.

5.2 Design/ Visual Amenity

The proposed extension meets an appropriate standard in design and reflects the character of the main dwelling house and surrounding properties. The rear of the existing property has a slight 'L' shape where the dwelling has been extended in the past. The application proposes to infill this 'L' giving the property one continuous rear wall. The lean to type roof on the existing single storey rear extension will be continued across the new proposed extension and thus, the new extensions will integrate successfully with the existing dwelling.

The structure will not be clearly visible from the highway and as such, it is not considered the addition would be visually intrusive. The design of the extension is thus considered to be acceptable.

5.3 Residential Amenity

The extension is limited to 2.1 metres in depth and is to be erected up to the boundary with the neighbouring property. The rear of the application site and the neighbouring property both face northeast and thus are currently always overshadowed. It is not considered that the erection of a shallow extension adjacent to the boundary will have any impact on the existing levels of sunlight entering the neighbours property. It is thus not considered that the extension will result in any issues of overshadowing or overbearing for the neighbouring property.

It is considered that there are no issues of inter-visibility or loss of privacy. Further, there are no concerns relating to loss of daylight/sunlight and sufficient garden space would remain to serve the property. The impact on residential amenity is subsequently deemed acceptable.

5.4 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 1/97 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 1/97 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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.

The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) 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 following conditions;

Background Papers **PK07/0891/F**

Contact Officer: **Marie Worboys**
Tel. No. **01454 864769**

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 and Country Planning Act 1990 (as amended).

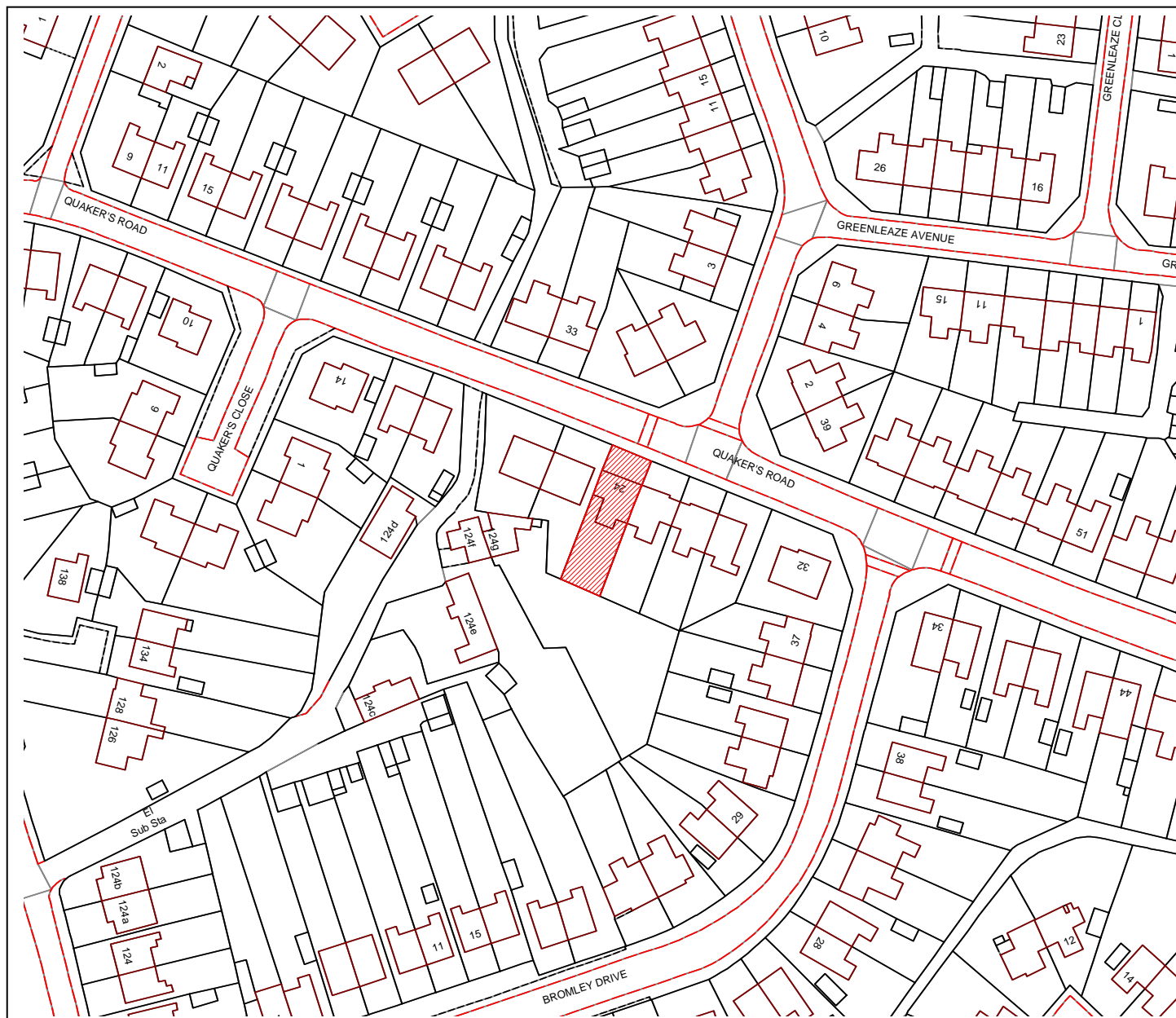
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason:

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 19/07 - 11 MAY 2007

App No.: PK07/1047/F	Applicant: Mr & Mrs S Power
Site: 24 Quakers Road Downend BRISTOL South Gloucestershire BS16 6JE	Date Reg: 3rd April 2007
Proposal: Erection of first floor side extension over existing garage and single storey replacement rear extension to provide additional living accommodation.	Parish: Downend and Bromley Heath
Map Ref: 64887 77967	Ward: Downend



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N.T.S

PK07/1047/F

INTRODUCTION

This application has been referred to the Circulated Schedule due to the receipt of one objection from the occupier of a neighbouring property.

1. THE PROPOSAL

- 1.1 The applicant seeks consent for the erection of an extension over an existing garage and a single storey replacement rear extension.

The first floor extension would have a depth (8.25 metres) to match the depth of the original house, with a width at ground floor level of 2.5 metres. The roof will be hipped to the same pitch as the original roof to a height of approximately 7.8 metres (set down by 0.4 metres from the original roof line). The single storey extension would abut the boundary with No.26 (right-handed on the rear elevation) with a width of 2.6 metres and depth to match that of the existing single storey element.

In terms of materials, the walls are to be pebbledash rendered to match existing and tiles are also to match.

- 1.2 The application site comprises a semi-detached property situated on the southern side of Quakers Road.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering sustainable development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
Policy D1 Achieving Good Quality Design in New Development
Policy H4 Development within Existing Curtilages, Including Extensions and New Dwellings

3. RELEVANT PLANNING HISTORY

- 3.1 P92/4273 Single Storey Rear Extension (24 and 26 Quakers Road) Approved

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council

No objection raised

- 4.2 Local Residents

There has been one objection received (from the adjoining occupier). The grounds of objection can be summarised as follows:-

- 1) The proposed development will have an overbearing impact upon the adjoining property and result in a loss of light.
- 2) The proposal would alter the appearance of the semi-detached pair to a terrace of four.

Others concerns relate to future maintenance considerations and concern that any future windows in the side elevation would overlook the adjoining property.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 specifically relate to extensions and other development within residential curtilages. Policy H4 also specifically considers the impact of development upon residential amenity. The policies indicate that such domestic development is acceptable in principle subject to the following considerations.

5.2 Design

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 also considers the scale, proportions, materials in relation to the original building and the character of the street. Policy D1 seeks to ensure that a high level of design is achieved.

Concern has been raised that the development would effectively create a terrace of four properties. Given that the proposed extension is subordinate to the original property being clearly set down from the original roof and given the gap of approximately 1 metre to No.22 it is not considered that this is the case. It is considered that the extension recreates the balance of the existing semi-detached pair as there is a two storey flat roof structure to the side of No.26.

The use of matching materials is proposed and this will ensure that the extension integrates successfully with the original property. This will be supported by a condition attached to the decision notice.

Subject to this condition the proposed development is considered acceptable in design terms and is therefore in accord with the aims and objectives of Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.3 Residential Amenity

Concern has been raised that the development would appear overbearing and would result in loss of light to the adjoining occupier at No.22. Given the extension would lie alongside the flank wall of No.22, where there are no main windows it is not considered that the proposal would appear oppressive or overbearing or result in the loss of light. It should be noted that the two-storey element would project at most by 1.2 metres beyond the rear elevation of that adjoining property with the roof hipped away from the boundary.

No windows are proposed in the side of the extension, however a condition will be attached to the decision notice to require consent for any windows at first floor level in order to assess their impact in terms of overlooking.

It is not considered that the proposed single storey element would have any adverse impact upon adjoining occupiers.

Subject to the above condition it is considered that the proposed development would not have any significant impact upon the amenity of adjoining occupiers and that the proposed development is in accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.4 Other Issues

Concern has been raised regarding the position of guttering and maintenance issues. The applicant has indicated that the development site is within their ownership. Any maintenance issues would be a matter between neighbours. Informatives will be attached to the decision notice to clarify this matter to all parties.

5.5 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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.

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

7. RECOMMENDATION

Planning Permission be granted subject to the following conditions

Background Papers **PK07/1047/F**

Contact Officer: **David Stockdale**
Tel. No. **01454 863131**

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 and Country Planning Act 1990 (as amended).

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

Reason:

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the first floor side [west] elevation of the property.

Reason:

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

CIRCULATED SCHEDULE NO. 19/07 – 11 MAY 2007

App No.: PT07/0598/F

Applicant: Mr L Reuben Filton
Town Council

Site: Filton Town Council Elm Park
Filton BRISTOL
South Gloucestershire BS34 7PS

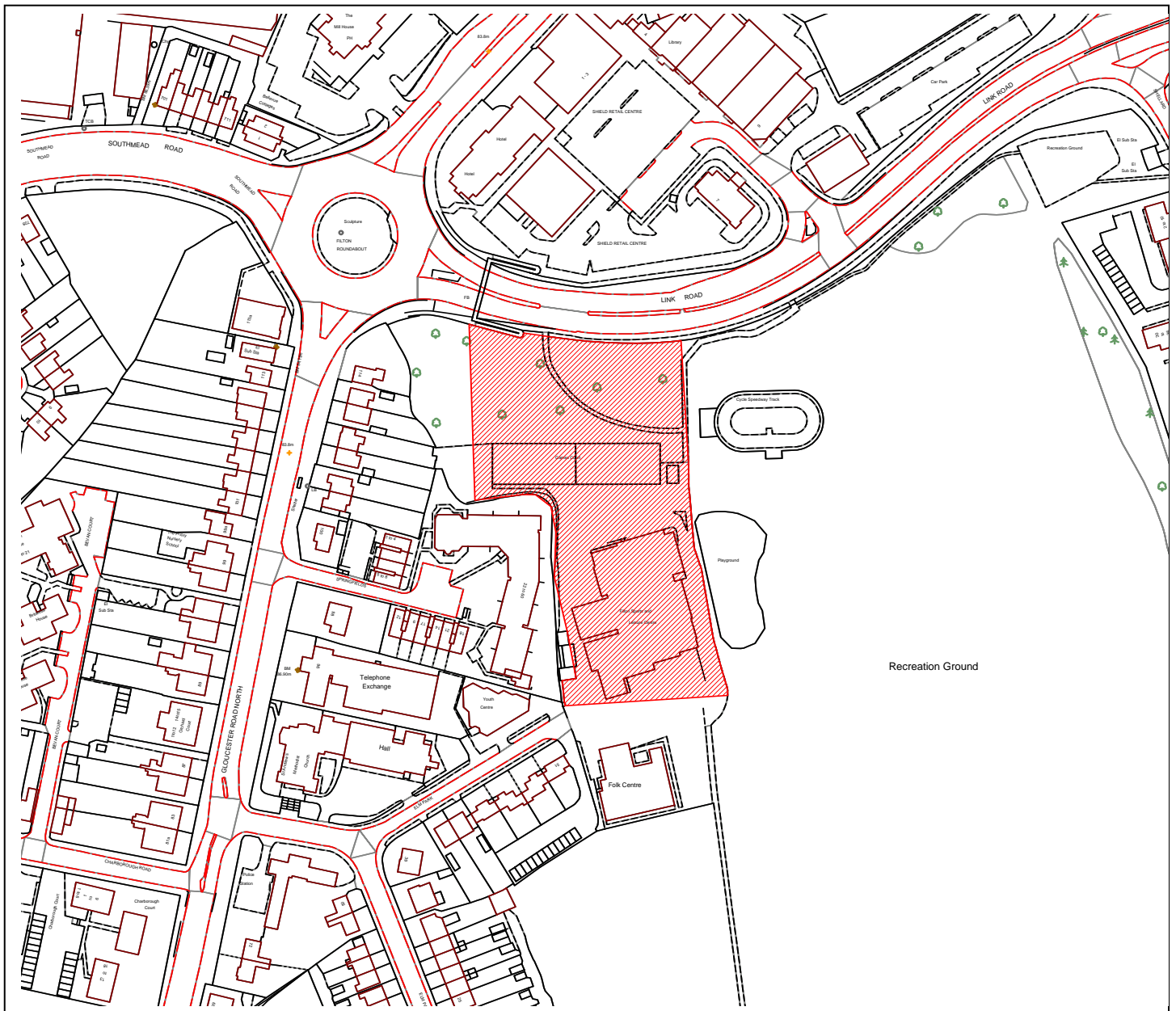
Date Reg: 22nd February 2007

Proposal: Erection of sports changing facility.
Extension to office, sports store and conservatory, construction of link corridor from main pool entrance to recreational area.

Parish: Filton Town Council

Map Ref: 60215 78857

Ward: Filton



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PT07/0598/F

INTRODUCTION

This application has been placed on the Circulated schedule list as the application is a Major application.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a detached sports changing facility, and extensions to the main building comprising of extensions to office, sports store and construction of a new conservatory to the hall, construction of link corridor from main pool entrance to recreational area, and the creation of a raised terrace area outside the social club on site. The redevelopment of the site will also involve the rearrangement of the parking spaces on site, given the new build proposed. The development will also involve the repositioning of the tennis Courts / five-a-side pitches, however no details have been provided for these only a location.
- 1.2 The main element of the proposal is the construction of the detached changing rooms and tractor shed. This will be single store with a pitched roof. The building will measure 25 metres wide by 22 metres long and will be 6 metres high to its highest point.
- 1.3 A mixed leisure centre/town council building occupies the site. The centre comprises of a swimming pool, meeting rooms, changing rooms for the attached 5 five sports pitches, sports hall and a social club. A number of different sporting and social activities use the premises as it is one of only a few publicly accessible buildings in Filton.
- 1.4 The building itself has been in place since the mid 1970's, but over that period it has been added to incrementally until we reach the situation we have today. The most recent addition being an extension in 2001 to form a learner pool and detached storage building (PT01/1210/F)

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Communities and companion guide
PPG17	Sport and recreation
PPG13	Transportation
PPS22	Renewable energy sources.

2.2 South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
T12	Transportation Development Control Policy for New Development
T8	Parking standards
T7	Cycle parking
EP5	Renewable Energy installations
LC3	Proposals for sports and leisure facilities within existing settlement boundaries..

2.3 Supplementary Planning Guidance Design Checklist (draft)

3. RELEVANT PLANNING HISTORY

- 3.1 The site has benefited from a number of applications over a period of time but none have a direct bearing on the outcome of this application.
- 3.2 PT07/0650/O Outline application for the erection of 21 dwelling units....As yet undecided

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council:
No comment as the application is submitted on behalf of Filton Town Council.
- 4.2 Sport England
Support the application
- 4.3 Transportation
No overall objection to scheme, just a concern over the location of the cycle parking area and the impact this will have on the reversing area of 4 of the parking bays. However this is a minor issue and can be resolved by a condition requiring details of a new location for the cycle stand.
- 4.4 Local Residents
One letter of objection has been received it raises the issues on how Filton Town Council handles its financial affairs, and where is the money coming from to fund this development

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
In assessing an application such as this the Local plan is broadly supportive providing the relevant criteria are met. Policy LC3 of the South Gloucestershire Local Plan (Adopted) January 2006 is the most relevant. This policy states that the improvement or expansion of indoor or outdoor sports and leisure facilities within an urban area shall be permitted provided that the development would not prejudice the amenities of surrounding residential properties, the development would not give rise to any unacceptable environmental or transportation effects, nor would it give rise to unacceptable levels of on street parking. It is also important to consider Policy D1 of the same local plan which encourages the Council to seek a high standard of design in new development, as well as seeking to promote environmentally friendly building methods and systems where possible.
- 5.2 Design
It is considered that in terms of the design of the proposal, it can be split up into two distinct sections. The first being the extension to the main sports centres, with the second being the new detached changing rooms.
- 5.3 Extension to the Building
The extensions to the main building are in the main small in scale and will be constructed using materials which match the main building. Consequently the proposal does not detract from the overall appearance and character of the building, and therefore this element of the proposal is considered acceptable.
- 5.4 Changing rooms
The overall design principle of the changing rooms differs slightly from the design of the main leisure centre in that it has adopted a more modern

sustainable approach in terms of energy need and production design. Brick and flat roofs have been replaced by render and mono-pitched roofs. This in itself is not that modern but what is modern is the sedum roof which is on the building this will provide a much more energy efficient building as it helps stop heat loss in winter, as well as keep the building cool in summer. The roof will also help with the water run off as it will act as a sponge and it will help reduce the carbon footprint of the building. Besides the sedum roof the applicant has also included 5 solar water heating systems and two roof mounted wind turbines. These are in order to provide energy to run the changing rooms and sports centre. Thus the building can be self sufficient in terms of its energy needs, which is in line with the guidance in PPS22 and the Companion guide to it which encourages developers to install renewable energy installations sources. Whilst in terms of the fenestration these will match the main building in terms of style and design. Besides this anti-vandalism measures have been built into building in order to prevent damage being caused to the building.

5.5 Residential amenity

It is considered that the proposed development will not result in any detrimental effects on the residential amenities of the surrounding properties. This is given the distance that exists between the development and the surrounding residential properties and the development site. Whilst the concerns over on street parking in adjacent streets can be overcome by the fact the development will provide an additional 7 spaces. Thus as a result of the development the parking provision will be increased.

5.6 Landscape

It is considered that there is no objection in terms of the landscape impact of the development. As such it will fit in quite well with the surrounding area. This is aided to a great extent by the fact that the new changing rooms has a sedum roof. However a condition is required which will require the submission of a landscape scheme as well as the protection measures for any retained trees.

5.7 Transportation.

As a result of the amended plans being received which shows an alteration to the layout of the parking area then there is no objection to the scheme on highway grounds. There will be an overall increase in 7 spaces on the site as a result of the development hence there will be less requirement to park on adjacent roads. There is a slight concern over the position of the cycle storage area but this can be overcome by a condition which requires the exact location to be overcome at a later date.

5.8 Other issues raised

As part of the consolidation process a concern has been raised over where the money to pay for the development has come from. This is not a material planning consideration and as such is not an issue that should affect the granting or not of the application.

5.9 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.10 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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

7. RECOMMENDATION

7.1 Planning permission be granted

Background Papers **PT07/0598/F**

Contact Officer: **Gareth John**
Tel. No. **01454 863438**

CONDITIONS

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

Reason(s):

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

2. No development shall take place until details of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting

(and times of planting); boundary treatments and areas of hardsurfacing. Development shall be carried out in accordance with the agreed details.

Reason(s):

To protect the character and appearance of the area to accord with Policies D1/L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the commencement of development, detailed plans showing the location of the cycle parking facilities in accordance with the standards set out in Policies T7 of the South Gloucestershire Local Plan (Adopted) January 2006 shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the agreed scheme, with the parking facilities provided prior to the first occupation of the building; and thereafter retained for that purpose.

Reason(s):

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T7, and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the proposed tennis / five-a-side pitches indicating the design, materials and type of fencing around them to be erected. Development shall be carried out in accordance with the approved details.

Reason(s):

To ensure the satisfactory external appearance of the development in the interests of visual amenity [and to protect the residential amenity of the neighbouring occupiers] and to accord with Policy [D1/ILC3] of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 19/07 – 11 MAY 2007

App No.: PT07/0639/F

Applicant: McCarthy & Stone
(Developments) Ltd
Date Reg: 26th February 2007

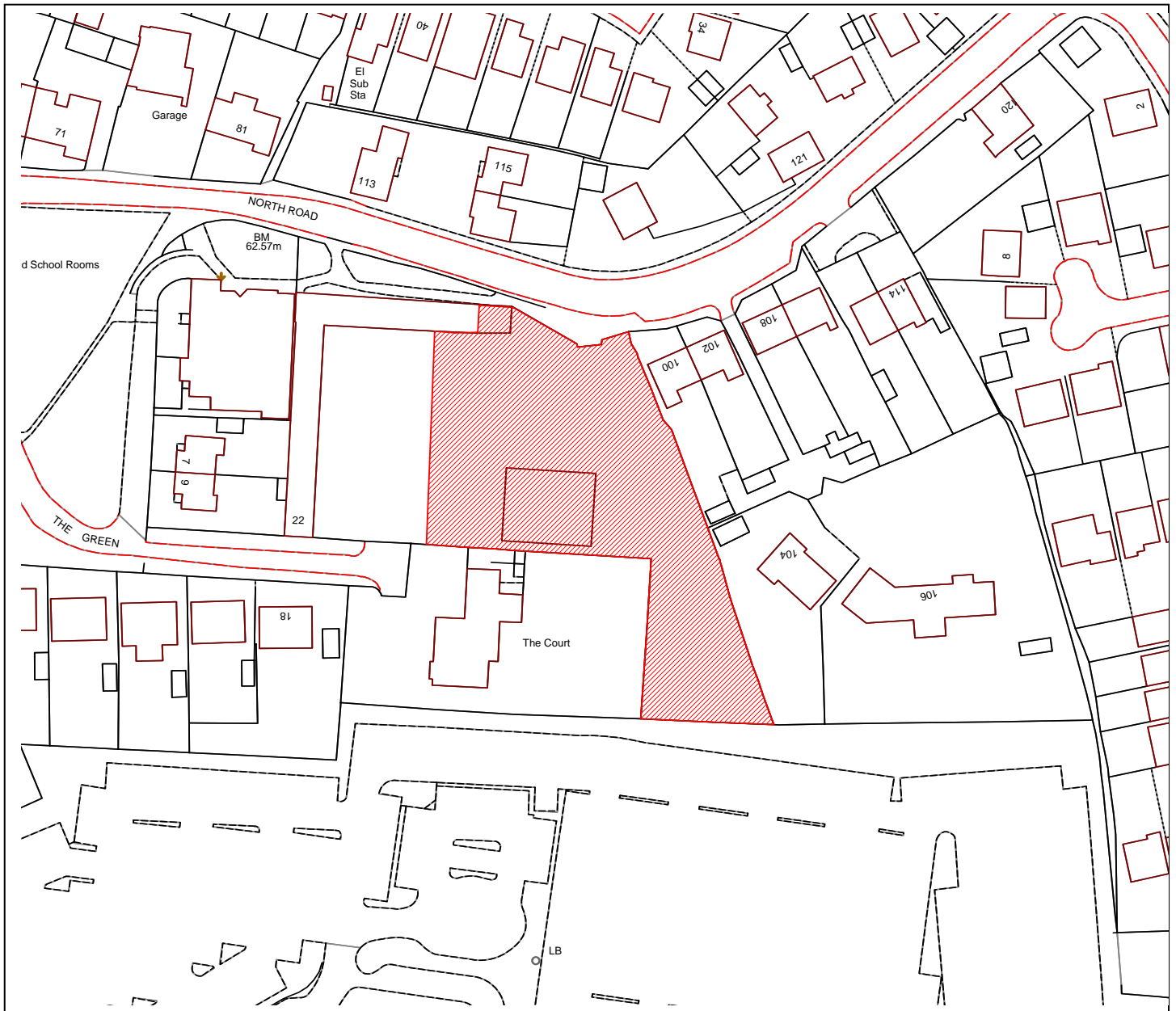
Site: Land at North Road Stoke Gifford
BRISTOL South Gloucestershire

Proposal: Demolition of warehouse to facilitate
erection of 32 no. sheltered apartments
for the elderly with new access,
carparking and landscaping.

Parish: Stoke Gifford Parish
Council

Map Ref: 62417 79747

Ward: Stoke Gifford



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PT07/0639/F

1. THE PROPOSAL

- 1.1 The site consists of part of the former industrial/business site. The existing buildings within the application site are made up of a modern office/workshop/store building located centrally within the site and St Michaels' Church Barns, which form part of the Northern boundary. The remainder of the St Michaels' Church Barns are also associated with the former business use, but are not included within this site. The St Michaels' Church Barns are locally, whilst other building close and surrounding this site (The Court, 7 & 9 The Green and the Old School and School House) are Grade II Listed. The broader context contains St Michaels' Church (Grade II* Listed) and its vicarage (Grade II Listed).
- 1.2 The proposed development consists of the demolition of the modern building and part of the St Michaels' Church Barns which are located within the development site; and for the construction of a new residential building containing 32 flats for Category II Sheltered Housing. Vehicular access to the site is from North Road and utilises the existing vehicular access.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport
- 2.2 Adopted Joint Replacement Structure Plan
Policy 33 New Housing Provision
Policy 34 Priority Sites for Housing
Policy 35 Housing Need
- 2.3 South Gloucestershire Local Plan (Adopted) January 2006
Policy D1 Achieving Good Quality Design in New Development
Policy H2 New Residential Development within the Urban Areas or Village Development Boundary
Policy T12 Transportation Development Control Policy for New Development
Policy L13 Listed Buildings
Policy L15 Locally Listed Buildings
- 2.4 Supplementary Planning Guidance
Draft South Gloucestershire Design Check List, September 2006.

3. RELEVANT PLANNING HISTORY

- 3.1 PT00/3252/O Demolition of Existing Building and use of land for residential development (Outline)
Refused

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
Object to the proposed development on the grounds of the proposal being too high and there not being enough on-site parking.

4.2 Wessex Water
No Objection in principle.

4.3 Sustainable Transport
No Objection.

4.4 Local Residents
7 letters/emails have been received from local residents. The comments can be summarised as follows.

- a) There is general support for the development in principle
- b) The proposed building is too large and too high for the site
- c) There is not sufficient parking for the proposed development and North Road is struggling to cope with parking problems. Parking across driveways would occur/continue as a result.
- d) The drawings do not show the height of stone boundary walls
- e) Strong objection to the introduction of an access to Parkway Station through this site.
- f) There should be a more robust boundary treatment between the site and Parkway Station.
- g) A link should be introduced between the site and Bristol Parkway Station so encouraging the use of sustainable modes of transport.
- h) The proposed development would have an overbearing impact upon the occupants of nearby dwellings
- i) The proposal represents the overdevelopment of the site.
- j) Access should not be allowed from 'The Green'

5. ANALYSIS OF PROPOSAL

5.1 The proposed development consists of the construction of a new building to accommodate 32 residential flats; associated car parking and access.

5.2 Principle of Development
Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 is relevant to this planning application. The policy indicates that the proposed development is acceptable in principle subject to the following considerations.

5.3 Density
PPS3 encourages the re-use of previously developed land and to make the most efficient use of the site. This principle is carried forward by policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 and seeks to encourage a housing density of not less than 30 dwellings per hectare (DPH) and higher where the location of the site and its characteristics would permit.

5.4 It is considered that, given the location of the site and its proximity to public transport nodes and local services a higher density, between 50 and 75 DPH may be appropriate. The development of 32 dwellings on this site would amount to approximately 107 DPH. This density is normally associated with a city centre environment and is well in excess of the minimum density of 30 DPH required under Policy H2 and is in excess of the highest density of 75 DPH as referred to in that policy. Whilst the need to maximise the efficiency and density of development does not override other policy requirements, the site is very well connected to local services and public transport which may well permit a density in excess of 75 dwellings per hectare. However, in order to achieve this

- it is necessary to achieve a highly innovative design to ensure that new development would comply with the broader requirements of Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 5.5 For the reasons set out below, it is considered that, having regard to its mass and layout, the development at this density is too intensive in this location.
- 5.6 Design and Impact upon Character and the Setting of Nearby Listed Buildings
Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that a high standard of design is achieved through new development. This principle is supported by the South Gloucestershire Design Checklist. New development should also act to respect and enhance the character and local distinctiveness of the site and its surrounding context.
- 5.7 The site is associated with the historical core of Stoke Gifford Village. The site itself contains remnants of the St Michael's Barns, which also continue into the immediately adjacent site. These buildings are 'locally listed' for their historical importance. Immediately to the South of the development site is 'The Court' which is a Grade II Listed Building which has a direct historical link with the site being associated with the St Michael's Barns Referred to above. Further Grade II Listed Buildings surround the site to the West and North. Further to the West is the historical Village Green and St Michael's Church (Grade II*) and Rectory (Grade II). Having regard to the above, it is clear that the locality of this site is very distinctive in its own right.
- 5.8 The proposed building is detailed to take account of historical detailing seen within the surrounding listed buildings. This in itself is considered to be a reasonable approach. However the proposed development would utilise elements of reconstituted stone. In this instance, this material is considered to be a poor solution. Furthermore, the layout of the development is such that the juxtaposition of the building with the road and nearby structures is such that it creates a number of small spaces, which could in the future become problematic and difficult to maintain. These spaces also detract from the positive enclosure of North Road and fails to take the opportunity to restore the enclosure that existed historically. The mass of the proposed building is such that it is significantly larger than the largest buildings in the vicinity due to the deep plan and its height; up to three storeys. In particular, the building is considerably larger, in terms of height and mass than 'The Court' which is located immediately to the South of the site. It is considered that the overall scale and roof-scape does not integrate with the development with its surroundings; and would be harmful to the setting of 'The Court', which is a Grade II Listed Building.
- 5.9 For the above reasons, it is concluded that the proposed development would not respect or enhance the character and distinctiveness of the locality and is contrary to the requirements of Policy D1 and L13 of the South Gloucestershire Local Plan (Adopted) January 2006; and fails to take full account of the points contained within the South Gloucestershire Design Checklist.
- 5.10 Residential Amenity
Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new residential development would not have a detrimental impact upon the privacy and residential amenity of the occupants of nearby dwellings.

- 5.11 Given the height of the proposed building and its proximity to nearby residential properties, it is considered that there would be significant overlooking from the residential area of this building. Despite the introduction of new screen planting, it is considered that there would be a detrimental impact upon the privacy and residential amenity of the occupants of nearby dwellings as a result of this proposal. The proposed development is therefore contrary to policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 5.12 Minimising the Use of Energy and Natural Resources
Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to establish high standards in terms of energy conservation. This is supported within the South Gloucestershire Design Checklist. The Local Planning Authority would expect a minimum standard of 'EcoHomes Very Good'/Level 3 of the Code for Sustainable Homes. In addition, in developments of this size should be expected to provide on site energy production from renewable sources that will reduce CO2 emissions from this building by 10%.
- 5.13 The developer has submitted a very broad 'sustainability statement' in support of this application. However, this does not address the way in which the development would be constructed to a minimum standard of 'EcoHomes Very Good'/Level 3 of the Code for Sustainable Homes. Also, there is no indication of how the development would implement on site renewable energy sources. In addition, the developer has not indicated why this could not be achieved as part of this development. Having regard to the above, the proposed development fails to comply with the requirements of Policy D1, and PPS: Planning and Climate Control.
- 5.14 Affordable Housing
Policy H6 of the South Gloucestershire Local Plan (Adopted) January 2006 requires that, where a development of 15 residential dwellings is proposed within the Urban Area, the developer shall provide a target of 33.3% of the new development as affordable housing.
- 5.15 This development would provide 32 dwellings. The Housing Enabling Team has indicated that the development should provide 33.3% of the units for affordable housing, based upon a tenure split of 77% rent and 23% shared ownership.
- 5.16 In this instance, the developer has not indicated that the development would include any element of affordable housing and has not offered any information to show why the developer could not meet this requirement in part or in full. Further, given that the proposed development would provide a mixture of 1 and 2 bedroom flats, it would not be possible to provide a range of units that would meet the identified housing need for this locality.
- 5.17 The proposed development therefore fails the requirements of Policy H6 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 5.18 Transportation
Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development would not have a detrimental impact upon the safety and amenity of the highway network. This principle is supported by Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006. Policy T8 provides the maximum parking standards for new development.

5.19 Local objection has been raised to this development on the basis that there would only be 12 parking spaces provided for the development of 32 flats. In fact, the development would provide 16 spaces. It is considered that this ratio (2 flats to 1 space) is adequate given the nature of the intended residents. Further, given that the currently authorised use of this site is industrial, it is considered that the proposed development would generate far smaller volumes of traffic than the currently authorised use. On this basis, it is considered that the proposed development is acceptable in transportation terms.

5.20 Notwithstanding the above, any residential development on this site should provide an element of cycle parking. Although this is not shown, it would be relatively simple to incorporate such measure and this could be achieved by way of a suitably worded condition.

5.21 Design and Access Statement

The Design and Access Statement submitted with the application is not considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

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

7. RECOMMENDATION

7.1 Planning permission be refused for the following reasons

Background Papers **PT07/0639/F**

Contact Officer: **Vivian Butt**
Tel. No. **01454 863427**

REFUSAL REASONS

1. The proposed development by virtue of its design and housing density would result in a development of such form and mass that would not appropriately integrate the development with its surroundings and would have a detrimental impact upon the setting of The Court which is a Grade II Listed Building. The proposed development is therefore contrary to Policy D1, H2 and L13 of the South Gloucestershire Local Plan (Adopted) January 2006; The Draft South Gloucestershire Design Checklist; Policy 33 of the Adopted Joint Replacement Structure Plan; PPS1 and PPS3.

2. The development would not sufficiently minimise the use of energy and natural resources. The scheme proposals do not demonstrate how the waste strategy can be implemented, while the whole of the proposed development would not achieve a BREEAM /EcoHomes rating of 'very good'. Furthermore the proposed development does not provide on site energy production to reduce energy use by users of the buildings by 10%. The development is therefore contrary to PPS1, its supplementary document Planning and Climate Change, PPS3, the draft Regional Spatial Strategy for the South West, Policy D1 of the adopted South Gloucestershire Local Plan and the draft South Gloucestershire Design Checklist.
3. This Planning Application does not make adequate provision for affordable housing. In this respect the scheme proposals do not conform to the requirements of: PPS1; PPS3; Policy HO3 of RPG10; Policy H1 of the Draft RSS; Policy 35 of the adopted JRSP; and Policy H6 of the adopted South Gloucestershire Local Plan.
4. By virtue of the position and height of the proposed development in relation to nearby residential properties, the development would have an unacceptable impact upon the privacy and residential amenity of the occupants of nearby dwellings. The proposed development is therefore contrary to Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 19/07 – 11 MAY 2007

App No.: PT07/0981/F

Applicant: Aspects & Milestones Trust
Date Reg: 27th March 2007

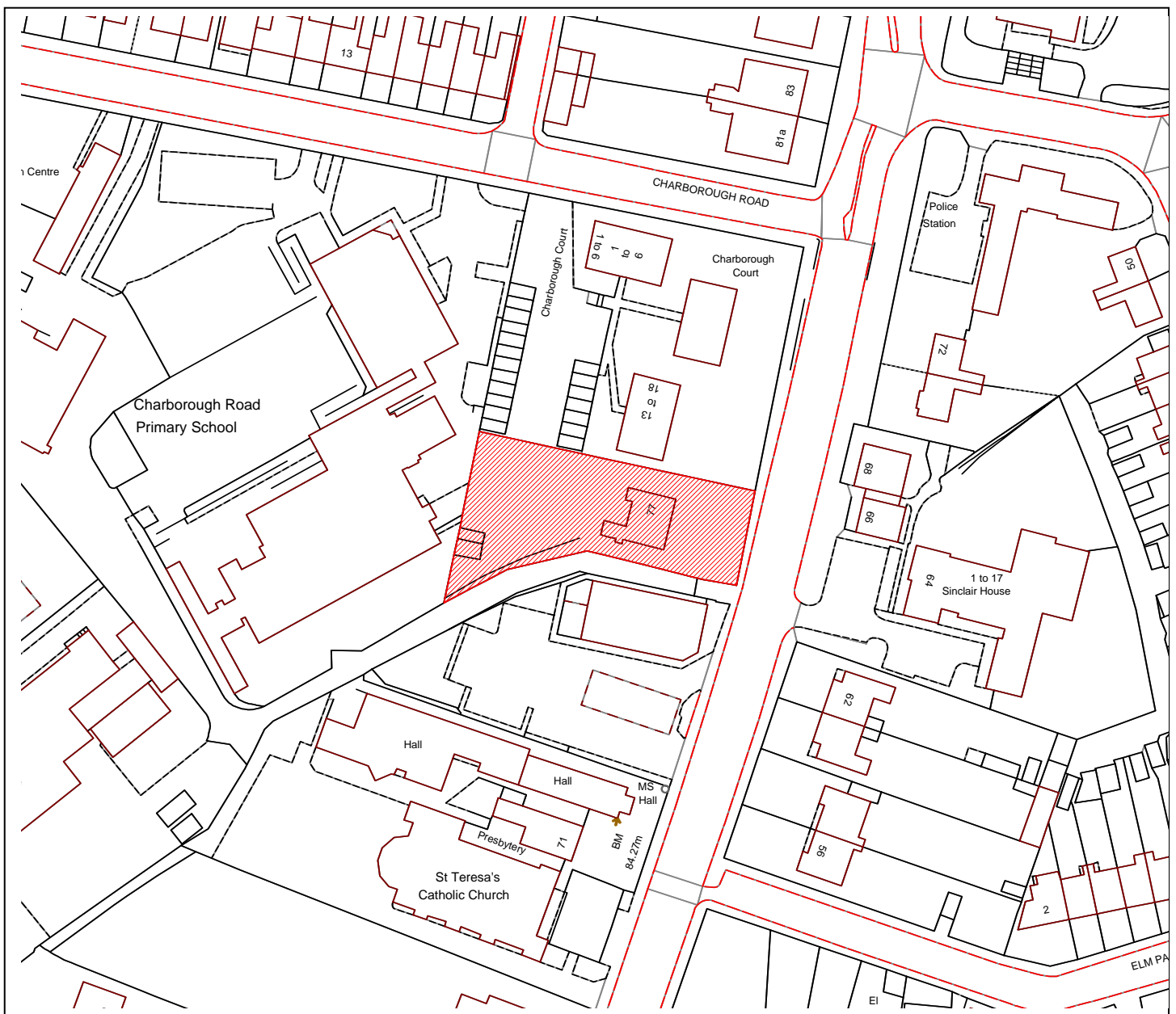
Site: 77 Gloucester Road North Filton
 BRISTOL South Gloucestershire
 BS34 7PL

Proposal: Change of use from residential (Class C3) to residential care home (Class C2) as defined in the Town and Country Planning Use Classes (Amendment) Order 2005 and associated works including single storey rear extension to form sunroom.

Parish: Filton Town Council

Map Ref: 59998 78646

Ward: Filton



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N.T.S

PT07/0981/F

INTRODUCTION

The application is placed on the circulated schedule because of a local resident objection.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission to change the use of an existing dwelling to a residential care home. A single storey extension is also proposed at the rear of the building to provide a sunroom. As part of the proposals, internal alterations are proposed to provide the standard of accommodation and facilities required, including the conversion of an existing garage to a bedroom.
- 1.2 The building is situated in a mixed use area. Immediately to the south of the site lies a Petrol Filling Station incorporating a Tesco Express store. To the north lies a group of three flat-roofed, three-storey blocks of flats known as Charborough Court with associated areas of parking. To the rear of the site there are other residential properties as well as a Primary School and a Pupil Referral Unit.
- 1.3 Information submitted with the application
- Existing site in Brislington no longer fit for purposes. Need to comply with new social care standards.
 - Opportunity to re-home 7No. individuals from existing site in Brislington.
 - 5No. problems identified with existing site in Brislington:
 - a) On edge of industrial estate.
 - b) No access to local facilities.
 - c) 7No. share 2No. bathrooms.
 - d) Each existing bedroom size falls below standards
 - e) Insufficient parking.
 - Site offers opportunity for large bedroom with en-suite facilities. Also large install lift.
 - Other rooms would be comfortably sized.
 - Close to local amenities.
 - Sufficient parking.

2. POLICY CONTEXT

- 2.1 National Guidance
- | | |
|-------|------------------------------------|
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing |
| PPG13 | Transportation |
- 2.2 Joint Replacement Structure Plan
- | | |
|-----------|-------------------------|
| Policy 1 | Sustainable Development |
| Policy 2 | Locational Strategy |
| Policy 33 | Housing |
- 2.3 South Gloucestershire Local Plan (Adopted) January 2006
- | | |
|--------|--|
| D1 | Achieving Good Quality Design in New Development |
| L1 | Landscape Protection and Enhancement |
| L17&18 | The Water Environment |
| EP1 | Environmental Pollution |
| EP4 | Noise sensitive development |
| T7 | Cycle parking |
| T8 | Parking Standards |

T12	Transportation Development Control Policy
H2	Proposals for Residential Development
H4	Development with Existing Residential Curtilages

2.4 Supplementary Planning Guidance
Design Checklist SPD (Draft)

3. RELEVANT PLANNING HISTORY

- 3.1 P93/1939 Change of Use of Premises from Office to Residential Approved.
- 3.2 P96/1876 Erection of single storey side extension Approved
- 3.3 PT01/2474 Change of use from residential to mixed use Class B8 Refused
- 3.4 PT02/0899/F Change of use from residential to mixed office and residential use Approved.
- 3.5 PT05/1213/O Demolition of existing building. Erection of 14 flats. Refused.

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
No objection.
- 4.2 Sustainable Transport
No objection.
- 4.3 Local Residents
One objection:
a) Insufficient parking.
b) Insufficient space to accommodate 7No. residents.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 relates to proposals for a variety of residential development. Policy H5 relates to conversion of existing residential property to smaller units. Of most relevance to the determination of this application is policy H2, albeit that policy H5 includes similar objectives. Policy D1 seeks to secure a good standard of design whilst policies T7, T8 and T12 relate to parking and transportation issues. Policy EP4 relates to noise sensitive development. Having regard to these policies and other relevant policies of the Local Plan, the main issues are:
- a) Transportation/Sustainability.
b) Residential amenities.
c) Design/Visual Impact.

There are no issues relating to development density having regard to the nature of the application.

5.2 Transportation/Sustainability

The site is in a sustainable location close to existing local facilities. Having regard to the nature of the proposed use, there is unlikely to be a demonstrable increase in traffic and staff movements will generally be off-peak. The 4No. car parking spaces located within the front court are adequate. Subject to appropriate conditions including cycle parking (that is indicated on the proposed plan), there is no objection.

5.3 Residential amenities

The only addition to the building is a conservatory to be situated centrally at the rear of the building. This structure raises no amenity concerns. As with the existing situation, there will be no first floor side facing windows and fenestrations will, for the most part, remain unaltered. The proposed use is not one that will cause adverse amenity issues for adjacent neighbours. There will be no adverse noise issues. Noise from the existing road will not impact upon amenities sufficient to warrant refusal of planning permission, particularly having regard to the authorised residential use that already exists.

5.4 Design/Visual Impact

The alterations compared to the existing site comprise the erection of the rear facing conservatory and the enlargement of the existing front car park. The proposed conservatory raises no adverse design concerns. The enlarged car park will be within the root protection area of existing trees. Although not subject to a tree preservation order, the retention of the trees should be sought for amenity reasons as confirmed by the council's Tree Officer. Subject to an appropriate landscape scheme including a method statement for works near trees, the proposal can be supported.

5.6 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.7 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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

7. RECOMMENDATION

- 7.1 Planning permission be approved subject to conditions.

Background Papers **PT07/0981/F**

Contact Officer: **Michael Simmons**
Tel. No. **01454 863643**

CONDITIONS

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

Reason(s):

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

2. The premises shall be used for the approved use only and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, (or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason(s):

Having regard to transport and amenity issues, other uses within class C2 are unlikely to be acceptable having regard to policies of the South Gloucestershire Local Plan (Adopted) January 2006.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development and a method statement for works near trees; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing. Development shall be carried out in accordance with the agreed details.

Reason(s):

To protect the character and appearance of the area to accord with Policies D1&H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The off-street parking facilities for all vehicles shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason(s):

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The approved use shall not commence until space has been laid out within the site for bicycles to be parked in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority.

Reason(s):

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T7 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. No gates shall be fitted at any time across the vehicular access. Car parking shall be to a bound surface. The existing front boundary wall shall not be raised.

Reason(s):

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 19/07 – 11 MAY 2007

App No.: PT07/1013/F
Site: 54 Crophorne Road Filton BRISTOL
South Gloucestershire BS7 0PT

Applicant: Mr T Batson-James
Date Reg: 2nd April 2007

Proposal: Erection of residential annexe.
Map Ref: 60336 78117

Parish: Filton Town Council
Ward: Filton



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PT07/1013/F

1. **THE PROPOSAL**

- 1.1 The site consists of a modern terraced dwelling and double garage to the rear of the dwelling. Vehicular access to the garage is via Fifth Avenue. The adjacent dwelling at 56 Crophorne Road is shown as being in the ownership of the applicant in this instance.
- 1.2 The proposed development consists of the erection of a new building within the residential curtilage to provide ancillary residential accommodation. It is also proposed to utilise the existing vehicular access serving 56 Crophorne Road, from Fifth Avenue for use by the occupants of 54 Crophorne Road. Additional access onto Crophorne Road at the front of number 54 is also proposed.

2. **POLICY CONTEXT**

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Residential curtilages
T12 Transportation Development Control Policy for New Development
T8 Parking Standards
- 2.3 Supplementary Planning Guidance
Draft South Gloucestershire Design Checklist, September 2006

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT06/0716/F Conversion of detached garage to residential dwelling including single storey side extension to form a kitchen, and creation of new residential curtilage.
Refused

4. **CONSULTATION RESPONSES**

- 4.1 Filton Town Council
Object on the grounds that the building is not within the building line, insufficient parking and back yard development. Represents and over-development of the site which would be cramped in appearance and detrimental to the street scene. Increased traffic in an already congested area. Support local objections.
- 4.2 Sustainable Transport
No objection provided that the building is retained as ancillary residential accommodation.
- 4.3 Local Residents
One letter and one email have been received from local residents relating to this planning application. The comments are made in objection and can be summarised as follows;
- a) This proposal is basically the same as the previously refused application
b) The development is over intensive

- c) The development would cause drainage pollution, and does not provide sufficient drainage for the development. There is evidence of flooding on this site and on nearby sites.
- d) Rights of access would be obstructed.
- e) The privacy and residential amenity of the occupants of nearby dwellings would be compromised
- f) The development has already begun, and there is a new vehicular hard-standing to the front of the dwelling
- g) The development may have a detrimental impact upon the integrity of the nearby gas main

5. **ANALYSIS OF PROPOSAL**

5.1 The proposed development consist of the construction of a new building within the residential curtilage of the subject dwelling to provide ancillary residential accommodation.

5.2 Principle of Development

Prior to this planning application being submitted for consideration, there was a garage building in the exact position that is proposed for the new building. This has now been removed. In the circumstances that the previous garage were to be retained and simply converted for ancillary residential use, this would not constitute development and a planning application would not be required. However, in this instance, the existing garage is to be replaced by a new building. Due to its location, adjacent to a highway (Fifth Avenue) it is not possible to carry out the construction of it under the normal permitted development rights afforded to residential dwellings. Hence the requirement for this planning application.

5.3 Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 is relevant to this planning application. The policy indicates that the proposed development is acceptable subject to the following considerations.

5.4 Use of the Proposed Building, Design and Residential Amenity

The previous planning application relating to this site (PT06/0716/F) detailed (in part) the extension and use of this building in order to provide an independent residential dwelling. Essentially, this was refused because the relationship of this building with the surrounding locality was such that the separation of it to provide an independent dwelling would be out of character with the surrounding locality; and there would not be sufficient amenity space for the occupants of that new dwelling. However, this application details a new building that is positioned in the same location as the previous garage, is of the same size and proportions; and is to be used as ancillary residential accommodation directly associated with the dwelling at 54 Crophorne Road. It is considered appropriate to introduce a condition restricting the new building to be retained as ancillary residential accommodation as part of any approval of this planning application.

5.5 Although this development would result in a new building, it is considered that there is no material difference, in terms of use, to the use of the previous garage on this site had it simply been adapted for ancillary residential accommodation. Given that the proposed building itself is small in scale, is very closely related to the main dwelling and would share existing curtilage facilities such as access and garden area, it is considered that it would not be practical to occupy the building as an independent dwelling.

- 5.6 In design terms, the proposed building would simply replace the previous garage albeit with the garage door replaced with a window. However, it is proposed to construct a 1.8 metre wall across the eastern boundary of the site at the back edge of Fifth Avenue. In this instance, there is a mixture of 1.8 metre fences, walls and garages along the rear boundaries of the dwellings fronting onto Cropthorne Road, and as such the proposed wall would be consistent with the general appearance of this location.
- 5.7 Objections relating to the loss of residential amenity as a result of this development. As previously addressed, this building would be occupied as an ancillary residential accommodation relating to Cropthorne Road. It is not considered that this use would have a material impact upon the privacy and residential amenity of the occupants of nearby dwellings.
- 5.8 Transportation
The site has benefit of a vehicular access (via the demolished garage) onto Fifth Avenue. This would effectively be closed by the proposed development. The adjacent dwelling at 56 Cropthorne Road has two points of access leading onto Fifth Avenue via an access lane immediately to the North of the site. It is proposed to utilise the eastern most access to give access to the development associated with 54 Cropthorne Road, whilst retaining the Western most access for the benefit of 56 Cropthorne Road. These points of access are in existence and as such it is not considered that their use would have any material impact upon the highway safety and amenity in this locality. Similarly, provided that the new building is retained as ancillary residential accommodation, it is not considered that its use would intensify the movement of traffic to the point that there would be any material impact over the existing situation.
- 5.9 Comments have been made as to the introduction of a new vehicular access to the front of 54 Cropthorne Road. This is permitted development (as Cropthorne Road is not a classified highway), and the Local Planning Authority has no control in this specific regard.
- 5.10 Design and Access Statement
A Design and Access Statement is not required with this planning application as the proposed development is effectively an extension to the existing dwelling..
- 5.11 Section 106 Requirements
In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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

7. RECOMMENDATION

- 7.1 That Planning Consent be Granted

Background Papers **PT07/1013/F**

Contact Officer: **Simon Penketh**
Tel. No. **01454 863433**

CONDITIONS

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

Reason(s):

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

2. The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling at 54 Crophorne Road.

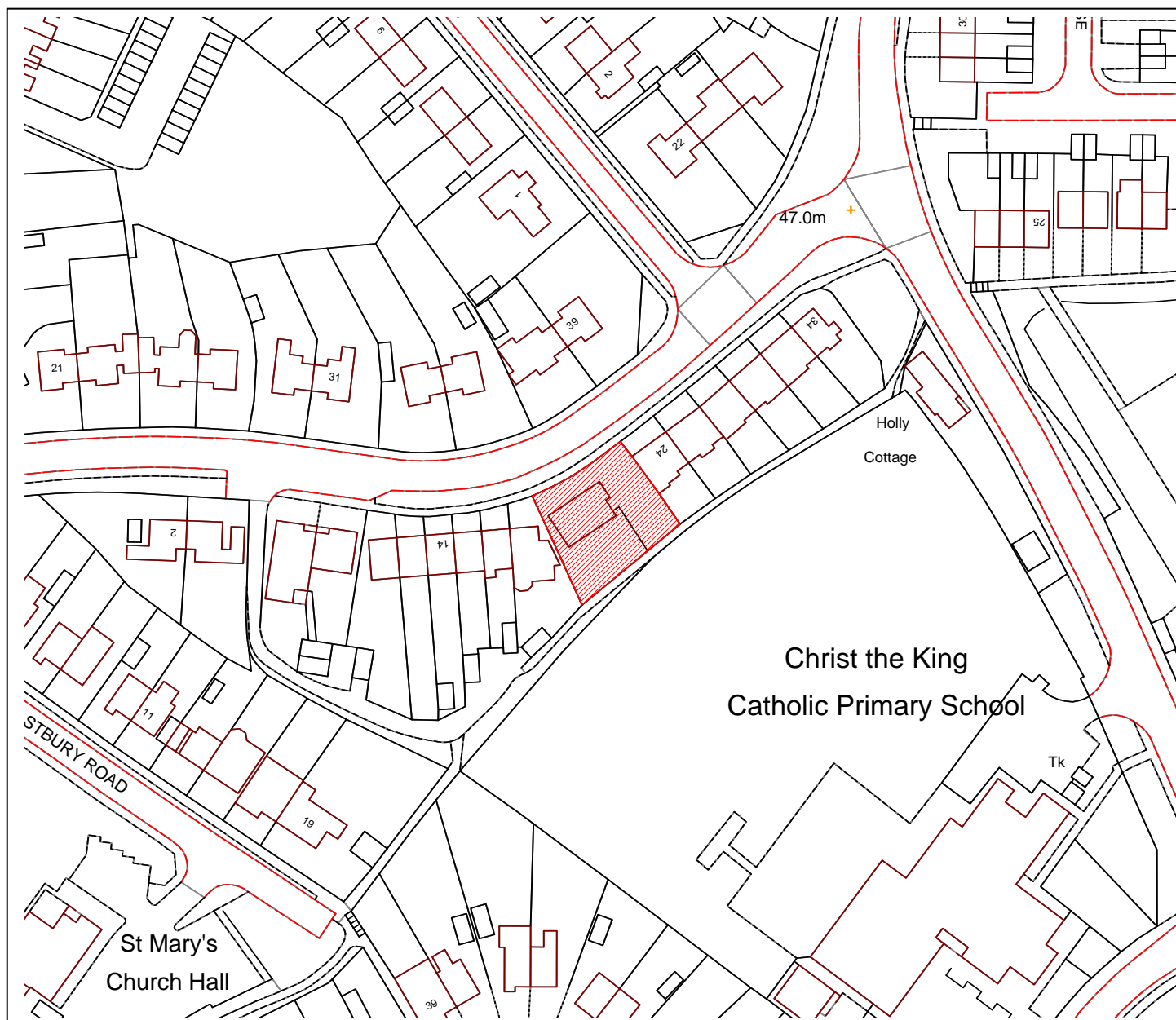
Reason(s):

An independent dwelling in this location would have a poor relationship with the surrounding locality and visual and residential amenity terms and would be contrary to Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 19/07 – 11 MAY 2007

App No.:	PT07/1043/F	Applicant:	Mr & Mrs C Walsh
Site:	22 Eastland Road Thornbury BRISTOL South Gloucestershire BS35 1DS	Date Reg:	3rd April 2007
Proposal:	Demolition of existing day nursery to facilitate erection of 3 no. dwellings with access and associated works (Resubmission of PT06/2713/F).	Parish:	Thornbury Town Council
Map Ref:	64473 90526	Ward:	Thornbury North



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PT07/1043/F

INTRODUCTION:

The application appears on the Circulated Schedule in view of six letters of representation having been received (two from the same neighbour) in response to the proposal.

1. THE PROPOSAL

- 1.1 The application seeks full planning approval for the erection of three terraced dwellings. These would form two-storey units with additional accommodation within the roof space.
- 1.2 The site is on the south side of Eastland Road, Thornbury and provides for a single two-storey building that was previously the Wishing Well day nursery.
- 1.3 The application forms a resubmission of application PT06/2713/F and follows subsequent discussions with the applicant and agent. The above application was refused for the following reasons:
 - a) *'It is considered that that the scale, massing, height and design of the proposed dwelling houses would be out of keeping with the more traditional character of development in the locality...'*
 - b) *'The proposed development by reason of its mass and height would have an overbearing effect on the occupiers of the adjoining properties which would be to the detriment of residential amenity...'*

2. POLICY CONTEXT

- 2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG3	Housing
PPS12	Transport
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
H2	Residential Development within the Existing Urban Areas
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
L1	Landscape Protection and Enhancement
L18	The Water Environment

3. RELEVANT PLANNING HISTORY

- 3.1 P91/2587 Alterations to building to facilitate change of use of the ground floor to artificial insemination unit & first floor to residential flat. Permitted: 4 Dec 91
- 3.2 P92/1791 Change of use of ground floor from residential to nursery. Refused: 15 June 1992
- 3.3 P94/2571 Change of use of first floor flat to day nursery. Permitted: 17 Jan 95
- 3.4 P95/2170 Change of use of premises from residential to day nursery. Permitted: 16 Nov 1995

- 3.5 P95/2813 Continued use of premises as day nursery. Permitted: 7 February 1996
- 3.6 P97/2199 Removal of condition 1 attached to P95/2170 to establish permanent use of first floor as a day nursery. Permitted: 14 Jan 1998
- 3.7 PT03/2755/F Erection of single-storey side extension to extend nursery and formation of rooms within roof. Permitted: 6 Oct 2003
- 3.8 PT05/3636/F Single-storey side & rear extension to provide additional storage space (retrospective). Permitted: 24 Feb 2006
- 3.9 PT06/2713/F Demolition of existing day nursery to facilitate erection of four dwellings with access and associated works. Refused: 20 Oct 2006

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council
No objection

4.2 Other Consultees
Technical Services (drainage): no objections
Environmental Services: no objections in principle

4.3 Sustainable Transport
No objection- 3 dwellings will have a smaller peak hour traffic impact than the existing commercial use. This is subject to conditions relating to the retention of two car parking spaces, no gates and driveways to be finished with a bound surface.

4.4 Summary of Local Residents Concerns:
Six letters received expressing the following concerns:

Existing Building

- a) This building formed the Milk Marketing Board- a historical building linked to this marketing town;
- b) The building is strong, sound and modernised- retention of this as a family home or two flats is preferred.

Highway Safety

- a) The proposal will exacerbate existing parking problems (the existing use provides for one dwelling and offers sufficient on site parking);
- b) It will exacerbate highway safety concerns- the application site is on a curve opposite driveways and where visibility is restricted;
- c) This is a main bus route, close to shops and a route to the hospital/ health centre - buses and delivery vehicles have difficulty negotiating parked cars;
- d) New planting to the front would hinder visibility from the adjoining property;
- e) Further on street parking will deter passing trade from the local shops;
- f) Increased traffic/ congestion will cause a decline in local air quality.

Design

- a) The dwellings are out of keeping with surrounding post war units; ‘they will stick out like a sore thumb’;
- b) The proposals are bland with no original design features;
- c) Front and rear elevations are more aesthetically pleasing than before but the size of the building is larger than any other on this side of the road;
- d) The proposals are higher than adjoining units thus will dominate the area- lowering the ridge/ reducing the depth would make them more acceptable;
- e) The proposal should be restricted to three, three-bedroom properties;
- f) Light to the fourth bedroom is restricted to one velux; does this comply with Building/ Fire Regulations?

Density

- a) Three properties is ambitious for the size of the plot;
- b) The density (in excess of 50 units per hectare) exceeds planning policy H2.

Residential Amenity

- a) Demolition/ building works would adversely impact residential amenity;
- b) The proposals will limit sunlight to the adjoining 24 Eastland Road;
- c) The new dwellings would overlook those properties opposite;
- d) Roots from new tree plantings might later damage neighbouring properties;
- e) The restricted gap to the neighbouring property would hinder maintenance.

Outstanding Issues

- a) If there is no demand for day nurseries, why have two recently opened?
- b) The proposal would result in the loss of an employment site;
- c) Who will pay Land Registration fees for any boundary changes?
- d) Telephone poles would have to be moved disrupting local residents;
- e) The proposals would build directly above a sewer whilst there are concerns as to the adequacy of this sewer;
- f) Gas, water and electricity supplies may be affected during construction.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H2 of the South Gloucestershire Local Plan advises that proposals for residential development within the existing urban areas and defined settlement boundaries will be permitted subject to a number of considerations. These include issues of design, residential amenity and highway safety. Further, the proposal should allow for the maximum density compatible with the site and its location.

5.2 The Site

The application site comprises a former child’s day nursery on the south side of Eastland Road. The site is adjoined by residential properties either side with these comprising two-storey semi-detached units to the east and two-storey terraced units to the west. Those opposite also form two-storey semi-detached units. This relatively low-density building type in addition to generous plot sizes fosters a distinctly suburban character to the area.

5.3 The existing building on site comprises a two-storey structure of similar size to a typical pair of semi-detached properties to the east of the application

site. In addition, a large area of hard standing provides an uncharacteristically wide frontage to the site.

5.4 The Proposal

The application seeks planning approval for the demolition of this building and its replacement with a terrace of three two-storey units. Accommodation would comprise an integral garage, kitchen, living/ dining room and WC on the ground floor with a three bedrooms and a bathroom above. A further ensuite bedroom would be provided within the roof space served by a single rear velux roof light.

5.5 Externally, the proposed units would benefit from a ridge height of 8.7m which would be similar to that of the adjoining properties either side. Each unit would include a two-storey bay window to the front elevation with a single integral garage included to the opposite side. The design of two of the units would be handed with that to the east side replicating that of the central dwelling.

5.6 In view of the above, it is noted that substantial alterations have been made to the scheme in an attempt to overcome the previous refusal reasons. This has included the reduction in the number of units proposed and a reduction in the size of the retained units to ensure a design that is more in keeping with the locality. Further changes have sought to replicate some of the detailing of the surrounding units (i.e. bay windows and larger windows); alterations that have allowed some visual interest to the appearance of the units.

5.7 In view of the above, the proposals are now considered to be acceptable and in keeping with the general character of the area. Nonetheless, it is advised that a materials condition be attached to any decision granted. In this regard, it had been suggested that each unit might benefit from a differing finish (i.e. render or brick) with the split level treatment not typical of the vicinity.

5.8 Density

Policy H2 of the Local Plan advises that the maximum density compatible with the site, its location, accessibility and surroundings should be achieved. As such, the expectation is that all schemes will achieve a minimum of 30 units per hectare whilst higher densities (upwards of 50 dwellings units) will be required where local circumstances permit.

5.9 Having regard to the previous scheme, the proposal would have equated to 77 units per hectare; well above the level anticipated. However, this density was considered to be incompatible with the site and its surroundings. This revised scheme would therefore provide a lower density with dwellings of a more suitable size. Therefore, this proposal (that would provide 58 dwellings per hectare) is considered acceptable with no objection raised on this basis.

5.10 Residential Amenity

The proposals would continue the existing pattern of development in so far as they would front Eastland Road flanked by residential properties either side. In so doing, the main outlook from the proposals would be to the front and rear.

- 5.11 Having regard to that property to the east of the application site, this comprises a two-storey semi-detached property with a single-storey brick lean-to attached to the side. This provides for a garage to the front and projects beyond the rear of the dwelling with a patio door behind. Facing windows are limited to a single first floor window which would appear to serve the landing.
- 5.12 In view of the above, it is noted that there are no side windows proposed whilst views from the rear would only allow for oblique views into this neighbouring garden; such is not uncommon within a residential area. The side access path alongside the proposal would also allow an element of spacing between these buildings (the aforementioned side lean-to stands on the boundary). It is not therefore considered that any significant adverse impact in residential amenity would be caused.
- 5.13 Having regard to the comments expressed by this neighbour, the build would sit slightly further back extending beyond the rear of this adjoining property by some 1.8m. However, and having regard to the orientation of these properties, it is not considered that this relationship would warrant a planning refusal.
- 5.14 Concerning that dwelling to the west, this forms an end of terrace two-storey unit with a flat roofed side addition (containing two facing windows that appear obscure glazed) and rear conservatories that project slightly beyond the rear of the proposals. Further, by virtue of their corner positioning, spacing between the proposal and the main part of this building opens out towards the rear. The new side path would again allow an element of spacing between (with it noted that an existing side addition attached to the premises stands on the boundary).
- 5.15 In view of the above, it is again not considered that any significant adverse impact in residential amenity would be caused to these adjoining occupiers.
- 5.16 All other neighbouring units are positioned at an appreciable distance from the site with school playing fields (Christ the King Catholic Primary School) behind. Again, it is not therefore considered that any significant adverse impact in residential amenity would be caused.
- 5.17 In addition to the above, having regard more specifically to the previous refusal reason attached to the previous scheme, it is noted that the reduced massing and scale of the proposals would significantly erode their impact on these neighbouring units whilst the third floor rear window has also now been deleted. This is in addition to the juliet balcony; both of which would have added to the perceived sense of overlooking.
- 5.18 Highway Safety
No transportation objection has been raised to the proposal with all properties benefiting from an integral garage and off street parking spaces to the front. In the event of a planning approval, conditions would be required securing the retention of two parking spaces (per unit) and the provision of bound surfaces to all areas of vehicular hard standing.
- 5.19 Outstanding Issues
Concern has been expressed regarding the loss of the nursery with the opening of two new facilities in the area considered to demonstrate a local

need. However, by reason of these new facilities, the Councils childcare department have confirmed that there is adequate nursery care provision within the local area. Accordingly, no objection is raised to the proposal on this basis.

5.20 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.21 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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

7. RECOMMENDATION

7.1 Planning Permission be **GRANTED** subject to the following conditions:

Background Papers **PT07/1043/F**

Contact Officer: **Peter Burridge**
Tel. No. **01454 865262**

CONDITIONS

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

Reason(s):

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

2. Notwithstanding the provisions of Article 3 and Parts 1 and 2 of the Second Schedule to the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, and D) or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason(s):

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers, all to accord with Policy D1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. No development shall take place until samples of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No windows other than those shown on the plans hereby approved shall be inserted at any time.

Reason(s):

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Two off-street parking spaces for each dwelling shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason(s):

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. No vehicular entrance gates shall be erected.

Reason(s):

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. The proposed driveways hereby approved shall be finished with a bound surface and thereafter retained as such.

Reason(s):

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development;

proposed planting (and times of planting); boundary treatments and areas of hardsurfacing. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason(s):

To protect the character and appearance of the area to accord with Policies D1 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

9. No development shall take place until drainage details proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (eg soil permeability, watercourses, mining culverts) within the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

To ensure that a satisfactory means of drainage is provided, and to accord with Policies L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 19/07 – 11 MAY 2007

App No.: PT07/1175/R3F

Applicant: South Gloucestershire Council

Site: Filton Shield Road School Shields Avenue Filton BRISTOL South Gloucestershire BS7 0RR

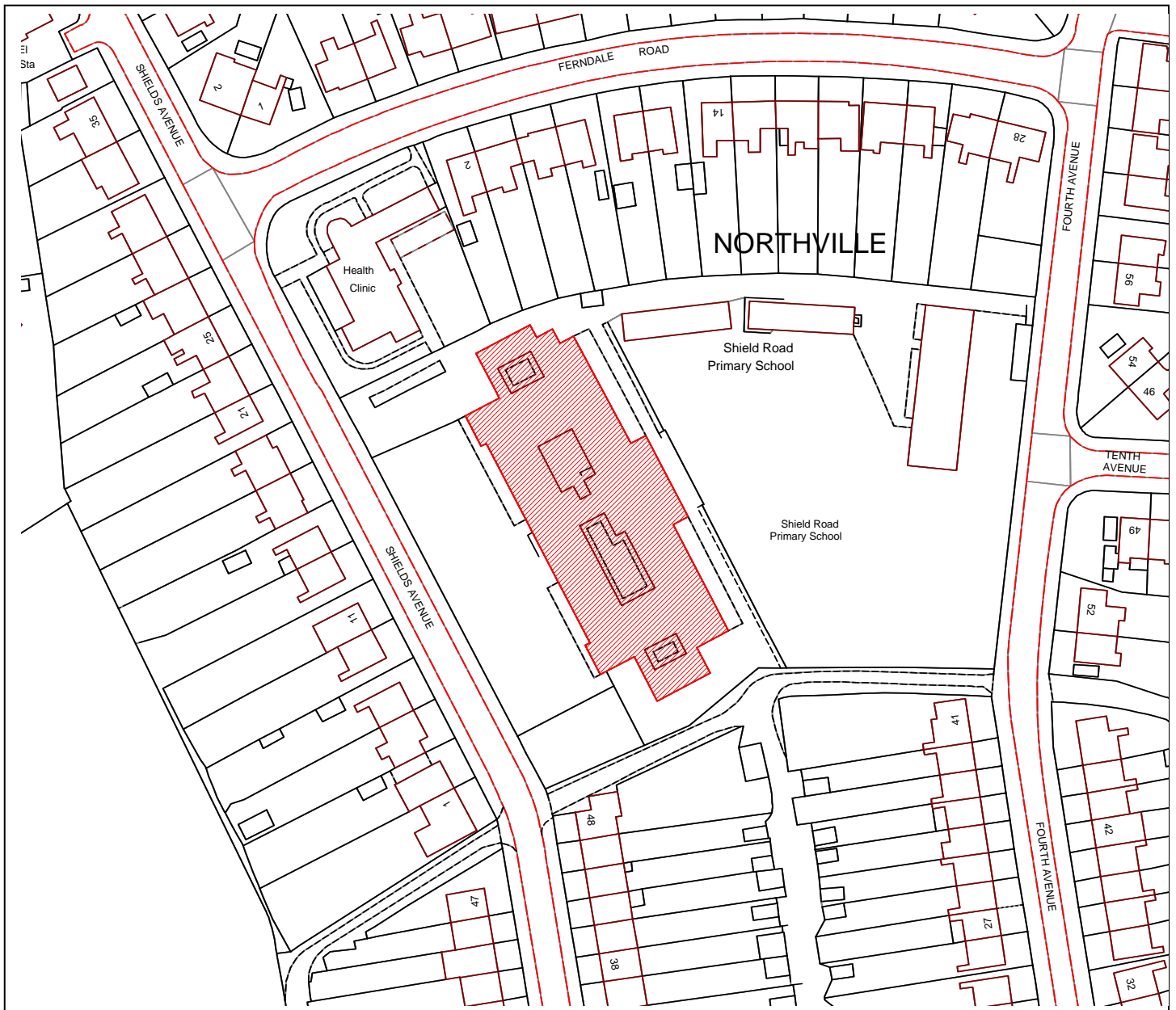
Date Reg: 16th April 2007

Proposal: Installation of replacement windows to main building and construction of disabled access.

Parish: Filton Town Council

Map Ref: 60383 78474

Ward: Filton



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N.T.S

PT07/1175/R3F

INTRODUCTION

This application appears on the Circulated Schedule as the application has been submitted by South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the installation of replacement windows to the front side and rear elevations of the building. The application also seeks consent for the construction of a disabled access ramp at the rear of the building which will lead directly into the main hall.
- 1.2 The application site relates to a 1920's primary school located within the established residential area of Filton.

2. POLICY CONTEXT

- 2.1 National Guidance
PPG1 General Policies and Principles
- 2.2 South Gloucestershire Local Plan
D1 Design
LC4 Proposals for Educational & Community Facilities within the Existing Urban and Defined Settlement Boundaries

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
No objection
- 4.2 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy LC4 of the South Gloucestershire Local Plan permits the provision of community facilities including development within schools within boundaries of settlements and existing urban areas subject to criteria relating to accessibility, highway safety and the impact upon residential amenity, the environment and transportation. Whilst Policy D1 of the South Gloucestershire Local Plan seeks to achieve a high standard of design within new development proposals. In particular proposals should respect the character, distinctiveness and amenity of both the site and the locality.
- 5.2 Design / Visual Amenity
The proposed replacement windows would be similar to those currently installed at the school. As such it is considered that their design is in keeping with the present development and that the installation would do little to change the present appearance of the building. The same applies to the access ramp

given its discrete location at the rear of the building where it shielded by the landscaping within the site.

5.3 Residential Amenity

The proposal primarily seeks merely to replace existing fenestration and does not intend to create further windows or openings. Whilst the proposed access ramp is low level and in a part of the building away from neighbouring property. Therefore it is considered that the proposal would have no effect upon the residential amenities of properties situated in the wider vicinity.

5.4 Accessibility

The provision of the ramp will improve the overall access to the school building for people with impaired mobility therefore in terms of accessibility the application is acceptable.

5.5 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.6 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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

7. RECOMMENDATION

7.1 Planning permission be granted with the following conditions

Background Papers **PT07/1175/R3F**

Contact Officer: **Gareth John**
Tel. No. **01454 863438**

CONDITIONS

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

Reason(s):

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