

**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. 15/07

Date to Members: 13/04/07

Member's Deadline: 20/04/07

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: 20/04/07

SCHEDULE NO. 15/07

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

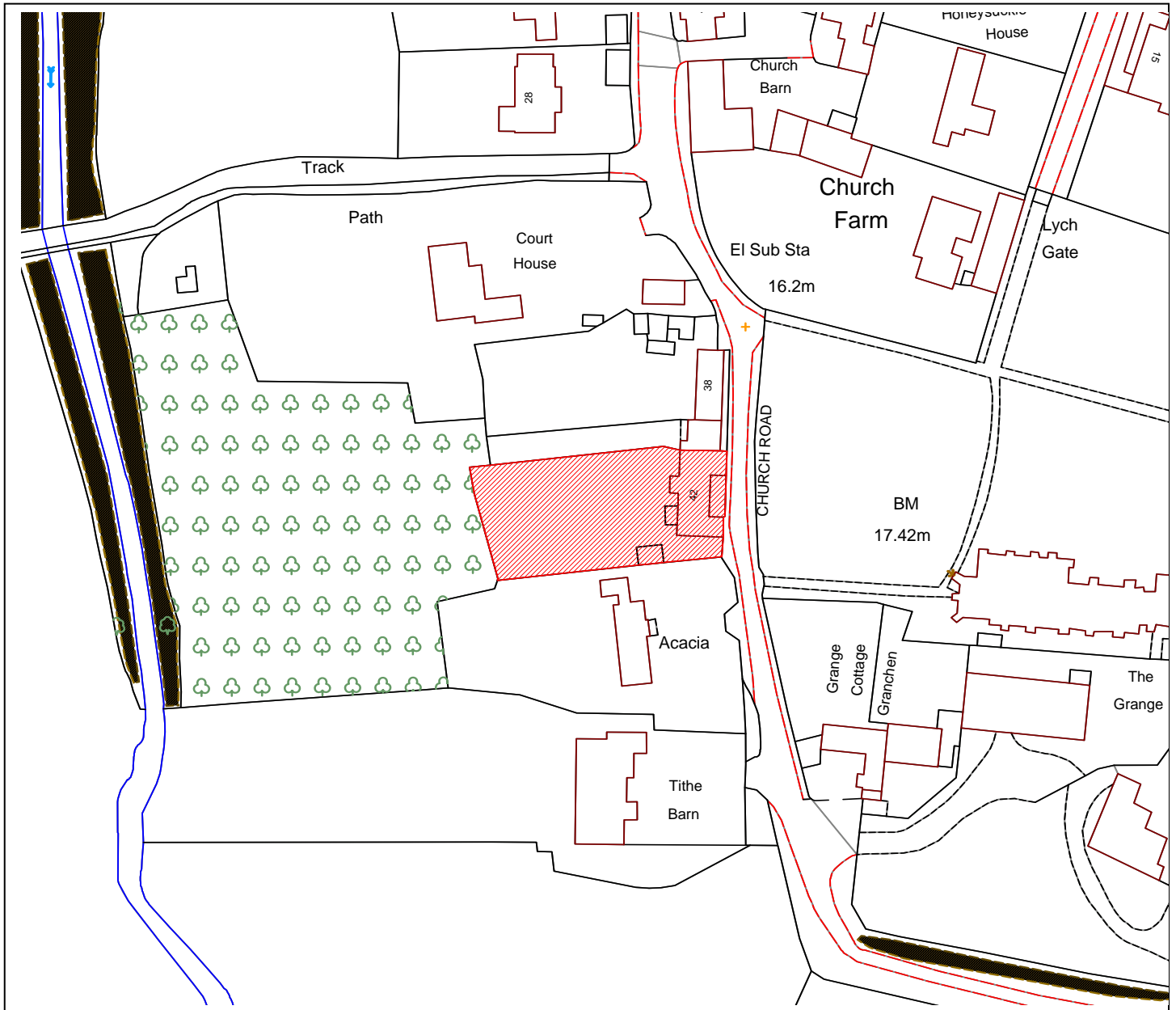
Circulated Schedule 13 April 2007

| ITEM NO. | APPLICATION NO | RECOMMENDATION | LOCATION | WARD | PARISH |
|-----------------|-----------------------|-------------------------|--|--------------------|-----------------------------------|
| 1 | PK07/0022/F | Approve with conditions | 42 Church Road Bitton South Gloucestershire BS30 6LJ | Bitton | Bitton Parish Council |
| 2 | PK07/0228/RM | Approve with conditions | 36 High Street Staple Hill South Gloucestershire BS16 5HW | Staple Hill | |
| 3 | PK07/0495/F | Approve with conditions | 17 Horsecroft Gardens Barrs Court South Gloucestershire BS30 8HU | Parkwall | Oldland Parish Council |
| 4 | PK07/0672/F | Approve with conditions | Land to the rear of 56 Bath Road Longwell Green South Gloucestershire BS30 9DG | Longwell Green | Hanham Abbots Parish Council |
| 5 | PK07/0707/F | Approve with conditions | 26 Elm Road Kingswood South Gloucestershire BS15 9ST | Woodstock | |
| 6 | PT06/2064/F | Refusal | Land adjacent to 15 Gledemoor Drive Coalpit Heath South Gloucestershire BS36 2NZ | Frampton Cotterell | Frampton Cotterell Parish Council |
| 7 | PT07/0552/F | Approve with conditions | 8 Over Lane Almondsbury South Gloucestershire BS32 4BP | Almondsbury | Almondsbury Parish Council |
| 8 | PT07/0589/F | Approve with conditions | 182 Watleys End Road Winterbourne South Gloucestershire BS36 1QH | Winterbourne | Winterbourne Parish Council |
| 9 | PT07/0645/F | Approve with conditions | Hollytree Farm Lower Morton Thornbury South Gloucestershire BS35 1LE | Thornbury North | Thornbury Town Council |
| 10 | PT07/0678/F | Approve with conditions | 1 Zion Cottages Church Hill Olveston South Gloucestershire BS35 4BY | Severn | Olveston Parish Council |
| 11 | PT07/0833/F | Approve with conditions | 2 Railton Jones Close Stoke Gifford South Gloucestershire BS34 8BF | Stoke Gifford | Stoke Gifford Parish Council |
| 12 | PT07/0864/F | Approve with conditions | 1 Millfield Thornbury South Gloucestershire BS35 1JL | Thornbury North | Thornbury Town Council |
| 13 | PT07/0910/F | Approve with conditions | 31 Amberley Road Patchway South Gloucestershire BS34 6BZ | Patchway | Patchway Town Council |

CIRCULATED SCHEDULE NO. 15/07 – 13 APRIL 2007

App No.: PK07/0022/F
Site: 42 Church Road Bitton BRISTOL South Gloucestershire BS30 6LJ
Proposal: Alterations to existing garage including replacement of existing roof to pitched roof. Erection of replacement timber gate posts and 1.5m high timber gate.
Map Ref: 68098 69352

Applicant: Mr M Pillinger
Date Reg: 3rd January 2007
Parish: Bitton Parish Council
Ward: Bitton



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N.T.S

PK07/0022/F

INTRODUCTION

This application appears on the Circulated Schedule due to the receipt of a letter of objection from the Parish Council.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for alterations to the existing garage. The footprint of the garage will be the same and the walls will be retained where possible. The existing flat roof however will be removed and replaced with a hipped roof with gable front and rear ends. The application also seeks retrospective planning permission for the installation of two timber gate posts and the hanging of a new wooden gate. There were previously stone gate posts which have been removed and replaced. The half round stones at the foot of the gate posts have been retained.
- 1.2 The application site consists of a detached property erected of random rubble stone within the Bitton conservation area. The existing garage is unsympathetic and is out of keeping in its historic setting.
- 1.3 During the course of the application, amended plans have been received from the agent to alter the design of the garage slightly by most notably reducing the proposed ridge height.

2. POLICY CONTEXT

2.1 National Guidance

- PPG 1 General Policy and Principles
- PPG15 Planning and the Historic Environment

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
- L12 Conservation areas

3. RELEVANT PLANNING HISTORY

- 3.1 Lots of applications for works to tree - none of relevance to this application.

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

On the initially submitted set of plans, the Parish Council felt the pitched roof of the garage was very high in comparison to the height of the garage from floor to lintel. The Parish urged that unless this was for aesthetic or structural reasons, they would prefer it to be lowered.

The Parish Council was re-consulted on the revised plans and was pleased to see a reduction in the dimensions of the garage as per their initial concerns. However, the Parish Council has serious concerns that there are no intentions to reinstate/replace the stone pillars and redesign the gates at the entrance to the property. The Parish Council feel these are the most significant facets of the application and are highly visible at the centre of the Conservation area and directly opposite St. Mary's Church. The Parish Council objects to the application because of the pillars and gate.

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. Policy L12 allows for development within Conservation areas providing it will preserve or enhance the character or appearance of the Conservation Area.

5.2 Design/ Visual Amenity

The existing garage is an unsympathetic, fairly modern addition that does not respect either the character of the existing dwelling or the conservation area. The front elevation of the garage is currently clad with an unusual re-constituted stone and the side walls are erected of breeze blocks. The application proposes to remove the unsightly, red, reconstituted stone and render the entire garage grey to encourage the garage to blend into its surroundings. The proposal seeks to install a tiled roof onto the garage using Pan tiles to match the roof of the existing dwelling. Metal gutters and down pipes will be used in keeping with the character of the conservation area. Your planning officer supports the application for works to the garage.

It is the opinion of the Conservation Officer that the proposed replacement garage is an improvement on the existing garage. Whilst the Conservation officer would prefer the existing garage to be entirely removed and re-built from scratch, there is still support for the alterations as proposed.

The application also seeks retrospective consent for the installation of replacement timber gate posts. The applicant states that the original stone gate posts were removed and replaced with timber posts for a number of reasons including the dilapidated state of the stone posts, the left post leaning dangerously, and to widen the access to the driveway. There are examples of other timber gate posts and gates along Church Road. Whilst the stone gate pillars were attractive, it is not considered by either the planning officer or the Conservation officer that the timber gates and post would have any detrimental impact on the character of the conservation area. The timber will be stained a light oak colour to match the existing doors on the property and will thus integrate successfully. In addition to this, the applicant has kept the half round stones at the foot of the gate posts in order to retain the historic character.

Given that there are other examples of timber gates and posts on Church Road, it is not considered that the gates or posts subject of this application would be incongruous or out of keeping.

5.3 Residential Amenity

It is not considered that the alterations to the existing garage will have any impact on existing levels of residential amenity. Whilst the height of the garage will be increased, it will be screened from the neighbours by the existing vegetation along the boundary of the curtilage. Further to this, because of the distance from the garage to the neighbouring dwelling, it is not considered that it will result in any issues of overshadowing.

The replacement gates and posts will have no impact on existing levels of residential amenity.

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 **PK07/0022/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 tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile.

Reason

To ensure a satisfactory standard of external appearance in the Bitton Conservation Area, and to accord with and Policies D1 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The garage door shall either be wooden or metal with a wood grain effect and painted/stained brown.

Reason

To ensure a satisfactory standard of external appearance in the Bitton Conservation Area, and to accord with and Policies D1 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. All new external rainwater and soil pipes shall be formed in cast metal and painted black.

Reason

To ensure a satisfactory standard of external appearance in the Bitton Conservation Area, and to accord with and Policies D1 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The timber gate posts and gate shall be painted/stained to match the wood finishes on the existing dwelling.

Reason

To ensure a satisfactory standard of external appearance in the Bitton Conservation Area, and to accord with and Policies D1 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. No doors or gates shall be hung so as to open over or across the public highway/footway.

Reason

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

CIRCULATED SCHEDULE NO. 15/07 – 13 APRIL 2007

App No.: PK07/0228/RM

Applicant: Cedar Hill Court Limited

Site: 36 High Street Staple Hill BRISTOL South Gloucestershire BS16 5HW

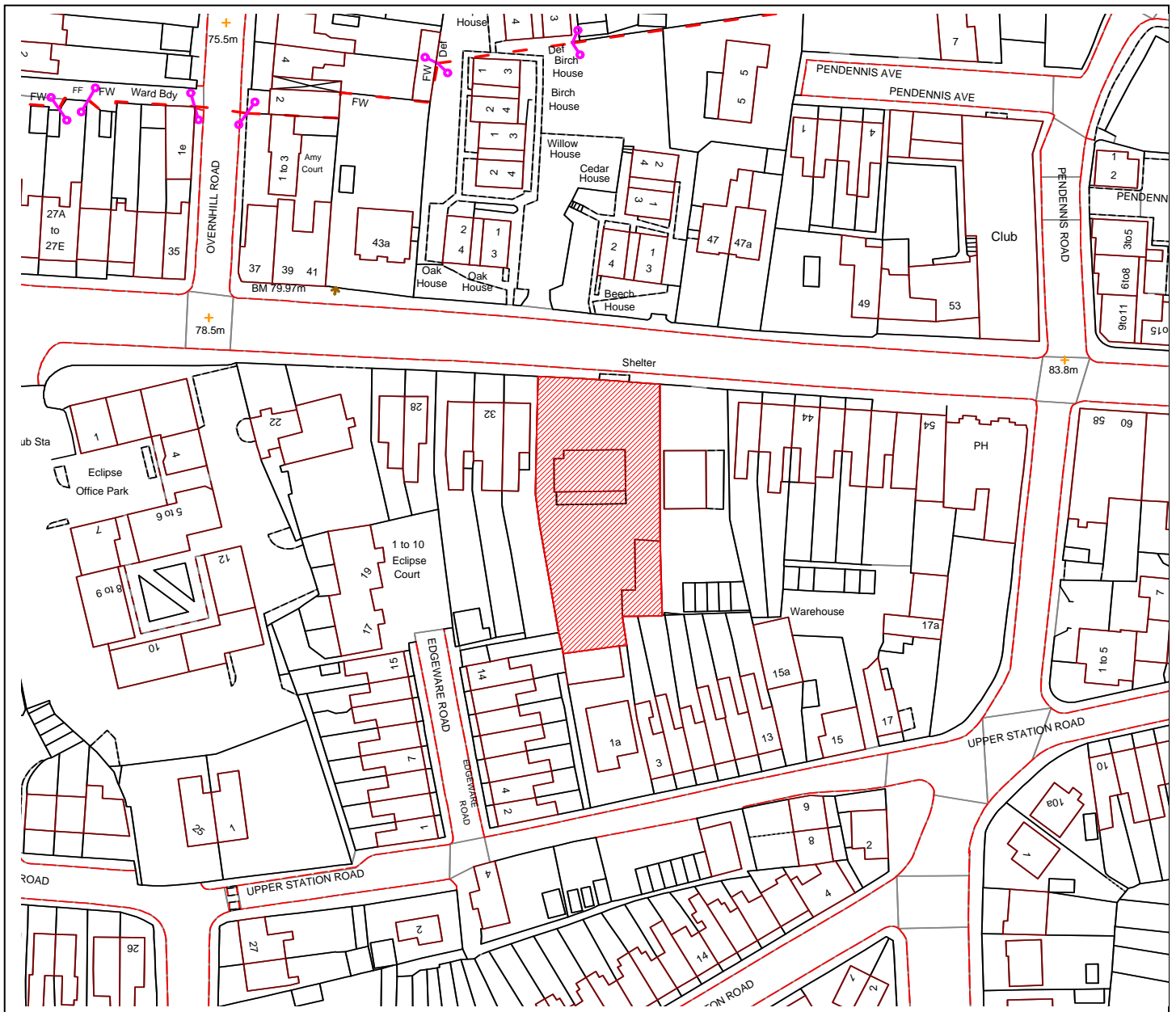
Date Reg: 29th January 2007

Proposal: Demolition of existing dwelling. Erection of 14 no. flats with car parking and associated works. (Approval of reserved matters to be read in conjunction with outline planning permission PK05/1952/O).

Parish:

Map Ref: 64530 75912

Ward: Staple Hill



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100023410, 2007.

INTRODUCTION

This application has been referred to the Circulated Schedule following objections to the proposed scheme being received from local residents.

1. THE PROPOSAL

- 1.1 This reserved matters application follows a previous outline application (as noted in para 3.1) which established the principle of the development of 14no. flats with associated works on this site. The outline application considered only siting and means of access, therefore following the change in outline application procedures (as per Circular 01/2006), the only remaining issues to be considered within this application are scale, appearance and landscaping.
- 1.2 As per indicative plans submitted in support of the previous application, the proposed building is set forward of the neighbouring property to the east (No.38) but behind the building line of the neighbour to the west (No.34). The proposed building will mainly be a frontage development but there is to be a rear element that will give the building a “L-shape” footprint.
- 1.3 The application site comprised of an existing detached two-storey dwellinghouse and curtilage located on the south side of the High Street that is to be demolished to make way for the proposed new building. The property is set on an elevated position in relation to the highway with a 2 metre high stone retaining wall and substantial cast iron entrance gates forming the front boundary treatment. The dwelling was considered to be circa 19th century but is neither statutory listed or locally listed. As previously recorded, the dwelling was also not inhabited and was in poor condition with notable cracks in the structure and crumbling parapet walls. Furthermore, following a recent site visit, it can be noted that a section of the building has already been demolished as approved under the previous application.
- 1.4 The application site also contains some 17 trees on the site and although none are subject to a Tree Preservation Order, eleven are to be removed due to either their condition or scale. However of those to be retained, the three trees running along the front curtilage and the substantial Atlas Cedar to the rear are to be retained as they are considered the most valuable in terms of visual amenity.
- 1.5 It is noted that since submission, the elevations of the building have been revised and details of this will be discussed later in this report.

2. POLICY CONTEXT

- 2.1 National Guidance

| | |
|-------|--------------------------------------|
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing |
| PPG13 | Transport - Guide to Better Practice |

- 2.2 Development Plans

Joint Replacement Structure Plan
Policy 31 Residential Development

| | |
|-----------|---------------------------------------|
| Policy 33 | Residential Development |
| Policy 59 | Transportation Aspects of Development |

South Gloucestershire Local Plan (Adopted) January 2006

| | |
|----------|---|
| D1 | Design |
| EP1 | Environmental Pollution |
| EP2 | Flood Risk and Development |
| H2 | Residential Development in Urban Areas |
| L9 | Species Protection |
| L17/L17A | The Water Environment |
| LC8 | Open Space and Childrens Play in Conjunction with New Residential Development |
| LC13 | Public Art |
| T7 | Cycle Parking Standards |
| T8 | Parking Standards |
| T12 | Transportation Development Control Policy |

3. RELEVANT PLANNING HISTORY

3.1 PK05/1952/O - Demolition of existing dwelling. Erection of 14 no. flats with car parking and associated works with siting and means of access to be determined. All other matters reserved. Approved with conditions and subject to Section 106 Agreement which was completed on 26/11/06 with the following heads of terms.

- (i) A contribution of £500 per unit towards traffic management measures and public transport facilities in the area.
- (ii) A contribution of £22,554. towards the enhancement and maintenance of existing off-site public open space.
- (iii) A contribution of £231.84 towards the improvements of existing Staple Hill Library facilities
- (iv) A contribution of £250 towards the provision of Public Art

The reasons for the Agreement were:

- (i) To mitigate against the increase in traffic generated by the proposal and to encourage means of transport other than the private car.
- (ii) To provide suitably enhanced public open space in the vicinity to meet the needs of future occupants in accordance with Policy LC8 of the South Gloucestershire Local Plan
- (iii) To provide suitably enhanced Library facilities in the vicinity to meet the needs of future occupiers having regard to Policy H2 of the South Gloucestershire Local Plan
- (iv) To enhance the quality of the development having regard to Policy LC13 of the South Gloucestershire Local plan

(2) That the Head of Legal and Democratic Services be authorised to prepare and seal the agreement.

4. CONSULTATION RESPONSES

4.1 Parish/Town Council
The site lies within an unparished area.

Other Consultees

Technical Services

- 4.2 The site is within a former mining area and so no mine shaft or adit must be filled or grouted in such a manner that underground mining drainage levels or culverts are likely to become blocked or sealed in order to avoid flooding or water emergence. A mining report is therefore recommended for assessment as best practice.

Transportation

- 4.3 The principle of the proposed development on this site and its means of access have already been established as part of the outline planning application PK05/1952/O. With no change to the previously approved layout, there are no objections to the proposed scheme on highway grounds.

Environmental Services

- 4.4 Comments to be added as an informative, but it is noted that a condition restricting periods of construction were attached to the previously approved outline application.

Tree Officer

- 4.5 Since submission, a further more detailed report on the assessment of the works on the main Yew and Atlas trees has been submitted and approved by the Council's Tree Officer and so there are no objections to the proposed scheme on these grounds.

Landscape Officer

- 4.6 There are no objections to the landscaping scheme as submitted as the species are considered appropriate for this location.

Other Representations

4.7 Local Residents

3 no. consultation response was received from the local residents which expressed the following summarised objections to the proposed scheme:

1. The original owners of the building (to be demolished) claimed that their building was listed and was considered one of the oldest in Staple Hill and so the need to preserve it on historical grounds should be given precedence over erecting more "matchbox" constructions;
2. The proposed scheme would result in substantial vehicular access requirements on what is an already busy highway, with limited views of the traffic movement in either direction. Car exiting the site would have to be positioned on the pavement whilst waiting to join the main road and the considered traffic sighting problem would be compounded by the bus fare stage stop, which is positioned just yards from the entrance to the site;
3. The height of the windows on the third floor will reduce the privacy of neighbouring properties to the rear of the site;
4. The type of trees detailed in the landscaping plan – the original plan showed trees along the entire length of the adjoining walls, which would help provide enclosure for neighbouring properties. The landscaping plan however shows the two last trees (to be located in the south-west corner of the site)

to be climbers and not trees and the three trees to be planted directly adjacent on the western boundary are deciduous. The planting of deciduous trees and climbers shows scant regard for the privacy of neighbours.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The principle of redeveloping the site to construct 14no. flats and the siting and means of access for the building has already been established with the granting of the previously noted outline application. Therefore it is now only the issues of scale, appearance and landscaping that are to be considered within this reserved matters application.

Scale and Appearance

5.2 As “siting” was previously approved, although under the new guidelines “scale” is to be considered, it is considered that there can not be any reasonable request to revise the previously approved footprint.

5.3 The height of the building can though be considered and as shown on the proposed street elevations, the height of the proposed building would be of a scale in keeping with the adjacent neighbouring buildings to either side. It is therefore considered that the height of the proposed building would integrate into the grain of the street scene with no harm to the immediate context or the wider streetscape.

5.4 As submitted the design of the building appeared as it did within the previously submitted indicative plans. The design was considered broadly acceptable as it sought to reflect some of the late Victorian/ Edwardian architecture in the immediate area with its use of two-storey projecting gabled bays at either end of the building’s frontage. However with the design now to be considered in detail, a number of revisions have been made in the interests of visual interest. The revisions that have been made includes redesigning and repositioning the front dormer and roof lines; redesigning the fenestration to provide more vertical emphasis; inserting window dressings to the bays; seeking a revision to the rear roof form; providing a first floor balcony to the front of the building and in an attempt to break up the massing of the sides of the rear off-shoot, contrasting materials and recessed dummy windows have been proposed.

5.5 The side west elevation also contains a number of habitable room windows which have been specified with obscure glazing to avoid any overlooking of the neighbouring property. However in the interests of visual amenity, a condition seeking samples of acid etched glass to be used in these windows is to be attached, as this glass will protect privacy levels but will avoid the monotony of the appearance of a column of standard obscurely glazed bathroom windows.

5.6 In conclusion it is considered that following the amendments made to the proposed scheme, its design is considered to be of sufficient quality and visual interest and its overall aesthetic appearance will complement the existing street scene when scene juxtaposed between a former local authority flat roofed block of flats and a terrace of three-storey 19th century houses.

5.7 A number of appropriate conditions are though recommended to ensure that the potential quality of the design is realised through construction.

Landscaping

- 5.8 A detailed landscaping scheme has been submitted. Although the loss of the top section of the stone wall is regrettable, but in the interests of highway safety no objection can be raised. It is considered that with the retention of the two prime specimens to the rear, the proposed planting scheme to the rear would create a suitable landscape, although it can be noted that the rear section would not be within the public realm.
- 5.9 The planting scheme to the front of the building is also considered acceptable and would provide a suitable setting for the building that unlike the existing situation, would make a positive contribution to the character of the street scene.
- 5.10 As previously noted, the proposed works should also not have a significant effect on the vitality of the existing trees. However a condition ensuring approval of the protective tree fencing in situ prior to the commencement of works is to be attached to ensure compliance with the protection measures set out in the supporting Impact Assessment.

Residential Amenity

- 5.11 It is considered that although some amendments have been made to the design of the scheme, there are no significant differences between this scheme and the one previously approved with regard to the considered effect upon the existing levels of residential amenity currently enjoyed by neighbouring occupiers. The issue of loss of privacy due to the height of what would be the second floor windows has been raised by a local resident (Point 3 under para 4.8). This concern relates to the relationship of the rear of the building and the closest neighbouring property that fronts onto Edgware Road. This property is set on a perpendicular axis to the proposed building and so would not look directly towards the new building. Moreover, with a separation distance of some 28 metres between the building and the nearest neighbour's property boundary, it is considered that any overlooking would not be so significant as to warrant a refusal.
- 5.12 As noted in 5.5, the small windows on the western elevation which face the adjacent block of flats will be obscurely glazed windows to preclude any loss of privacy. There is however a first floor balcony, but with this enclosed at either end by the projecting two-storey gables and over a 21 distance between the balcony and the nearest properties on the opposite side of the High Street, no loss of privacy/ amenity is considered.

Transportation

- 5.13 The means of access was approved within the previous outline application and so is not a matter reserved for consideration now in this application.

Community Services

- 5.14 See paragraph 3.1.

Local Resident's Objections

- 5.15 Taking the points raised in order that they appear in paragraph 4.8: Point 1 – As noted within para 1.3 of this report, the building is not listed or locally listed. The issue of highway safety (Point 2) was considered within the previous application where the means of access was approved along with the principle of the 14no. flat development. With this reserved matters application only

considering scale, appearance and landscaping, there is no scope to revisit the highway and access issues.

- 5.16 Point 3 has been addressed. With regards to Point 4 – the proposed landscaping, the previously approved block plan did show some planting in the south-western corner. This planting was shown as 5no. trees in a linear configuration and has been repeated for the submitted proposed block plan for this application. It is considered that the planting shown on these block plans is only shown for illustrative purposes, as especially with the plan submitted for the outline application, issues of landscape were matters reserved for this application.
- 5.17 The specific planting species is however shown on the detailed landscaping plan. The species proposed are acceptable and although two of the five previously shown trees are in fact to be “climbers” is not considered significant. The deciduous species of trees are also considered acceptable, as together they would create a relatively attractive environment and complement the two larger tree specimens that are being retained on the site.
- 5.18 The concerns of the local residents with regard to the need for screening are understood, but in response to this, firstly there is sufficient distance to avoid any undue effects on their amenity regard of boundary treatment. Secondly, with the substantial Yew and Ceder tree, there are two evergreen trees already on site that would provide some levels of screening. The alternative option perhaps being advocated by the resident is that an evergreen line of trees are planted in preference to the ones specified. Whilst this would provide the neighbour with a level of enclosure, it would be far less desirable visually and could ultimately lead to problems if allowed to grow to its full potential. In conclusion, the deciduous planting proposed is acceptable.
- 5.19 Section 106 Requirements
A Section 106 Agreement was secured at Outline Stage.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That Reserved Matters submitted in accordance with the conditions associated with the Outline Planning Permission PK05/1952/O dated 26/11/06 be APPROVED.

Contact Officer: Robert Nicholson
Tel. No. 01454 863536

CONDITIONS

1. No development shall take place until details and samples of the proposed roofing and external facing materials and the first floor balcony 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 a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. 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. Any plants or trees which die, are removed or become damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Council gives written consent for any variation.

Reason

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.

3. Prior to the commencement of works, the tree protective fencing as specified in the submitted Impact Assessments shall be erected for in situ inspection and confirmation of acceptability shall be given in writing by the local planning authority before development commences.

Reason

In the interests of the long term health of the trees, and to accord with Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the use or occupation of the building hereby authorised, and at all times thereafter, the proposed windows on the west facing side elevation shall be glazed with obscure glass only and prior to the commencement of development, the specification of the obscure glazing to be used is to be agreed in writing by the local planning authority.

Reason

To protect the privacy and amenity of neighbouring occupiers and ensure a satisfactory standard of external appearance, all in accordance with Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to the commencement of development, further details on the materials to be used for the oriel windows are to be submitted to the local authority for written approval. Once confirmed, the south-east facing panel of the oriel window shall remain blank or obscurely glazed thereafter.

Reason

To protect the privacy and amenity of neighbouring occupiers and ensure a satisfactory standard of external appearance, all in accordance with Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The rain water goods used in the development shall be black.

Reason

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

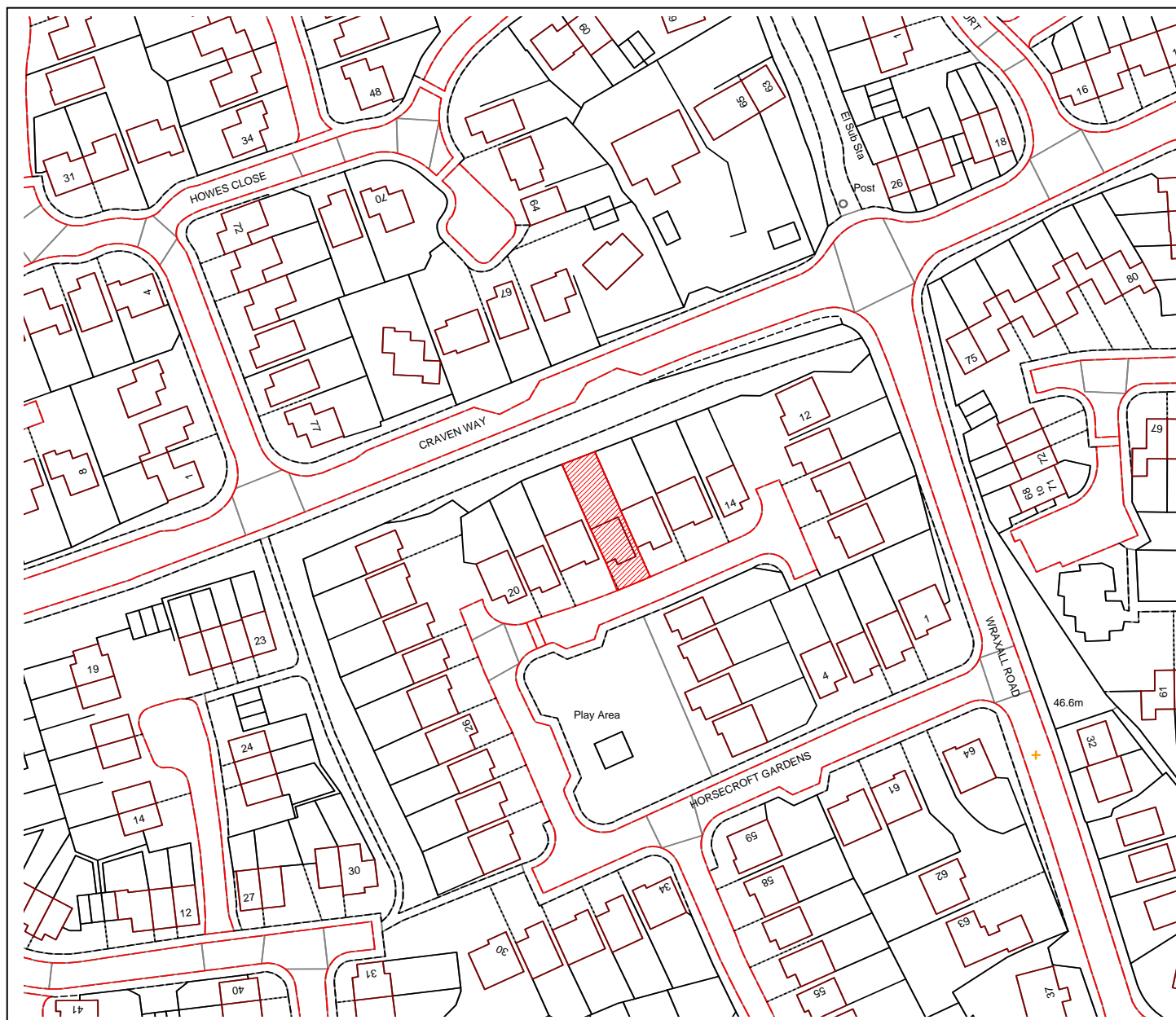
7. The casement windows shall be recessed from the front elevation by a minimum of 85mm.

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. 15/07 – 13 APRIL 2007

| | | | |
|------------------|---|-------------------|---------------------------|
| App No.: | PK07/0495/F | Applicant: | Mr C E Richards |
| Site: | 17 Horsecroft Gardens Barrs Court BRISTOL South Gloucestershire BS30 8HU | Date Reg: | 14th February 2007 |
| Proposal: | Erection of single storey front extension to provide additional living accommodation. | Parish: | Oldland Parish Council |
| Map Ref: | 66244 72602 | Ward: | Parkwall |



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N.T.S

PK07/0495/F

This application appears on the Circulated Schedule due to the submission of an objection from the Parish Council.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a single storey front extension to provide additional living accommodation..
- 1.2 The modern detached two-storey dwelling is located within a residential area of Barrs Court. The area is characterised by dwellings of similar age and design and a public open space with play area is located in front of the dwelling.

2. POLICY CONTEXT

2.1 National Guidance

| | |
|-------|------------------------------------|
| PPS 1 | Delivering Sustainable Development |
| PPG13 | Transport |

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, Including Extensions and New Dwellings |
| T8 | Parking Standards |

3. RELEVANT PLANNING HISTORY

- 3.1 PK03/2746/F Erection of two storey rear extension: Approved 20/10/2003.

4. CONSULTATION RESPONSES

(a) Statutory Consultees

4.1 Oldland Parish Council

No objection providing that the proposal retains 2no off-street parking spaces. Given that the proposal only provides 1no useable space it is considered that the parish have an objection to the application.

(b) Other Consultees

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 alterations and extensions to existing dwellings subject to criteria relating to scale and design, highways, and impact upon visual and residential amenity.

5.2 Design / Visual Amenity

The proposal would involve a gable fronted single storey extension to the front of the dwelling that would project 3.1m in front of the two storey dwelling and 1.8m in front of the existing single storey front porch and converted garage. The design and materials are considered to integrate well with and add some interest to an otherwise unremarkable design of the principle building. Ordinarily, front extensions would not be permitted, however in light of the recent permission for the adjacent single storey front extension with porch (PK05/0994/F) it would be difficult to resist this application on that basis. Further the design of the proposal is considered to have a more integrated and complimentary quality than that allowed in 2005. In light of the above the proposal is not considered to be out of keeping with the character of the dwelling or the surrounding area and is therefore deemed acceptable in this respect.

5.3 Residential Amenity

Due to the position of habitable room windows in the adjacent dwelling and the single storey nature of the proposal it is considered that the application will not have any impact on current levels of residential amenity in the area. The proposal is therefore deemed acceptable in this respect.

5.4 Sustainable Transport

Although the plan Drg No 0302/002 indicates that the proposal would retain sufficient space for 2no. off street parking spaces, this plan is not considered to accurately reflect the position of the highway in front of the dwelling. The submitted block plan Drg No 00017 more accurately indicates that the space remaining in front of the extension would be 3m in depth, sub-standard for a parking space. However, the application retains 1no. off street parking space and as such the off-street parking provision is considered acceptable in this location.

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 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 54A of the Town and Country Planning Act 1990 (as amended), 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 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

- 7.1 That planning permission is granted subject to conditions.

Background Papers **PK07/0495/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 bricks to be used externally in the development hereby permitted shall match those of the existing building in colour and texture.

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

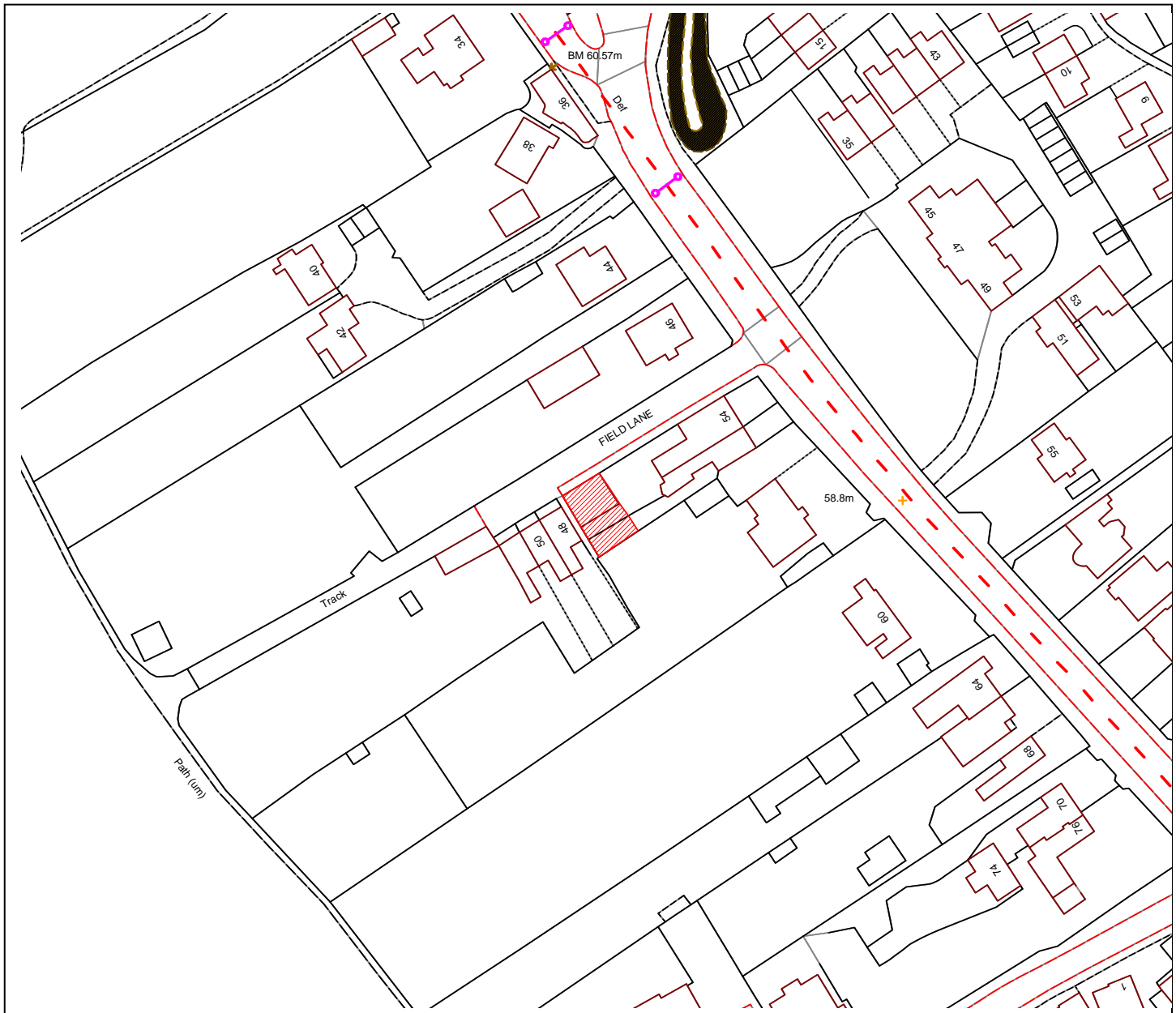
Reason

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.

CIRCULATED SCHEDULE NO. 15/07 – 13 APRIL 2007

App No.: PK07/0672/F
Site: Land to the rear of 56 Bath Road
 Longwell Green BRISTOL South
 Gloucestershire BS30 9DG
Proposal: Erection of 1 no. detached dwelling and
 associated works.
Map Ref: 65517 71323

Applicant: Mr A Woodhead
Date Reg: 27th February 2007
Parish: Hanham Abbots
 Parish Council
Ward: Longwell Green



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N.T.S

PK07/0672/F

This application is reported on the Circulated Schedule due to the receipt of objections from the Parish Council and neighbours.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of one dwelling in the garden of No. 56 Bath Road, which is accessed from a private drive (Field Lane). The proposed two storey house would replace a double garage at the end of the garden, fronting Field Lane, next to the blank side elevation of No. 48, an end terrace house. The proposed dwelling would share the front building line of No. 48, but not project so far to the rear. The existing garden land at the end of the garden of No. 56 would be separated to form a rear garden for the proposed dwelling, all enclosed to the rear of it.
- 1.2 The proposed dwelling would be constructed of 'cast' stone and have an integral garage for one vehicle. All windows would face front and rear. A narrow front garden would be created along the frontage of the site. The terraced properties fronting Field Lane are constructed of stone.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 General Policies and Principles
PPG3 Housing
PPG13 Transport: Guide to Better Practice
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
H4 Development within Residential Curtilages
T7 Cycle Parking
T8 Car parking
T12 Transportation

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
Object as the proposed house would have an overbearing effect on the neighbouring property in Field Lane. Access would be via an unadopted road in a poor state of repair. Delivery vehicles during construction could obstruct access to neighbouring properties, including a nursing home.
- 4.2 Other Consultees
Technical Services Unit
No objection in principle, subject to the inclusion of a drainage condition requiring a mining report.

Other Representations

- 4.3 Local Residents

Two letters of objection were received, citing the following concerns:

- Capacity of drainage services unable to deal with more houses
- Overbearing effect on No. 48 and others
- The proposed dwelling would be situated in front of the existing building line

- The Design and Access Statement claims that the road surface is maintained by the neighbourhood. One occupier in fact owns part of the pavement as far as Bath Road. The road is in a poor state and the developer should be responsible for bringing it up to a decent standard.
- Due to the size of the site, the builders material would spill into Field Lane and block access to houses

NB The last two issues raised are not valid planning concerns relating to the determination of this application.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

This application stands to be assessed against the policies listed above in the light of all material considerations. The principle of the scheme rests on the location of the site (it falls within the urban area) its status (it is previously developed and therefore meets the criteria for residential development in the Local Plan as well as the likely effect of the proposal on highways and the residential amenity of future and adjoining occupiers.

5.2 Transportation Issues

The access lane that leads to the plot is a private lane. This lane is currently serving the property No. 56 Bath Road, three other residential properties, an old people's home plus and a large farm area to the rear. Government guidance (as set out in the document 'Residential Roads And Footpaths Design Bulletin 32' (DB32) for private accesses suggests that up to five dwellings can be served off a private drive. The use of five dwellings as a criterion may have come from the national capacity of private service supplies (gas, water, etc) but a new national document "Manual For Streets" which came into effect from April 2007 confirms that it is now more commonplace for utilities to lay mains in private streets.

Access issue

There are some concerns that the existing access lane is poorly surfaced over majority of its length and the footway at this location is incomplete. It is possible to improve surfacing of the lane but it is acknowledged that responsibility for surfacing of the lane is shared between all adjoining occupiers. There is also an issue with regard to the lack of a turning facility off the lane for service vehicles but the transportation officer acknowledges the fact that service vehicles already use the lane to serve other existing properties.

Traffic issue

In respect of the impact of traffic generated by the development, this must be assessed against the current use of the site. It is clear from the details submitted that this development (if implemented) would replace existing garages which can generate traffic on their own merit. It is considered that the traffic movements associated with the existing double garage would not be dissimilar to a single house, as proposed to replace them.

Parking issue

Proposal includes provision of two parking spaces on site. The proposed parking arrangement (garage is located in front of the space) is not good design and the Transportation Officer recommends the use of a condition to ensure that the parking is revised to ensure that the parking space is located in front of the garage, providing two car parking spaces to serve the proposed dwelling.

In consideration of all the above therefore, it is considered that no highway objections could be substantiated in an appeal situation in this case and therefore it is recommended that the scheme should be approved, subject to the following condition:

Provide two parking spaces on site and maintain these satisfactory thereafter; as well as the following advice note (since as a condition it could not be enforced, due to landownership issues):

It is requested that the applicant agrees with the other owners of the private lane to gain agreement to provide a bound surface material (for pedestrian and disabled) along the lane up to point of access to the site entrance.

5.3 Residential Amenity for Future Occupiers

No. 48 has a blank side elevation which faces the site. It is considered that, since there would be no direct overlooking of most of the site from No. 48 and only longer views of the back garden from the top flat at No. 54 and the top floor of No. 48, the residential amenity of the proposed dwelling would not be harmed by the presence of No. 52. The amenity space shown on the plans to serve the dwelling is considered to be appropriate.

5.4 Residential Amenity of Adjoining Occupiers

The proposed dwelling would be set forward enough to preclude overlooking of the garden of No. 48 at all but an oblique angle, as is currently the case with the terraced house next door, no. 50. There is not considered to be any overbearing impact, as the back building line of the proposed dwelling would be set further forward than that of No. 48. A similarly oblique or distant view would be achieved over other surrounding gardens and it is considered therefore that the proposal would not give rise to an unacceptable loss to residential amenity through overlooking. With regard to intervisibility between habitable room windows, specifically in regard to the flats at No. 54, the design of the proposed dwelling, with windows facing front and rear would overcome this, subject to a condition preventing the later insertion of windows in the side elevation, which appears below. The distance of the blank side wall of the proposed house from habitable room windows at No. 54 is approximately 10 metres, but in the overall context the proposed dwelling is not considered to have an overbearing impact upon those rooms, given the size of structure that it would be replacing. It is considered overall that this proposal would not harm residential amenity and complies with policy in this respect.

5.5 Design and Visual Amenity of the Proposal

The proposed dwelling respects the existing pattern of development in the lane, by broadly continuing the terraced form towards Bath Road. The narrow gap which makes the proposal detached would only be appreciated when standing right in front of it and it is considered that in the general, more oblique, views, the dwelling would read as related to the terrace, almost sharing eaves and roof heights and the front building line. The scale of the proposed dwelling is slightly decreased in comparison with the terrace next to it. This is considered

to demonstrate subservience which is exhibited at present, with the outbuilding (the garage) to be demolished. Due to the additional width of the proposed plan form, it is considered that in this instance, if the terraced eaves line and roofline were to be mimicked in the proposed dwelling, the additional width of the new unit would dominate the existing dwellings. The subservient relationship is therefore considered to be appropriate to both the site's historic setting (the garages, clearly subservient to the dwelling they serve) and its relationship with the more established terrace. The materials selected are stone and tile, albeit a type of reconstituted stone which is not considered to be acceptable. It should be noted that, given the context of the site, only a natural stone frontage would be appropriate for this proposed dwelling. The condition below reflects this requirement. In this respect, therefore, the proposal is considered to meet the terms of policy D1 of the Local Plan.

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). The overall design of the proposal is considered to represent an enhancement of the locality and street scene, appropriate to its setting and local distinctiveness.

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 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 would be 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 decision 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 That planning permission is approved, subject to the conditions shown below.

Background Papers **PK07/0672/F**
Contact Officer: **Chris Gosling**
Tel. No. **01454 863787**

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 windows other than those shown on the plans hereby approved shall be inserted at any time in the side 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.

3. Notwithstanding the approved plans, 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, which shall include natural stone.

Reason

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

4. Prior to the commencement of development a mining report shall be submitted to the Council for approval in writing to ensure that underground mining drainage levels or culverts will not become blocked or sealed. The development shall be implemented in accordance with the details so approved.

Reason

To prevent non-point source pollution and flooding, and to accord with Policies L18 and EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The building shall not be occupied until the associated car parking areas have been drained and surfaced in accordance with the details approved in writing by the Local Planning Authority. The facilities so provided shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles.

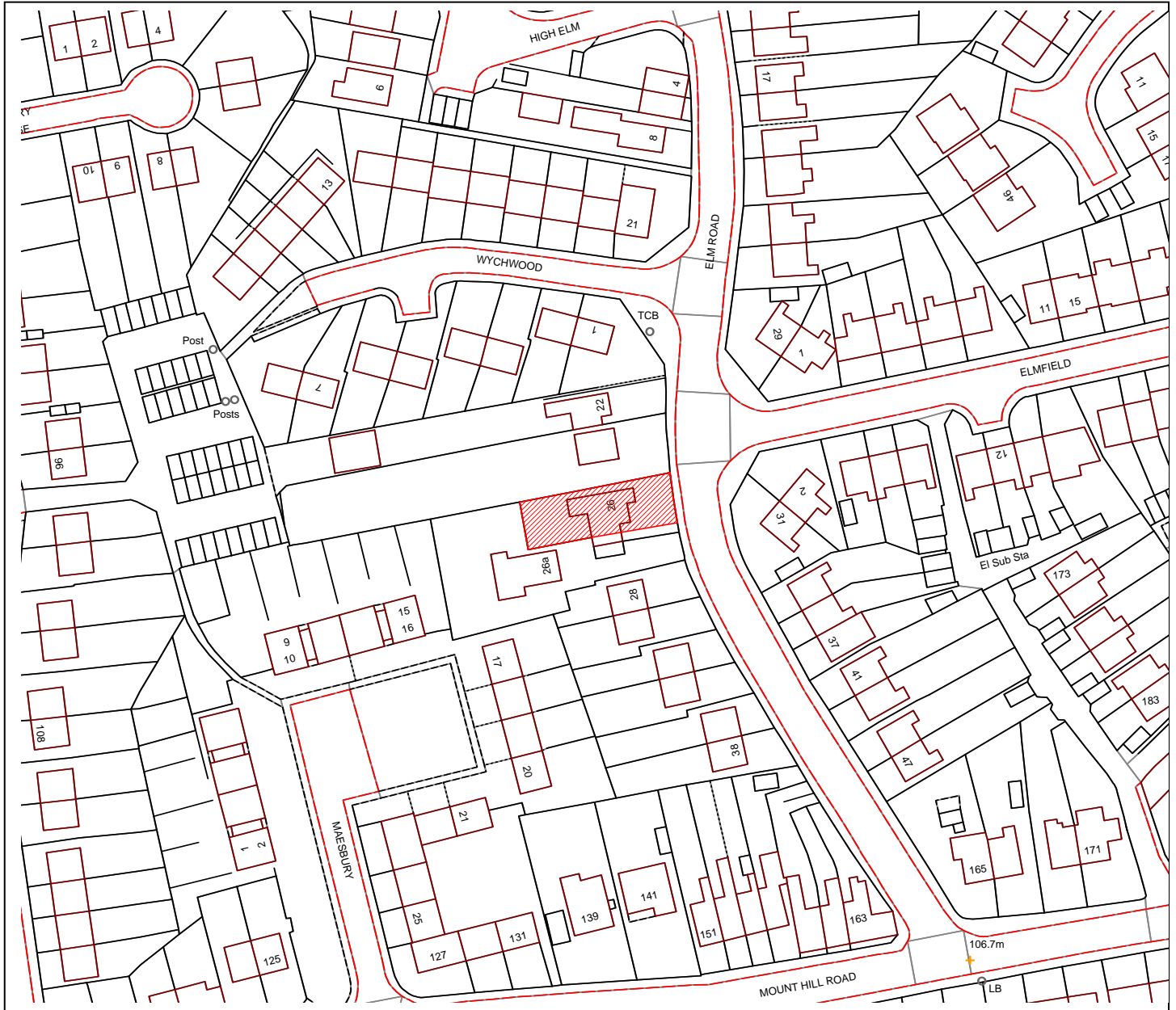
Reason

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, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 15/07 - 13 APRIL 2007

App No.: PK07/0707/F
Site: 26 Elm Road Kingswood BRISTOL
 South Gloucestershire BS15 9ST
Proposal: Erection of first floor rear extension to
 form additional living accommodation.
Map Ref: 65096 72787

Applicant: Mr S Moon
Date Reg: 7th March 2007
Parish:
Ward: Woodstock



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N.T.S

PK07/0707/F

INTRODUCTION

This application appears on the circulated schedule owing to two letters of objection from local residents.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a first floor rear extension to create an en suite bathroom. This will measure 1.5 metres in depth and 3.1 metres in width.
- 1.2 The application property consists of a detached two storey dwelling, located on Elm Road within the established residential area of Kingswood.

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
H4 - Development within Existing Residential Curtilages, Including Extensions and New Dwellings
- 2.3 Supplementary Planning Guidance
South Gloucestershire Advice Note 2: House Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 P75/4686 Erection of two storey extension to existing dwelling to provide a kitchen & toilet with bedroom over. (Previous ID: K1065)
Approved: 13th November 1975
- 3.2 P81/4581 Front entrance porch () (Previous ID: K1065/1).
Approved: 6th January 1982
- 3.3 P84/4101 Erection of single storey dwelling and two garages
Approved: 30th April 1984

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
Un-parished area.

Other Representations

- 4.2 Local Residents
Two letters of objection received expressing the following objections and concerns:
- loss of privacy to both property and garden
 - overbearing
 - loss of light

- site location plan and site plan are incorrect

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006, allows for the principle of house extensions subject to considerations of design, residential amenity and highway safety.

5.2 Design/Visual Amenity

Planning permission is sought for the erection of a first floor rear extension to create an en suite bathroom. This would be located directly above an existing single storey rear extension which projects 1.5 metres into the garden and 3.1 metres in width. It will be finished with a hipped roof. One obscure glazed window will be located approximately in the centre point of the rear elevation. Accordingly owing to the design of the extension, its moderate dimensions, and the chosen construction materials (which will match the existing materials of the house) it is considered to be an appropriate addition to the dwelling and streetscene.

5.3 Residential Amenity

Overbearing Analysis

In respect of the neighbour located to the rear of the application property, No. 26a, it is considered that owing to the separation distances an overbearing impact will not be experienced by occupiers of this property.

No. 24 benefits from a two storey rear extension that projects to approximately the same distance into the rear garden as the proposed extension. It does have one kitchen window on the side elevation facing towards the proposed extension. However, because the properties are separated by a 5 metre wide drive (approximate) combined with the fact that the kitchen benefits from a large French Door on the west elevation and its main outlook from the rear of the property is to the west, it is considered that occupiers of No. 24 will not experience an overbearing impact.

No 24 raised an objection that they would suffer from a loss of light if the extension was erected. In reference to this it should be noted that there is no right to light across land which one does not control. Regardless of this fact, only one room will be affected by the proposed extension; the kitchen. However, because the extension is located to the south, whereas the property's main rear outlook is to the west (and a large French Door is located on the west elevation), it is considered sufficient light will enter the kitchen.

No. 24 also benefits from a single storey rear extension that projects into the rear garden along the opposite boundary. It is located approximately 11 metres from the proposed extension. It should be noted that even if the proposed extension was erected the majority of this single storey element would still benefit from unhindered views across both their own garden and the application property's garden. As a result, this single storey element will not suffer from an overbearing impact, a loss of light or loss of privacy as a result of the extension being erected.

5.4 Privacy Analysis

The proposed window will serve an en-suite bathroom and is located on the rear of the extension. The applicant has confirmed that it will be obscure glazed. A condition to this effect will be added to the Decision Notice. Accordingly, given that there are no windows proposed on the side elevations, it is considered that surrounding occupiers will not experience a loss of privacy as a result of the extension being erected.

5.5 Amenity Space

Whilst the extension does project into the rear garden sufficient garden space (front and rear) will remain to serve occupiers of the property.

5.6 Highway Safety Analysis

As the extension is located at the rear of the property it will not impact on the property's parking arrangements, located at the side and front of the house, nor will it prejudice highway safety.

5.7 Other matters arising

Site location plans and block plan

The site location plan and block plan does contain some inaccuracies in relation to the neighbouring property. However, it is considered that sufficient detail has been provided to make an accurate judgement.

5.8 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 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 **PK07/0707/F**

Contact Officer: **Edward Purnell**
Tel. No. **01454 863056**

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. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed window on the rear elevation shall be glazed with obscure glass only.

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. 15/07 – 13 APRIL 2007

ITEM 6

App No.: PT06/2064/F

Applicant: Messrs W.C.H
Kembrey & Son Ltd

Site: Land adjacent to 15 Gledemoor Drive
Coalpit Heath BRISTOL South
Gloucestershire BS36 2NZ

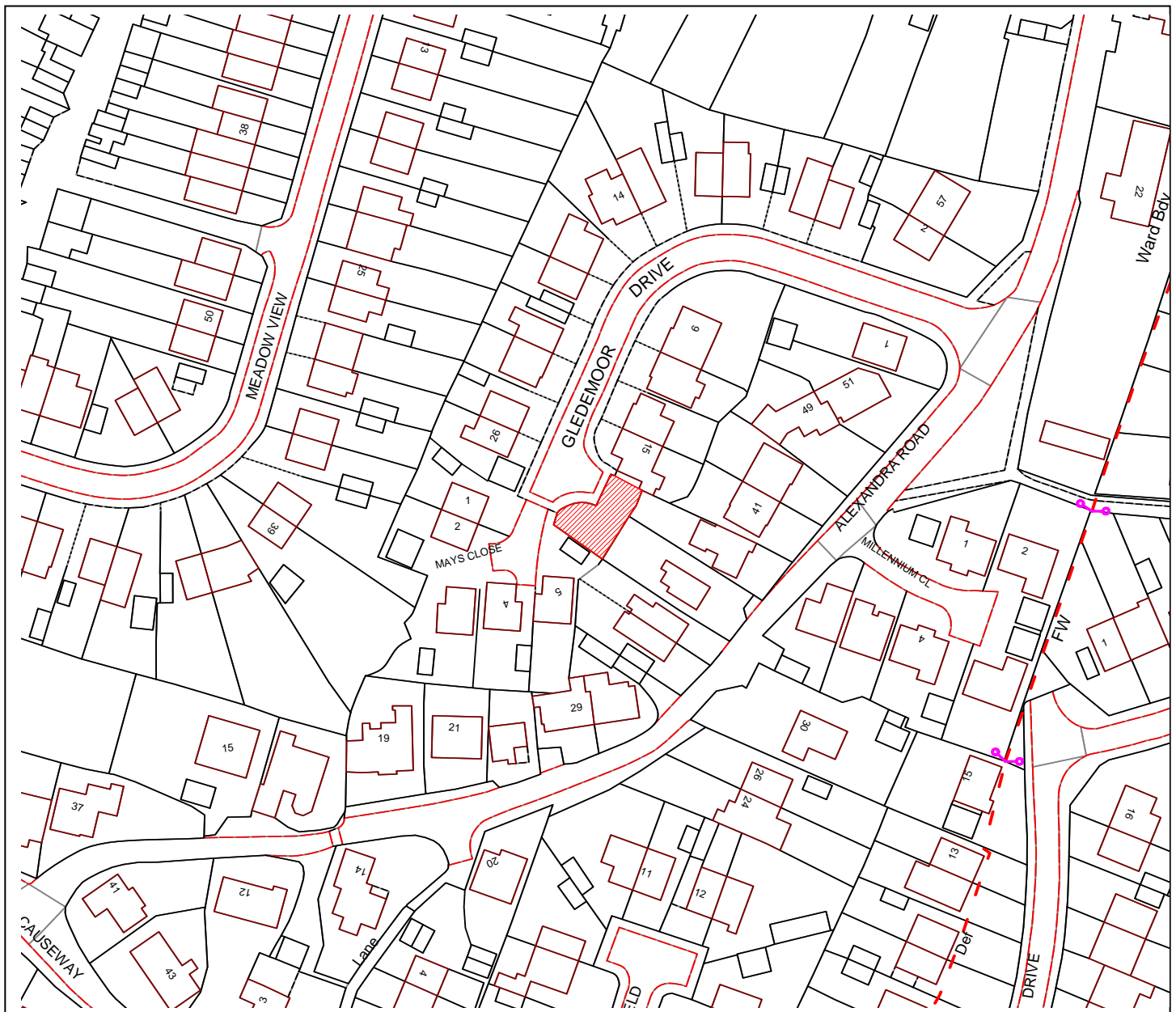
Date Reg: 12th July 2006

Proposal: Erection of dwelling on 0.023 hectares of
land and formation of access.

Parish: Frampton Cotterell
Parish Council

Map Ref: 67634 81357

Ward: Frampton Cotterell



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N.T.S

PT06/2064/F

1. THE PROPOSAL

- 1.1 The site is located within the Village Development limits associated with Frampton Cotterell and consists of part of the residential curtilage associated with 15, Gledemoor Drive.
- 1.2 The proposed development consists of the erection of a new detached dwelling. The proposal includes the provision of one off street parking space for the proposed dwelling.

2. POLICY CONTEXT

2.1 National Guidance

- PPS1 Delivering Sustainable Development
PPS3 Housing

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Achieving Good Quality Design in New Development
H2 New Residential Development within the Urban Areas or Village Development Boundary
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 None

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell

Object to the development on the grounds that

There are concerns about the additional traffic the proposal will attract

The Proposed development is out of keeping with the Village Design Statement and surrounding properties

Access for new vehicles could result in the obstruction of the turning area

Other Representations

4.2 Local Residents

Seven letters have been received during the consultation period associated with this planning application. The comments can be summarised as follows;

Support (2 Letters)

Smaller properties this location would allow young people an opportunity to get onto the property ladder; or for elderly people wishing to downsize and remain near their family or in a familiar area.

Redevelopment of dormant land in this case is better than introducing development within the Green Belt

The proposed development is unobtrusive

Object (5 letters)

The proposed development will introduce additional vehicles and will impact upon the turning facility to the detriment of highway and pedestrian safety; and the safety of children playing in this street.

There is insufficient parking within the site

The proposed building is not in character with Gledemoor Drive

5. ANALYSIS OF PROPOSAL

5.1 The Proposed development consists of the erection of a single detached dwelling within the curtilage of an existing dwelling that is located within the Thornbury Urban Area.

5.2 Principle of Development

Policies H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 are relevant to this planning application. The policies indicate that the proposed development is acceptable subject to the following considerations.

5.3 Density

Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that the most efficient use of land, for housing development is achieved; and that new housing development would take place on previously developed land. The expectation is that new residential development would achieve at least 30 dwellings per hectare.

5.4 In this instance, this site measures approximately 150 sqm, and the proposed development translates to 67 dwellings per hectare. This is far in excess of the above minimum. Although this level is acceptable in principle, it is necessary to consider the implications for such a density in design and visual terms. This is considered below.

5.5 Design

Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development achieves a high standard of design. Policy H2 and H4 carry this principle forward for new residential development.

5.6 The development site is located within an area dominated by 1970's semi-detached (Gledemoor Drive) and later detached (Mays Close) houses. The site is made up of part of the curtilage associated with 15 Gledemoor Drive and is restricted due to its size and position at the turning head associated with Gledemoor Drive.

5.7 The proposal dwelling would be positioned in the southern half of the site with a small garden area in the northern part of the site which would be enclosed by a

- 1.8 metre high rendered wall. The proposed parking would be position immediately to the front of the dwelling and accessed off the turning head.
- 5.8 The appearance of the proposed dwelling is indicative of the very restricted nature of the development site and presents a weak elevation to the street reflecting the exposed position in which it stands. The form of the building is in stark contrast with the scale and character of the original 1970' development and the later development that is present in this location. The resulting car parking is such a vehicle will occupy the vast majority of the frontage of the application site with little circulation and landscaping space around it. This would result in a frontage dominated by parked vehicles in a locality that is characterised by modest front gardens and is a symptom of the very cramped nature of the site.
- 5.9 In reaching the above assessment it is clear that the introduction of a detached dwelling in this location would appear contrived and crammed into the site. It is therefore considered that the proposed dwelling would introduce a cramped form of development and would be contrary to the requirements of Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 5.10 Residential Amenity
Given the position of the proposed dwelling and its relationship with the surrounding residential dwellings, it is not considered that the development would result in a material impact upon the privacy and residential amenity of the occupants of the surrounding dwellings.
- 5.11 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 highway safety and amenity in the locality. Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006 provides maximum parking standards.
- 5.12 The visual impact of the proposed parking has been considered above. However, in transport terms the development provides parking that is consistent with the requirements of policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006. There are no parking restrictions within Gledemoor Drive itself, and as such it is not possible to restrict indiscriminate parking within the turning head through the planning system whether it be by the occupants of the new dwelling or by occupants of the existing dwellings. The proposed development would not generate a material level of traffic in its own right and as such it is not considered that the proposed development would have a detrimental impact upon the highway safety generally and as such is acceptable in transportation terms.
- 5.13 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 decision 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 That Planning Permission be refused for the following reason

Background Papers **PT06/2064/F**

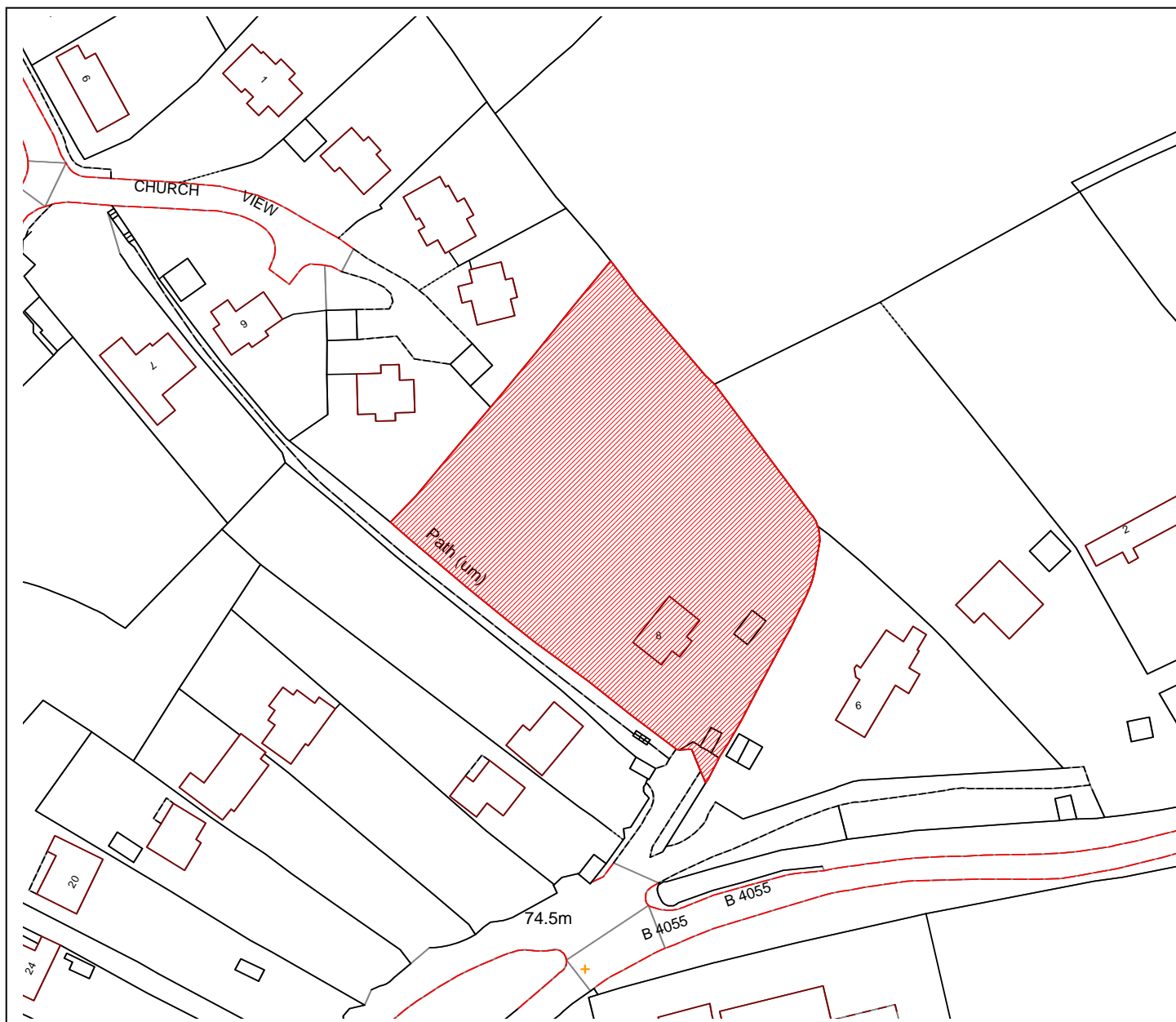
Contact Officer: **Simon Penketh**
Tel. No. **01454 863433**

REFUSAL REASONS

The proposed development, by reason of its, design, position and relationship with the surrounding locality would represent a cramped form of development to the detriment of the character and amenity of the surrounding area. The proposed development is therefore contrary to policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 15/07 – 13 APRIL 2007

| | | | |
|------------------|---|-------------------|-------------------------------|
| App No.: | PT07/0552/F | Applicant: | Mr Singh |
| Site: | 8 Over Lane Almondsbury BRISTOL South Gloucestershire BS32 4BP | Date Reg: | 19th February 2007 |
| Proposal: | Erection of 2 storey side extension, single storey side extension and single storey rear extension to provide additional living accommodation. | Parish: | Almondsbury Parish Council |
| Map Ref: | 59978 83715 | Ward: | Almondsbury |



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N.T.S

PT07/0552/F

The application appears on the Circulated Schedule following a letter of objection from a neighbour.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a two storey side extension, single storey side extension and single storey rear extension to provide additional living accommodation.
- 1.2 The application site relates to a large detached dwelling outside of settlement boundaries, within the parish of Almondsbury and in designated Green Belt. The dwelling enjoys a large amount of amenity space set on a hillside.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2 Green Belt
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design
H4 Development within a Residential Curtilage
GB1 Green Belt Development
- 2.3 Supplementary Planning Guidance
Development in the Green Belt (Consultation Draft)

3. RELEVANT PLANNING HISTORY

- 3.1 P88/2830 Use of domestic garage for the renovation of antique furniture. Approval

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
No objection in principle, but would like to comment that we would like to see all applications in the area to be consistent with planning decisions.

Other Representations

- 4.2 Local Residents
One letter received:
- Concerned that additional windows will overlook rear garden and rear of property resulting in a loss of privacy
 - Wants to see that no trees or hedges are due to be removed

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for extensions to residential dwellings, subject to there being no adverse impact on existing residential and visual amenities.

The site lies within designated Green Belt, where only cumulative extensions which are in proportion with the original dwelling size are permitted. The proposal must ensure that the openness of the Green Belt is not compromised.

5.2 Design/ Visual Amenity

The proposal is to extend two-storey to the side, a single storey to the other, with a basement extension.

The extensions to the existing house are designed to be subservient. Therefore, the side extension have roof ridges that are lower than the existing and the walls have been stepped back at the front and rear. The remainder of the increase is contained within the basement extension. All materials are proposed to match the existing dwelling.

To the rear it is proposed to align windows which would enhance the appearance of the rear of the dwelling. The basement extension has been visually separated from the remainder of the house and would appear as a basement extension out of the steep bank. Overall it is considered that the proposal is sympathetic to the existing dwelling, and character of the area as a whole.

5.3 Residential Amenity

The dwelling is set on land that slopes steeply down towards the rear of the building, providing views across the valley. A rear neighbour has raised concerns that the proposal would result in a loss of privacy. The distance between the neighbours dwelling, and the application site is approximately 65 metres, at an oblique angle. Given the distance between neighbours, it is considered that the proposal would not result in a significant loss of privacy. Furthermore the proposed addition would not result in an overbearing impact for any neighbouring properties.

5.4 Green Belt

The dwelling has no previous history on the site, and no obvious previous development to the dwelling. The proposal is an increase in volume of 50% from the original size. All the extensions appear subservient to the dwelling, with some of the extension being at a basement level. Given this, it is considered that the proposal has been designed in such a way that the proposal would appear in proportion with the original dwelling size, and would not compromise the openness of the Green Belt at this point.

5.5 Other Issues

The neighbour wants to see that no trees or hedging is removed. It is indicated on the application form that there is no removal of foliage, and it was apparent on site that the intended extensions would not affect any trees or hedging.

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.

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 the following conditions:

Background Papers **PT07/0552/F**

Contact Officer: **Charlene Baker**
Tel. No. **01454 863819**

CONDITIONS

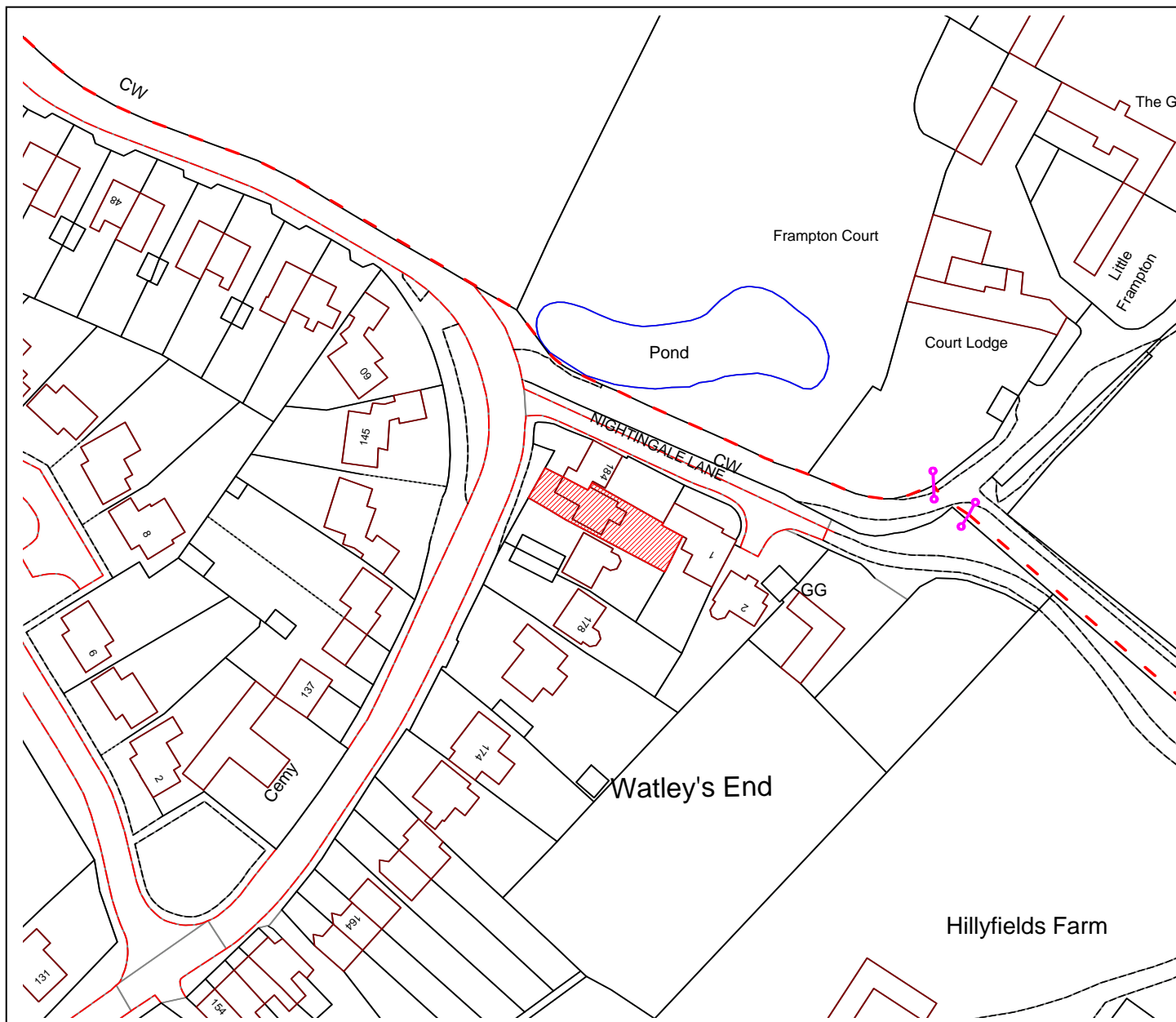
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason(s):

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

CIRCULATED SCHEDULE NO. 15/07 – 13 APRIL 2007

| | | | |
|------------------|---|-------------------|----------------------------------|
| App No.: | PT07/0589/F | Applicant: | Mr N Peberdy & Miss S E Hobbs |
| Site: | 182 Watleys End Road Winterbourne BRISTOL South Gloucestershire BS36 1QH | Date Reg: | 22nd February 2007 |
| Proposal: | Erection of two storey rear extension to provide extended kitchen and living room with bedroom above. | Parish: | Winterbourne Parish Council |
| Map Ref: | 66012 81494 | Ward: | Winterbourne |



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 100023410, 2007.

N.T.S

PT07/0589/F

The application appears on the Circulated Schedule following a letter of objection from a neighbour.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a two storey rear extension to provide an extended kitchen and living room with bedroom above.
- 1.2 The application site relates to a linked detached dwelling set within the established residential area of Winterbourne. The proposed extension would have a depth of 3.1 metres.

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
H4 Development within the Residential Curtilage

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection

Other Representations

- 4.2 Local Residents
One letter of objection received:
- The proposed plans overlook dining room, would like to know what degree privacy is going to be reduced and compromised

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for extensions to residential dwellings subject to there being no adverse impact on existing residential and visual amenities.
- 5.2 Design/ Visual Amenity
The application site relates to a detached dwelling linked by a garage to a neighbouring property. To the rear it is proposed to construct a two-storey extension which would be subservient to the ridge line of the dwelling, and a single storey rear extension with a lean-to roof. It is proposed to match all

materials with the existing. The addition is considered in keeping with the design of the dwelling, and in character with the street-scene.

5.3 Residential Amenity

The two storey rear extension would have a depth of 3.1 metres, and a width of 3.4 metres. The single storey extension, would have the same depth and width of 3.4 metres. The two storey element of the proposal would be constructed on the south end of the rear property, and would be set marginally behind the neighbours rear building line. The two-storey element is set off the boundary by 3.5 metres to the north, and would be masked by the existing dwelling. As such it is considered that the two storey element of the proposal would not result in an overbearing impact for neighbours.

The single storey extension replaces an existing conservatory of a similar depth. Given that this extension would be a lean-to and would be absent of side windows. This element of the proposal is considered acceptable in residential amenity terms.

A rear neighbour has raised concerns that the window at first floor could result in a loss of privacy. The window concerned is not a new insertion but would be 3.4 metres closer to the side elevation of 1 Nightingale. This property has constructed a rear single storey extension, with a window on the side elevation. This window is one of two windows that serve a dining room. There is a distance of approximately 12-14 metres from the window to window, at an angle from first floor to ground floor. Given that the window is existing and being moved forward rather than a new window it is considered that the proposal would not result a significant loss of privacy.

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 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 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 the following conditions:

Contact Officer: Charlene Baker
Tel. No. 01454 863819

CONDITIONS

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

Reason(s):

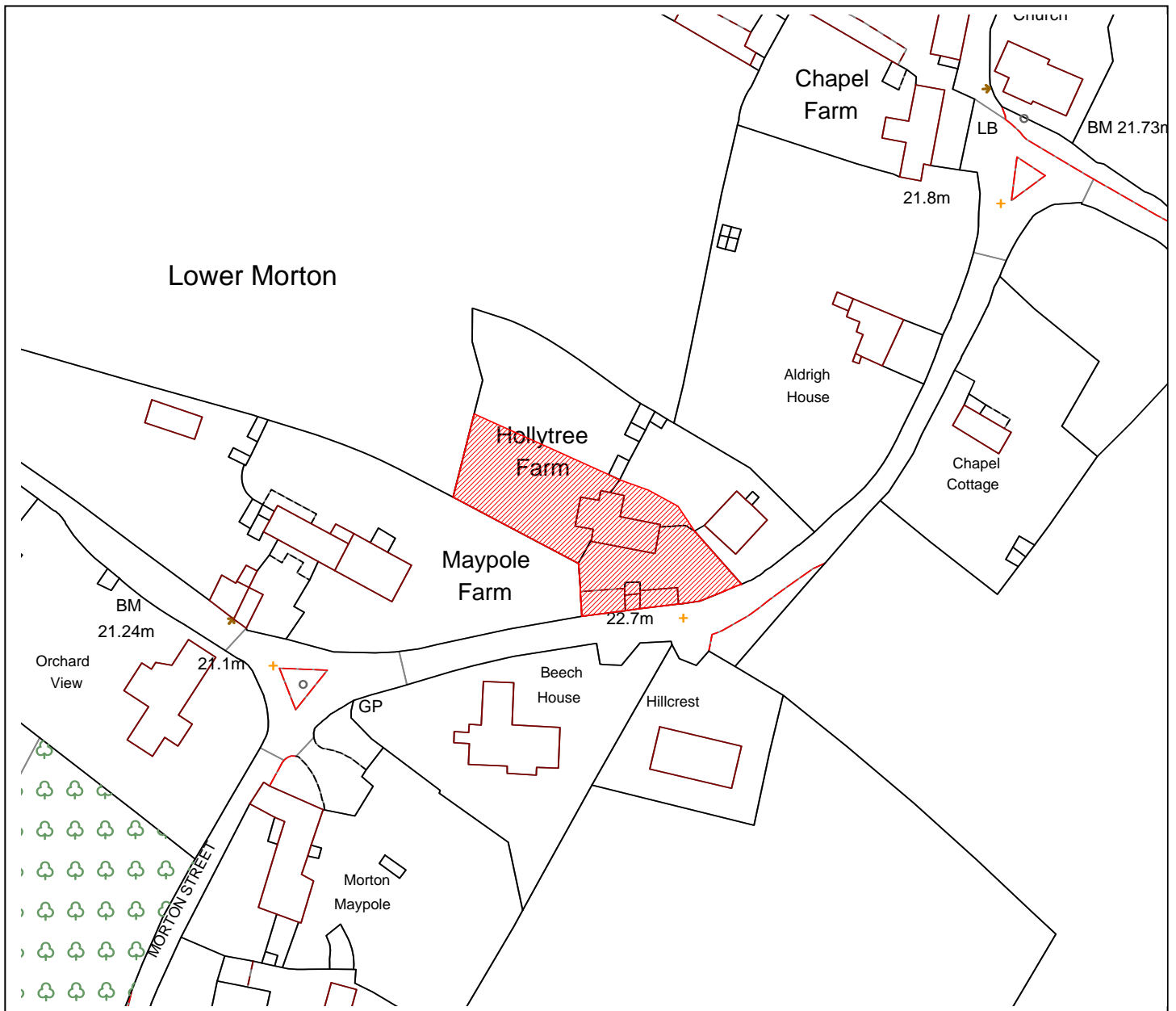
To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

CIRCULATED SCHEDULE NO. 15/07 – 12 APRIL 2007

ITEM 9

App No.: PT07/0645/F
Site: Hollytree Farm Lower Morton Thornbury
BRISTOL South Gloucestershire BS35
1LE
Proposal: Conversion of existing outbuilding to
provide 1 no. dwelling with associated
works (amendment to previously
approved scheme PT06/1558/F).
Map Ref: 64465 92128

Applicant: Mr P Stoate
Date Reg: 26th February 2007
Parish: Thornbury Town
Council
Ward: Thornbury North



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100023410, 2007.

N.T.S

PT07/0645/F

The application appears on the Circulated Schedule in view of the comments expressed by 'Concern for Thornbury'.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the conversion of an existing outbuilding to provide a new independently occupied dwelling.
- 1.2 The application site forms an existing outbuilding alongside Hollytree Farm on the north side of Morton Road, Lower Morton. The outbuilding benefits from a recent planning permission allowing its conversion to provide ancillary living accommodation in connection with the host farm building. This proposal is identical to the last scheme having regard to the building works proposed.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1: Delivering Sustainable Development
PPG12: Sustainable Development in Rural Areas

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development

H4: Development within Residential Curtilages

H10: Conversion and Re-Use of Rural Buildings for Residential Purposes

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/3635/F: Two-storey side and rear and single storey side extensions to provide breakfast and utility room with ensuite bedroom above and front porch. Refused: 26 January 2006
- 3.2 PT06/0770/F: Erection of 2 two-storey rear and 2 single storey side extensions to provide additional living accommodation and erection of front porch. Permitted: 18 April 2006
- 3.3 PT06/1558/F: Conversion of outbuilding to form ancillary living accommodation. Permitted: 28 June 2006
- 3.4 PT07/0635/F: Detached double garage & associated works. Decision Pending

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
No objection

- 4.2 Other Consultees
Concern for Thornbury: 'The Committee are querying the building of another dwelling within the curtilage of the existing plot, and felt it was not the Council policy'.
Technical Services (Drainage): no objection in principle
Environmental Services: no adverse comments

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 allows for the principle of development within residential curtilages subject to considerations of design, residential amenity and highway safety.
- 5.2 Further, policy H10 cites that the conversion and re-use of existing buildings for residential purposes outside of the settlement boundaries and urban areas will not be permitted unless:
- a) All reasonable attempts are made to secure a suitable business reuse;
 - b) The building is structurally sound & capable of conversion without major or complete reconstruction;
 - c) The building is in keeping with its surroundings;
 - d) Any alterations and extensions or the creation of a residential curtilage would not be harmful to the character and amenities of the area;
 - e) The building is well related to an existing settlement/ group of buildings.
- 5.2 The Proposal
The application relates to an existing outbuilding to the south side of Hollytree Farm. The structure lies within the existing residential curtilage of the property and benefits from a small courtyard to the front whilst the rear currently denotes the boundary to the existing rear garden area serving Hollytree Farm.
- 5.3 The proposal seeks the conversion of this building to provide a two-bed unit with accommodation on two levels. At ground floor, facilities would comprise a kitchen/ dining room with an open plan living room, ensuite bedroom and additional WC. Further, a dressing room and ensuite facilities would also be provided to serve the gallery style bedroom above. This would occupy only a small area of floor space with an open vaulted ceiling to the living area beyond.
- 5.4 Business Re-use
The building lies within the existing residential curtilage of the Hollytree Farm. As such, the site already benefits from a residential use and thus it is not considered necessary to seek a business reuse for the building in this instance.
- 5.5 Structural Condition of Building
With the exception of the timber lean-to on the western side of the building, the structure appears structurally sound comprising a large stone built barn with a tiled roof. Further, the structural integrity of the building was not considered an issue at the time of the recent permission. As such, the building is considered capable of conversion without major or complete reconstruction.
- 5.6 Design/ Visual Amenity
The site lies beyond any settlement boundary within the countryside. The area benefits from a rural character with dwellings of varying design positioned on an ad-hoc basis along Morton Street. The existing structure is stone built and appears in keeping with both the site and its surroundings.

- 5.7 Having regard to the works proposed, the proposal would utilise the existing footprint of the building replacing only the rear wooden lean-to with a timber-clad lean-to of near equal size. New openings would be restricted primarily to rooflights positioned centrally above the main entrance thus given their limited number and sensitive positioning, are considered acceptable. Accordingly, and with the proposal identical to that already approved (structurally), the proposal is considered acceptable and in keeping with the general character of the area.
- 5.8 Residential Amenity
The building is sited at an appreciable distance from all neighbouring properties with the exception of Hollytree Farm. Regarding the newly created relationship between these units, Hollytree Farm sits forward of the host building with the rear elevation of the outbuilding overlooking the rear garden of this existing dwelling. Nonetheless, openings on this elevation are limited to one window serving the dressing room and a living room door. Therefore, subject to some boundary treatment, this relationship is considered to be acceptable with no significant adverse impact in residential amenity considered to be caused.
- 5.9 Maypole Farm to the south is well screened by mature trees and sited away from the shared boundary. Therefore, and having regard to the nature of the proposal (with minimal external works required), it is not considered that any significant adverse impact in residential amenity would be caused.
- 5.10 All other properties are positioned at an appreciable distance away. It is not therefore considered that any significant adverse impact in residential amenity would be caused.
- 5.11 Highway Safety
The building benefits from planning permission allowing its use as ancillary residential accommodation. Therefore, a transportation objection is considered to be untenable in this instance subject to the provision of two parking spaces within the application site.
- 5.13 Residential Curtilage
At the time of the last approval, concern was expressed regarding the extent of the residential curtilage at the rear. This was in view of the site plan including land beyond the rear walled garden extending into the field behind. A condition was therefore attached to the decision notice limiting the area of garden land.
- 5.14 In the light of the above, it is considered that this condition should be included on any new planning approval issued. In this regard, it is also noted that this area of land appeared the same at the time of the subsequent site visit (i.e. not used as garden land).
- 5.15 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).

5.16 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 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 **PT07/0645/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. The tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile.

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

Reason(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. Building operations shall not be commenced until details of the proposed new glazing including the proposed roof lights has been submitted to and approved by the Council and all such materials used in construction of the building hereby authorised shall conform to the details so approved.

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.

5. 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, D, E and H), or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason(s):

In view of the development hereby approved, further extensions/alterations to the building and dwelling would require further detailed consideration in order to safeguard the amenities of the area and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason(s):

To safeguard the special architectural and historic character of the building, and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. Notwithstanding the red edged site plan submitted, the area of land to the rear of the building and beyond the enclosed walled garden, shall not at any time be used as garden land.

Reason(s):

It is not considered that this land comprises garden land, the provision of which would be contrary to planning policy H10 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. Space for two vehicular car parking spaces shall be permanently retained within the application site at all times.

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.

9. No doors or gates shall be hung so as to open over or across the public highway/footway.

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. 15/07 – 13 APRIL 2007

App No.: PT07/0678/F

Applicant: Mr S Edmunds & Miss J Kittow

Site: 1 Zion Cottages Church Hill Olveston
BRISTOL South Gloucestershire BS35 4BY

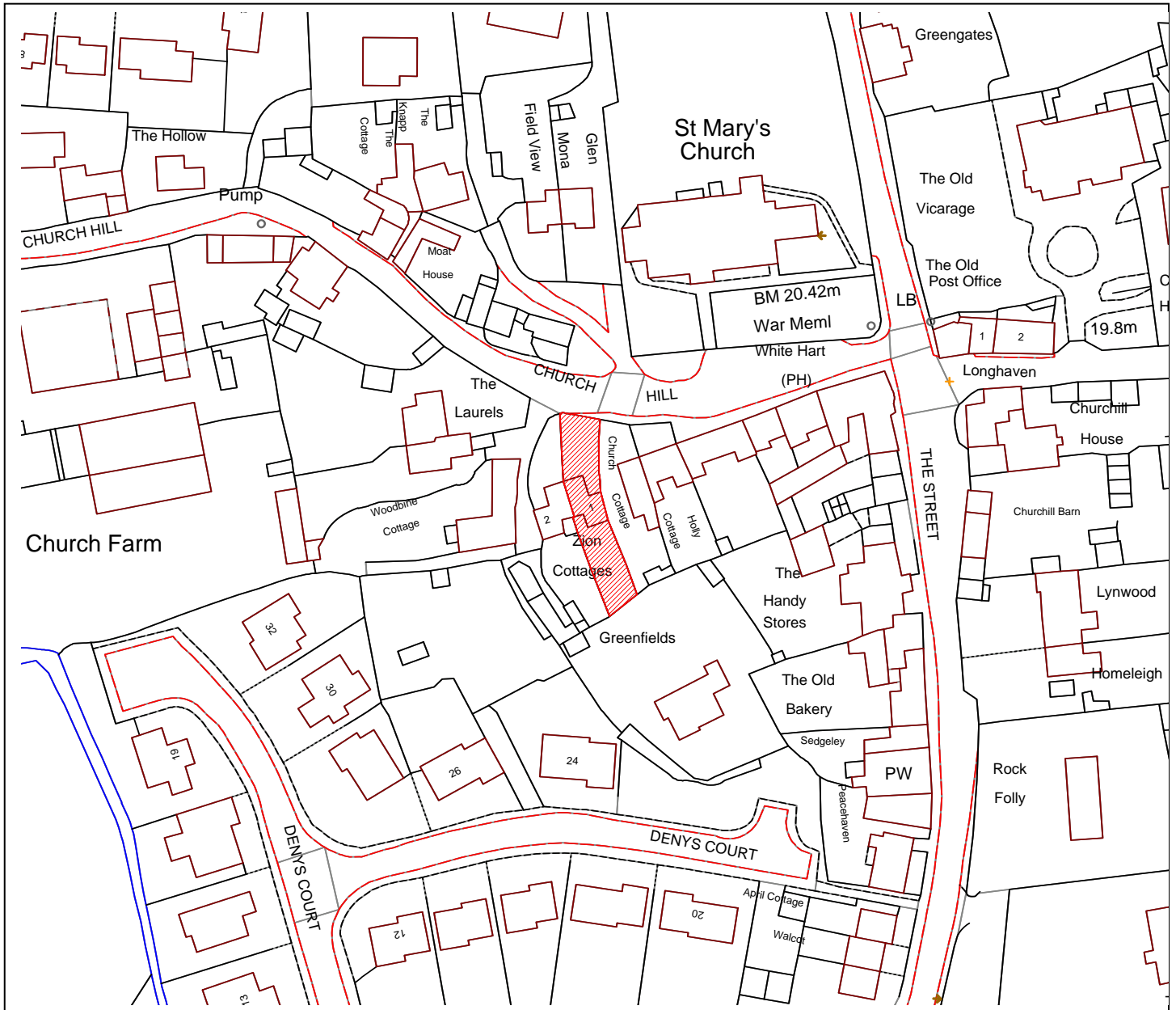
Date Reg: 27th February 2007

Proposal: Construction of new vehicular access

Parish: Olveston Parish Council

Map Ref: 60050 87230

Ward: Severn



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N.T.S

PT07/0678/F

This application appears on the Circulated Schedule as there are objections to the proposed development where it is recommended for approval.

1. THE PROPOSAL

- 1.1 The application site relates to the front garden area of a semi-detached traditional dwelling. Currently the garden area is enclosed by a 1.2 metre high stone wall, which retains the current level of the garden (approx 1.1 metres above the road level) behind the wall. Currently there is only a pedestrian gate in this wall into the garden area.
- 1.2 The site is located within Olveston Conservation Area and is within its settlement limits. The site is also washed over by the Green Belt.
- 1.3 The proposed development consists of the removal of part of the stone wall enclosing the front elevation of the garden to facilitate the construction of a vehicular parking space and access.

2. POLICY CONTEXT

2.1 National Guidance

| | |
|-------|---|
| PPS1 | Delivering Sustainable Development |
| PPG2 | Green Belt |
| PPG15 | Planning and the Historical Environment |

2.2 Development Plans

Adopted Joint Replacement Structure Plan

| | |
|-----------|--|
| Policy 16 | Green Belt |
| Policy 19 | Cultural Heritage Protection (through Local Plans) |

South Gloucestershire Local Plan (Adopted) January 2006

| | |
|-----|---|
| D1 | Achieving Good Quality Design in New Development |
| H4 | Development within Residential curtilages |
| L12 | Conservation Areas |
| T12 | Transportation Development Control Policy for New Development |

2.3 Supplementary Planning Guidance

The Draft South Gloucestershire Design Checklist
The Olveston Village Design Statement.

3. RELEVANT PLANNING HISTORY

- 3.1 PT06/2716/F Erection of first floor front extension to form dressing room and single storey front porch.
Approval of Planning Permission
- 3.2 PT04/1732/F Erection of first floor rear extension over existing dining room to form bedroom. (Amendments to previously approved scheme under planning permission PT04/0492/F).
Approval of Planning Permission
- 3.3 PT04/0492/F Erection of first floor rear extension over existing dining room to form bedroom.
Approval of Planning Permission

- 3.4 PT06/2366/CLP Certificate of Lawful Development detailing the creation of a new access and vehicle parking space.
Refused (as the development constitutes engineering works)

4. CONSULTATION RESPONSES

- 4.1 Olveston Parish Council
No Objection
- 4.2 Sustainable Transport
No Objection

Other Representations

- 4.3 Local Residents
One email has been received raising objection to the proposed development. The comments can be summarised as follows.

The proposed development will have an adverse impact upon the character of the conservation area and is contrary to the requirements of the Parish of Olveston Design Statement

The development will necessitate the reversing of cars onto Church Hill at its most dangerous point in order to exit the proposed parking area. This manoeuvre will be dangerous due to reduced visibility and space due to cars parked on the highway

The parked vehicles will become very visible due to the higher level of the garden at the property. This would further impact upon the character of the conservation area.

5. ANALYSIS OF PROPOSAL

- 5.1 The Proposed development consists of the construction of a new access and vehicle parking area within the curtilage of an existing dwelling. Planning permission would not normally be required for the creation of a new access (onto an unclassified highway) and for the laying of a hard standing within the curtilage of an existing dwelling as this would constitute permitted development. However, in this instance the works would require engineering works to be carried out due to the nature of the land which this development effects. This is not permitted development and planning permission is therefore required in order to carry out the development.
- 5.2 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 is particularly relevant to this planning application. The policy indicates that the proposed development is acceptable subject to the following considerations.
- 5.3 Green Belt
In accordance with the requirements of PPG2 Green Belt, Policy GB1 of the South Gloucestershire Local Plan (Adopted) January 2006 sets out the limitations of development that is appropriate within the green belt. In particular, the policy states that any proposal that is within or conspicuous from the green

- belt which would have an adverse impact upon the visual amenity of the Green Belt will not be permitted.
- 5.4 In this instance, the development would introduce a new hard-standing and access to serve the domestic requirements of the existing residential property. The development would take place wholly within the curtilage of the dwelling and is relatively modest. The site is located well within the settlement boundary associated with Olveston and as such would not have any material impact upon the visual amenity of the Green Belt as a whole and is acceptable in Green Belt Terms.
- 5.5 Design and Conservation Area Considerations
Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that a high standard of design is achieved as part of all new development. In particular the development should respect the character and distinctiveness of the site and the surrounding locality. The site is located within the Olveston Conservation Area and as such Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006 is relevant. This policy supports those principles as set out in Policy D1. Similarly, the draft South Gloucestershire Design Checklist and the adopted Olveston Village Design Statement support this principle.
- 5.6 The proposed development details the removal of 3.7 metres of the existing stone wall at the front of this property and the cutting out of a approximately 23 cubic metres of earth in order to form approximately 90 square metres of hard surfacing. Where it is desirable to retain existing stone walling in accordance with the Olveston Design Statement, the relevant development plan policy does not preclude its removal. Indeed, the physical removal of this length of the wall does not itself need planning permission or conservation area consent. In this instance it is necessary to consider the visual impact of the proposed development as a whole, upon the character and visual amenity of the Olveston Conservation Area.
- 5.7 The proposed development would involve the loss of a single tree which is located close to the front elevation of the dwellings. This tree is a small domestic specimen not regarded as having particular amenity value. The remaining trees within the site are to be retained. A condition requiring the use of appropriate protection for the duration of the works is appropriate in the event of any approval of this planning application.
- 5.8 In this instance it is considered that, provided that the development uses a high standard of materials for the creation of the proposed hard-standing; and would re-use the existing stone within the wall in the construction of the associated retaining walls, the proposed development would have a very minimal visual impact upon the character of the Conservation Area. These measures can be secured through the use of suitably worded conditions, and subject to the use of those conditions it is considered that the proposed development is acceptable in design/conservation area terms.
- 5.9 Transportation
Policy T12 seeks to ensure that new development would not have a detrimental impact upon highway safety and amenity.
- 5.10 This part of Church Hill is not a classified highway, and the creation of a new access in this instance would not normally require planning permission.

However, in addressing transportation issues it is clear that the ambient speed along this stretch of Church Hill are generally very low and the street is subject to on-street parking. It is not considered that the creation of the proposed access would generate a level of vehicular movement that would have a material impact upon the safety and amenity of Church Hill

5.11 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).

5.12 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 Permission be Granted subject to the following conditions.

Background Papers **PT07/0678/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. No development shall take place until full details and samples of all new surfacing 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 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the commencement of the development hereby approved, suitable protective fencing shall be erected in order to protect the existing trees located within the site, and shall be undertaken to the agreement of the Local Planning Authority and in accordance with BS5837: 2005 before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, material and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason(s):

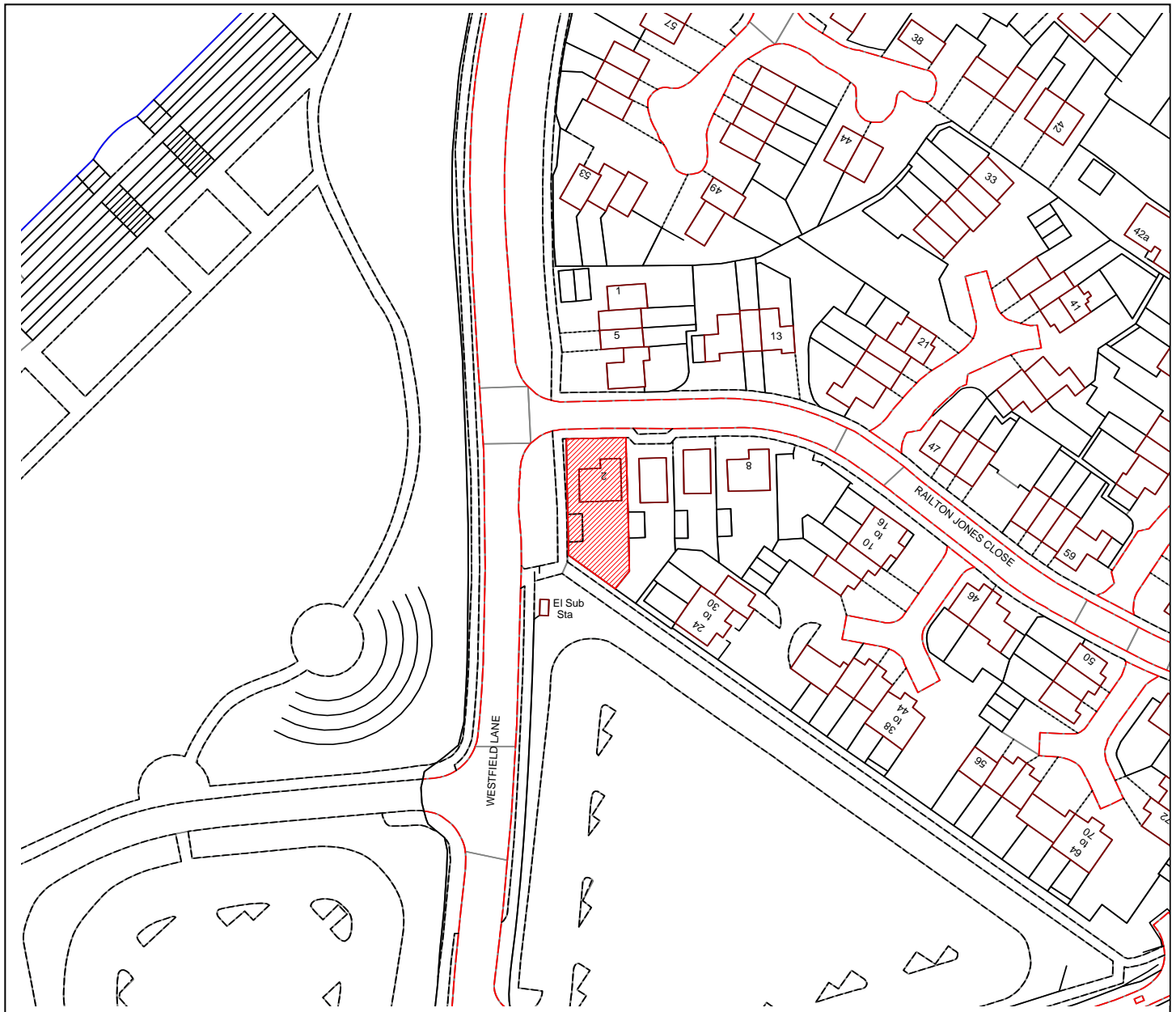
To protect the character and appearance of the area to accord with Policies H4, D1 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

In the interests of the long term health of the tree(s), and to accord with Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 15/07 – 13 APRIL 2007

App No.: PT07/0833/F
Site: 2 Railton Jones Close Stoke Gifford
 BRISTOL South Gloucestershire BS34
 8BF
Proposal: Erection of two storey rear extension to
 form utility and garden room with
 additional bedroom above.
Map Ref: 62282 79335

Applicant: Mr D Ash
Date Reg: 16th March 2007
Parish: Stoke Gifford Parish
 Council
Ward: Stoke Gifford



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1. THE PROPOSAL

- 1.1 The application is for full permission to erect a two-storey to the rear of this modern detached house. The house is located on a corner plot at the junction of the main road with this close. It is in the area of the Authority defined as urban.
- 1.2 The proposed two storey extension would almost span the width of the existing house, abutting an existing garage within the site and, on the other side, the boundary with the garage and driveway of the adjacent plot. There would be little set down of the roof. The rear of the proposed two-storey projection would overlap the front of the garage of the adjacent house by 600mm.

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, Including Extensions and New Dwellings

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
No objection

- 4.2 **Other Representations**

- 4.3 Local Residents
One letter has been received raising objections on the following grounds:-

Blocking of late afternoon and early evening sunlight

One of the two accesses to the rear of the applicant's house (currently the widest) would be blocked leaving a more restrictive one to the left of the house.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 specifically relates to house extensions and development within residential curtilages. The policy requires that any development should be in keeping with the character of the property and area generally in terms of size, design and materials and residential amenity and privacy should not be adversely affected. Policy D1 of the Plan requires that good quality of design be achieved in new development.

5.2 Visual Amenity

It is considered that the design of the extension would be in keeping with that of the house and that the impact on the visual amenity of the site and of the locality would not be materially harmed should the proposal be built. It is considered that a set down of the roof would lead to a slope of roof that would be too shallow.

5.3 Residential Amenity

The extension would project from the rear of the house by 3m. There would be a degree of overshadowing of the rear garden of the adjacent property, i.e. a worsening of the overshadowing already caused by the garage associated with the neighbouring house, but it is considered that the extent of this would not cause material harm to occupiers of this dwelling. There would be no significant loss of privacy as no windows are proposed in the side elevations and dominance would not be increased materially to the neighbouring property. It is considered that adequate amenity space for the enjoyment of the occupiers would remain for the occupiers of the house and that the issue of ease of access to the rear garden is not a matter relevant to the determination of this application.

5.6 Transportation Issues

Issues of highway safety are not raised by this scheme.

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.

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 **PT07/0833/F**

Contact Officer: **Anja Mellergaard**
Tel. No. **01454 863431**

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 windows other than those shown on the plans hereby approved shall be inserted at any time in the eastern elevation of the property.

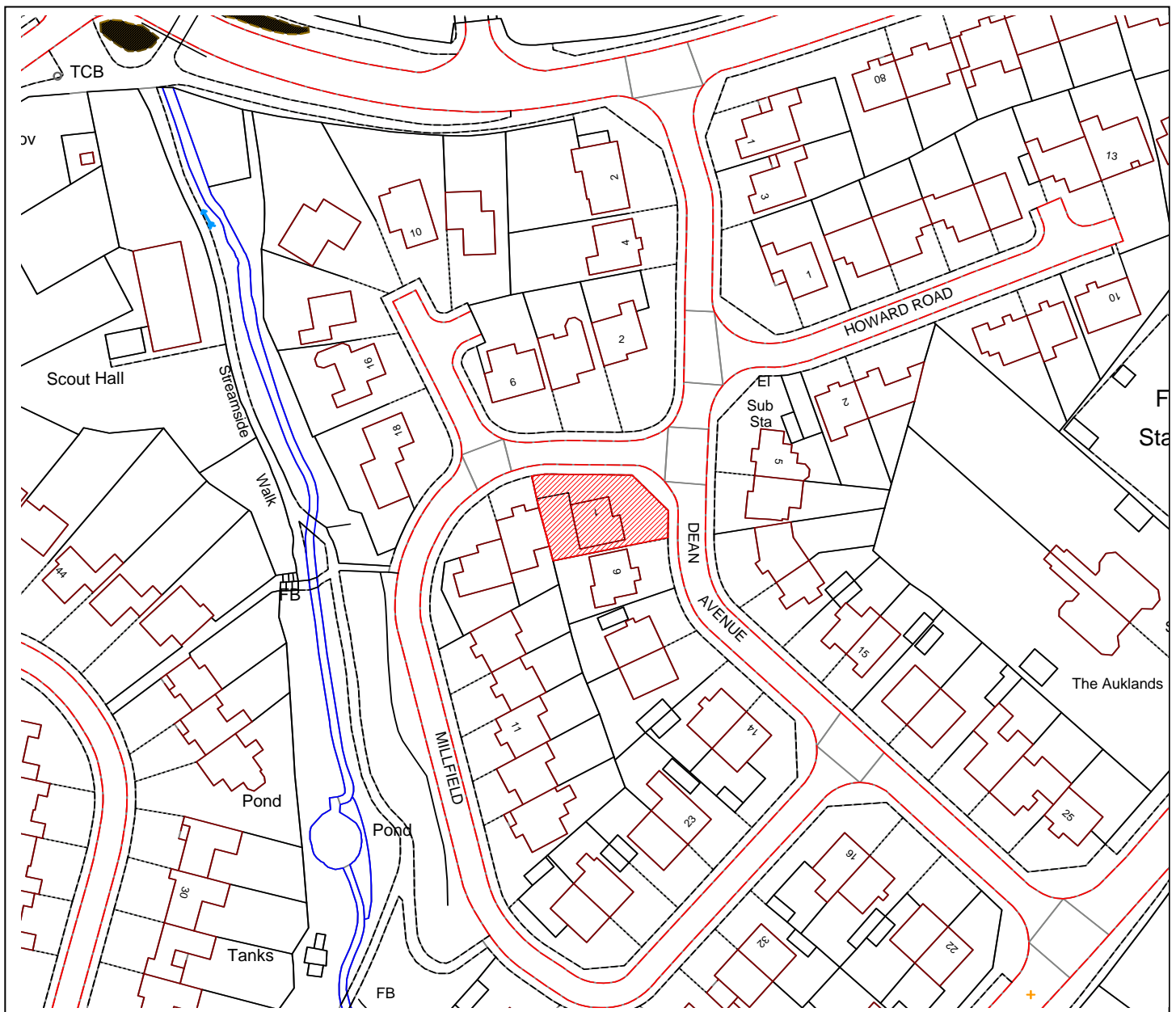
Reason(s):

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. 15/07 – 13 APRIL 2007

App No.: PT07/0864/F
Site: 1 Millfield Thornbury BRISTOL South Gloucestershire BS35 1JL
Proposal: Erection of attached garage and 1.5 metre high boundary fence and gate.
Map Ref: 64056 90787

Applicant: Mr & Mrs S Green
Date Reg: 19th March 2007
Parish: Thornbury Town Council
Ward: Thornbury North



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N.T.S

PT07/0864/F

INTRODUCTION

This application is placed on the Circulated Schedule, given that an objection has been raised.

1. THE PROPOSAL

- 1.1 The applicant seeks consent for the erection of an attached garage and positioning of a 1.5 metre high fence along Millfield. The garage would have a depth of 6.2 metres and width of 3.0 metres and height of 3.8 metres to the top of the mono pitch roof.
- 1.2 The application site is comprises a modern detached property situated at the junction of Dean Avenue and Millfield.

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
Policy T12 Transportation Development Control Criteria

Supplementary Guidance

The South Gloucestershire Design Checklist (SPD) Draft for Public Consultation: September 2006

3. RELEVANT PLANNING HISTORY

- 3.1 P96/2864 Erection of replacement single storey side extension (Approve)
PT03/2612/F Erection of two storey side extension to form extended kitchen and living area (Approve)

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
No objection to attached garage. Object to the boundary fence as the proposal would detract from the visual amenity and open aspect of the area.
- 4.2 Sustainable Transport
The site is accessed off the unclassified highway known as Dean Avenue, which serves as access to the wider highway network for a number of residential properties. The proposal features the erection of an attached garage and a boundary fence and gate. The proposed garage is adequate for one private car, and is also large enough to accommodate cycle storage as well.

The proposed driveway to the attached garage will gain access from the existing driveway of No. 1 Millfield, and should have a bound surface. On

the above basis I have no transportation objections to this current proposal, however, I would recommend that the following condition be applied to any planning decision:- 1. That the proposed driveway to the attached garage has a bound surface.

4.3 Local Residents

There have been no objections received.

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, considering the design with regard to scale, form, appearance and materials. Policy H4 also considers the impact of development upon the residential amenity of adjoining occupiers. The policies indicate that such domestic development is acceptable in principle subject to the following considerations.

5.2 Design

Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that extensions to dwellings should be in keeping with the character of the original property and the area in general in terms of size, design and materials used. Policy H4 also considers the scale, proportions, materials in relation to the original building and the character of the street.

5.3 It is considered that the proposed garage adopts a form and scale that is entirely appropriate to the original property. All materials are to match those existing and as such the development will integrate successfully into the street scene.

Concern has been raised that the proposed fence will detract from the open aspect of the area. It is considered that with a height of 1.5 metres this would not detract from visual amenity and would be expected on a corner plot. It should also be noted that an existing 1.5 metre high wall (not along the boundary but within the site) would be removed as part of the development. It is not considered that the proposal would detract from the visual amenity of the area. It is considered that the proposal is fully in accord with the aims and objectives of Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.4 Amenity

Policy H4 considers the impact of development on the amenity of neighbouring occupiers in terms of privacy and residential amenity.

It is considered given the scale and location of the proposed development that there would not be any significant impact upon the amenity of adjoining occupiers and the proposal is considered in accord with the aims and objectives of local plan policy.

Transportation

There is no transportation objection to the proposal subject to the use of a bound surface for the new drive area.

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 is granted subject to the following conditions

Background Papers **PT07/0864/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(s):

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

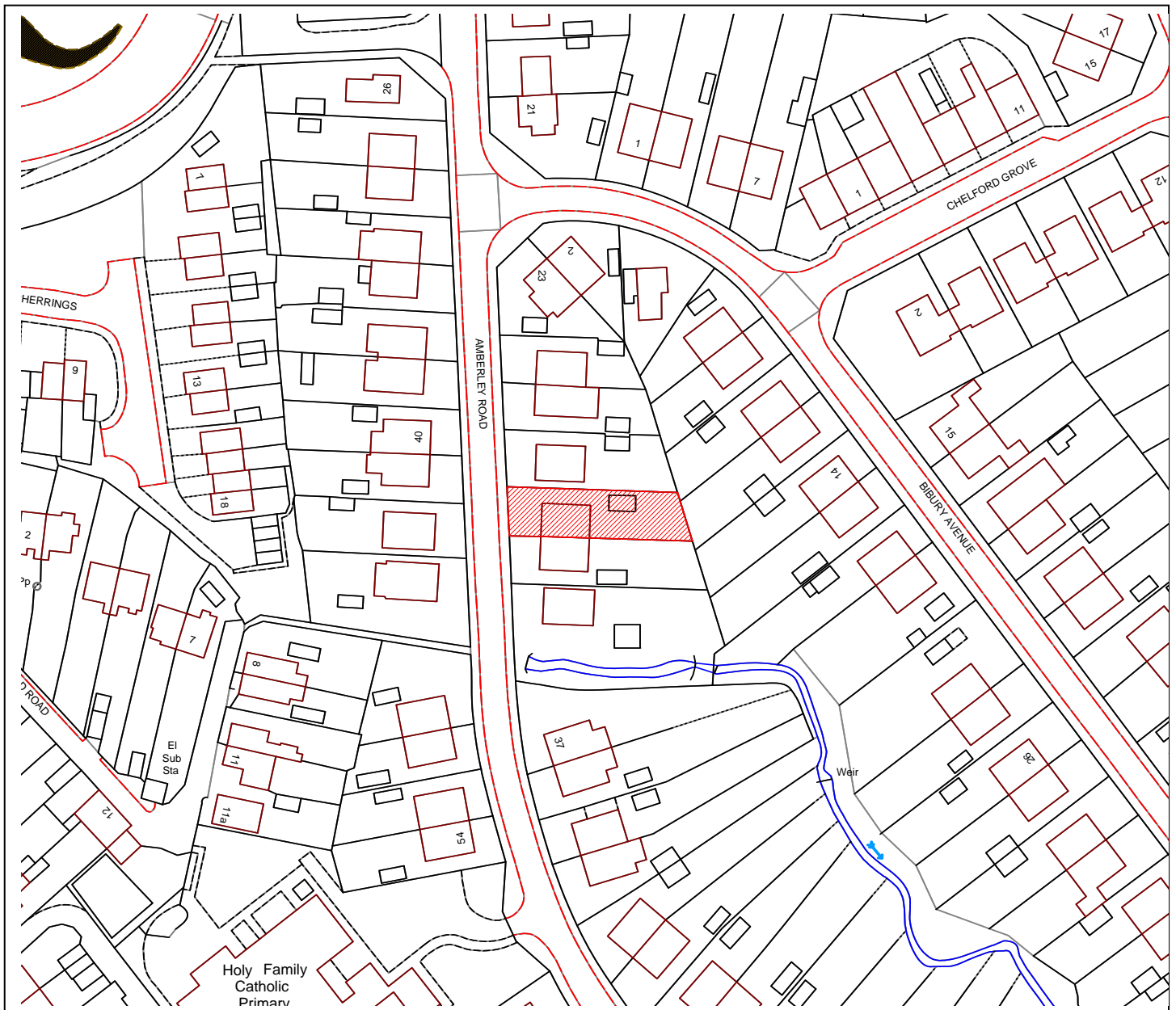
2. The proposed drive shown on the plan hereby approved shall have a bound surface.

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. 15/07 – 13 APRIL 2007

| | | | |
|------------------|--|-------------------|--------------------------|
| App No.: | PT07/0910/F | Applicant: | Ms S Brooks |
| Site: | 31 Amberley Road Patchway BRISTOL South Gloucestershire BS34 6BZ | Date Reg: | 21st March 2007 |
| Proposal: | Installation of 2no. dormer windows to facilitate loft conversion and erection of rear conservatory. | Parish: | Patchway Town Council |
| Map Ref: | 60869 81742 | Ward: | Patchway |



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N.T.S

PT07/0910/F

This application appears on the Circulated Schedule in the light of three letters of objection received from the neighbouring residents.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the formation of front and rear dormer windows and for the erection of a rear conservatory.
- 1.2 The application site comprises a chalet style semi-detached dwelling on the east side of Amberley Road, Patchway.

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: House Extensions
T8: Parking Standards
T12: Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Advice Note 2: House Extensions
South Gloucestershire Design Checklist (Consultation Draft) September 2006

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Patchway Town Council
No comments received
- 4.2 Other Consultees
No comments received

Other Representations

- 4.3 Summary of Local Residents Comments
Three letters received (two from one household) (one with photos) expressing the following concerns:
 - a) The dormers would have an overbearing impact on the adjoining dwellings- in particular by reason of the impact on the side facing dining room window within no.29 with these units only separated by one drive (most dwellings are separated by twin driveways);
 - b) The dormers would allow overlooking from the new windows resulting in a loss of privacy to the neighbouring occupiers (in particular rear gardens);
 - c) Most properties along the road stand side by side. However, no. 31 stands some 2- 2.5m back from thus exacerbating the overlooking caused;
 - d) The neighbour is disabled thus spends more time at home/ in the garden;

- e) It will have 'a loss of view' on the neighbouring property;
- f) The proposal will possibly double the size of the dwelling without increasing the level of car parking- there are already parking problems along the road.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 allows for the principle of house extensions subject to considerations of design, residential amenity and highway safety.

5.2 Design/ Visual Amenity

The application site forms a chalet style semi-detached dwelling on the east side of Amberley Road, Patchway. The application seeks approval for the formation of front and rear dormers and for the erection of a rear conservatory.

5.3 Concerning the former, these would comprise box style dormers encompassing the entirety of the roof slope with each benefiting from flat roofs. In this regard, it is noted that this design approach does not reflect good practice with smaller dormers encompassed by pitched roofs preferred. However, there are many similar dormer additions to neighbouring dwellings and thus it is not considered that a planning refusal would be sustainable in this instance.

5.4 With regard to the proposed conservatory, this would project 2.95m into the garden adjacent to the southern flank boundary. It would be of a lean-to design whilst by virtue of its rear positioning, it would not appear readily visible from public viewpoints. Accordingly, this element of the proposal is considered to be acceptable and in keeping with the general character of the area.

5.5 Residential Amenity

The attached property to the south benefits from a similar front dormer, a smaller rear dormer and is devoid of any ground floor rear addition. As such, the new dormers would only allow oblique views towards this dwelling (not uncommon within residential areas and with views similar to those gained from these existing dormers next door). Therefore, it is not considered that any significant adverse impact in residential amenity would be caused.

5.6 The neighbouring unit to the north is of differing design comprising a detached single-storey dwelling with its ridge running from front to rear. There is one facing window at ground level serving the dining room.

5.7 In the light of the above, it is noted that the single drive associated with the host property affords an element of spacing between units whilst the conservatory would be positioned to the far side. Meanwhile, whilst the dormers would increase the massing of the dwelling when viewed from the dining room, it is not considered that this would be to such an extent so as to warrant a refusal.

5.8 In addition, the dormers would again only allow oblique views towards this dwelling whilst the internal rearrangement proposed would allow the removal of the side facing bedroom window and its replacement with an obscured glazed bathroom window. This would reduce the overlooking to this dwelling. As such, it is not considered that permission could be reasonably refused having regard to the impact on this neighbouring property.

5.9 Highway Safety

Policy T8 advises that a maximum of three spaces should be provided for a four bed dwelling. In this regard, it is noted that the site is served by a drive of sufficient length to accommodate at least three cars at the end of which stands a garage. Therefore, no objection is raised to the proposal on this basis.

5.10 Design and Access Statement

A Design and Access Statement is not required for this application.

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.

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 **PT07/0910/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. 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(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 windows other than those shown on the plans hereby approved shall be inserted at any time in the south elevation of the conservatory.

Reason(s):

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