



**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. 25/07

Date to Members: 22/06/07

Member's Deadline: 29/06/07

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: 22/06/07

SCHEDULE NO. 25/07

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 22 June 2007

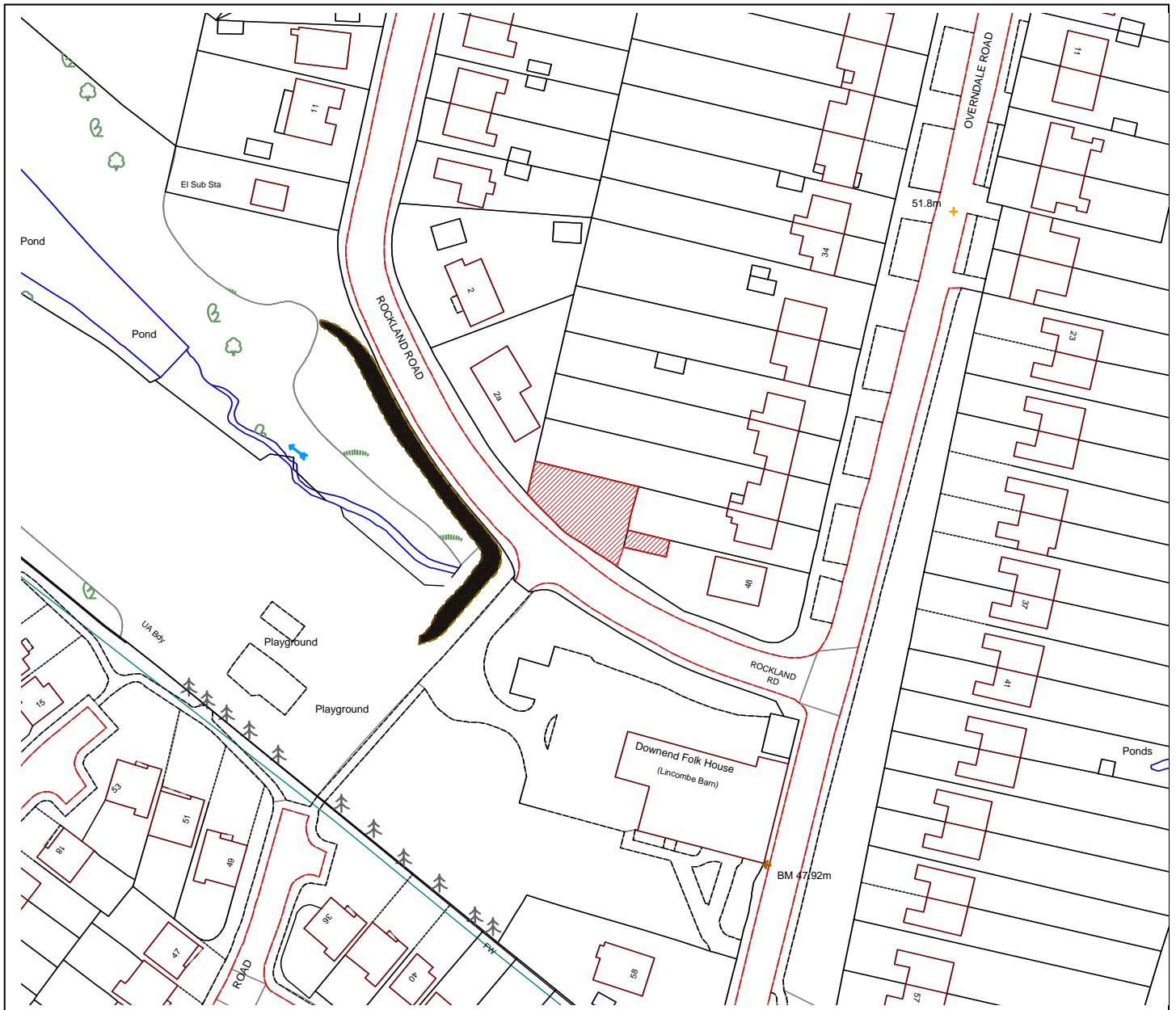
ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK07/0579/F	Approve with conditions	48 Overndale Road Downend South Gloucestershire BS16 2RT	Downend	Downend and Bromley Heath
2	PK07/1164/F	Approve with conditions	Yate Town Football Club Lodge Road Engine Common Yate BS37 7LE	Ladden Brook	Iron Acton Parish Council
3	PK07/1290/F	Approve with conditions	8 The Knapp Yate South Gloucestershire BS37 7YB	Yate North	Yate Town Council
4	PK07/1292/F	Approve with conditions	160 Westerleigh Road Downend South Gloucestershire BS16 6UB	Siston	Mangotsfield Rural Parish Council
5	PK07/1311/F	Approve	61 Applin Green Emersons Green South Gloucestershire BS16 7ES	Siston	Mangotsfield Rural Parish Council
6	PK07/1360/F	Approve with conditions	Brook Office Park Folly Brook Lane Emersons Green South Gloucestershire	Siston	Mangotsfield Rural Parish Council
7	PK07/1494/F	Approve with conditions	24 Pinkers Mead Emersons Green South Gloucestershire BS16 7EF	Emersons Green	Mangotsfield Rural Parish Council
8	PK07/1512/R3F	Deemed consent	Mangotsfield School Rodway Hill Mangotsfield South Gloucestershire BS16 9LH	Emersons Green	Mangotsfield Rural Parish Council
9	PK07/1627/F	Approve with conditions	70 Grimsbury Road Kingswood South Gloucestershire BS15 9SD	Woodstock	
10	PK07/1658/PN1	No objection	Chipping Sodbury Substation Goose Green Road Yate South Gloucestershire BS37 7PQ	Yate North	Yate Town Council
11	PT06/2471/F	Approve with conditions	Post Office adjacent 262 Church Road Frampton Cotterell South Gloucestershire BS36 2BH	Frampton Cotterell	Frampton Cotterell Parish Council
12	PT06/2557/O	Approve with conditions	Land rear of 9 Wotton Road Charfield WOTTON UNDER EDGE South Gloucestershire GL12 8TP	Charfield	Charfield Parish Council
13	PT07/0911/F	Approve with conditions	Rolls Royce plc Gypsy Patch Lane Filton South Gloucestershire BS34 7QE	Filton	Filton Town Council
14	PT07/0980/F	Approve with conditions	34 Park Avenue Winterbourne South Gloucestershire BS36 1NJ	Winterbourne	Winterbourne Parish Council
15	PT07/1404/ADV	Approve with conditions	New Inn Westerleigh South Gloucestershire BS37 8QH	Westerleigh	Westerleigh Parish Council

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
16	PT07/1470/F	Approve with conditions	33 Little Stoke Lane Little Stoke South Gloucestershire BS34 6HS	Stoke Gifford	Stoke Gifford Parish Council
17	PT07/1476/RM	Approve with conditions	Disused Clay Pit Whale Wharth Littleton-upon-severn South Gloucestershire BS351NW	Severn	Aust Parish Council
18	PT07/1495/F	Approve with conditions	14 Sandy Close Bradley Stoke South Gloucestershire BS32 8AJ	Stoke Gifford	Bradley Stoke Town Council
19	PT07/1525/F	Approve with conditions	Aurland House Tortworth Road Cromhall WOTTON UNDER EDGE South Gloucestershire GL12 8AF	Charfield	Cromhall Parish Council
20	PT07/1545/F	Approve with conditions	45 Dragon Road Winterbourne South Gloucestershire BS36 1BQ	Winterbourne	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 25/07 – 22 JUNE 2007

App No.: PK07/0579/F
Site: 48 Overdale Road Downend BRISTOL
 South Gloucestershire BS16 2RT
Proposal: Erection of 1 no. detached dwelling with
 associated works.
Map Ref: 64598 77031

Applicant: Mr Stone
Date Reg: 21st February 2007
Parish: Downend and
 Bromley Heath
Ward: Downend



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N.T.S

PK07/0579/F

INTRODUCTION

The application appears on the Circulated Schedule as there are two representations contrary to the recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of 1 no. detached dwelling with associated works.
- 1.2 The site consists of part of the rear garden of 48 Overndale Road, with an existing access from Rockland Road to a garage. The site lies within the urban area of Downend. The site lies opposite Downend Folk House, a community centre. No 48 itself is on the junction of Overndale Road and Rockland Road, and has an existing access from Overndale Road.
- 1.3 The proposal involves setting the ground floor of the proposed below the existing ground level by a max. of 1.4m, so that it has one storey on the north and east elevation and two storeys on the south and west elevations. Accommodation is also proposed in the roof, with three dormer windows proposed on the south elevation and two 'Velux' rooflights on the north elevation. No windows are proposed on the east elevation. The proposed dwelling is a total of 10.5m high, 7.6m deep, and 11.7m wide, with a pitched roof. The materials proposed are render and stone at ground floor level, with concrete tiles to the roof.

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	Design
L1	Landscape Protection and Enhancement
T8	Parking Standards
T12	Transportation Development Control Policy
H2	Proposals for Residential Development within the Existing Urban Area
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 response

Other Representations

4.2 Local Residents

Two objections have been received from local residents- the reasons for objecting are as follows:

- Design documents are misleading with regard to height when viewed from 44 and 46 Overndale Road
- Proposed development will be 2 storeys with inhabited roof above ground level of 46 Overndale Road
- No details of windows and doors facing no. 46- potential for severe overlooking
- Proposal shows existing garage retained-no details of how
- Invasion of privacy
- Stone boundary wall now proposed to be replaced by fencing
- Harm to trees in garden of adjacent properties
- Exit of community centre opposite is in constant use and directly opposite the site
- Rockland Road extremely busy at peak times- proposal would add to traffic problems

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H2 allows for residential development within the existing urban area, subject to various criteria, including whether the maximum density compatible with the site, its location, its accessibility and its surroundings is achieved. Policy H4 allows for development within existing residential curtilages, subject to various criteria.

5.2 It is considered that since the site is a part of a rear garden, the maximum density for the site is achieved. The principle of development is therefore acceptable, subject to the following detailed assessment.

5.3 Residential Amenity

The site lies at the rear of nos 48 and 46 Overndale Road, and bounds the gardens of 44 Overndale Road and 2a Rockland Road.

5.4 The roof of the proposed house would be visible from the rear part of the garden of no 44 Overndale Road. The roof is proposed to have 2 rooflights. It is not considered that the proposal would have an overbearing effect on the occupiers of no. 44 since they have a very long rear garden and the majority of this garden would be unaffected by the proposal. The proposal would also not result in loss of privacy to the occupiers of no. 44, since the rooflights would not allow direct views into their garden, such as a window would.

5.5 The east (side) elevation of the proposed house would be situated at the end of no. 46 Overndale Road. This elevation would be 8m high, with no windows. The garden of no. 46 is approx. 20m long and therefore it is not considered that the proposal would be overbearing on the occupiers of no. 46, or result in a loss of privacy. A condition restricting further windows in this elevation will be recommended.

5.6 The proposal would not have an adverse effect on the residential amenity of no. 2a Rockland Road, as this property is set some way back from the party boundary with the application site.

5.7 Visual Amenity and Trees

The proposal involves the loss of a number of trees, which consist of ornamental trees and a row of cypresses, as well as a young ash tree. None of the trees on site are considered suitable for protection by a TPO and therefore there is no objection to their removal.

5.8 The proposed house would be highly visible in the street scene of Rockland Road, although not from Overndale Road. The proposed house follows the grain of development established in Rockland Road, and therefore, whilst prominent in the streetscene here, would not look unduly out of place. The proposed form of the development is considered appropriate for this site, which currently consists of a formal terrace at the rear of the garden. The proposed materials, render and stone, are considered appropriate and would not look out of place.

5.9 Transportation

The site currently has two points of vehicular access, one to the front onto Overndale Road and another to rear off Rockland Road which currently serves an existing single garage.

5.10 Vehicular access for the proposed new dwelling will be utilising the existing access to the rear off Rockland Road. Parking is proposed on the driveway to the front of the dwelling with the existing garage remaining within the redline of this new development. Vehicular access for the existing dwelling will remain onto Overndale Road. In light of the above, there is no basis for a transportation objection to this proposal.

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.

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 planning permission be GRANTED subject to the following conditions:

Background Papers **PK07/0579/F**

Contact Officer: **Sarah Tucker**
Tel. No. **01454 863780**

CONDITIONS

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

Reason:

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

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

Reason:

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

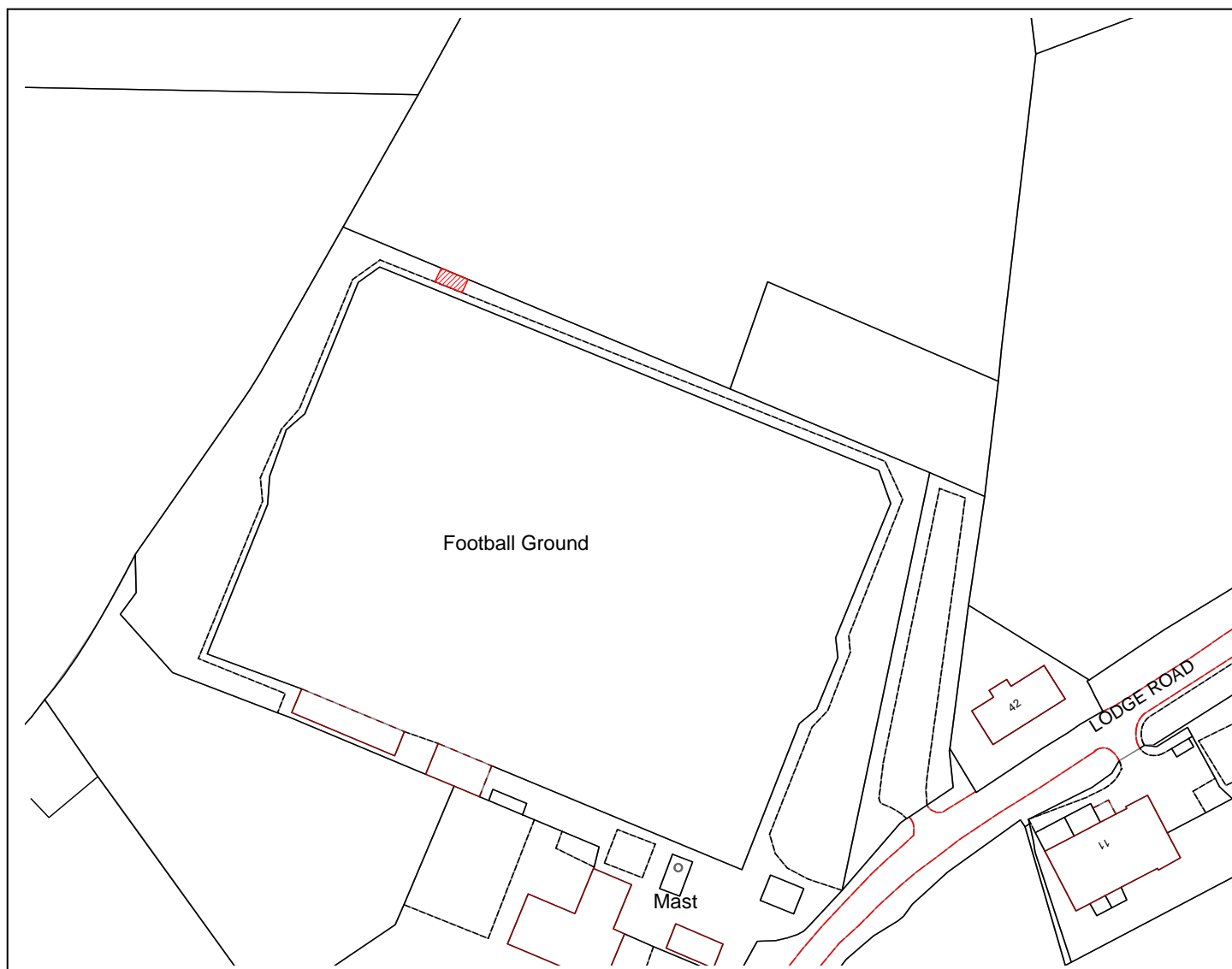
3. No windows shall be inserted at any time in the east elevation of the property.

Reason:

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

CIRCULATED SCHEDULE NO. 25/07 – 22 JUNE 2007

App No.:	PK07/1164/F	Applicant:	T Mobile (UK) Limited
Site:	Yate Town Football Club Lodge Road Engine Common Yate BS37 7LE	Date Reg:	16th April 2007
Proposal:	Erection of 22 metre telecommunications mast with 6 no. antenna and 2 no. associated equipment cabinets. Relocation of 3 no. existing floodlights onto telecommunications mast.	Parish:	Iron Acton Parish Council
Map Ref:	69660 83530	Ward:	Ladden Brook



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PK07/1164/F

INTRODUCTION

This application appears on the Circulated Schedule as a result of objections received from Iron Acton Parish Council. The objections are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 T-Mobile proposes to install a replica floodlight installation at Lodge Road, the home stadium of Yate Town Football Club. There are currently three other operators with telecommunications equipment at Lodge Road and two of these are also floodlight replacement schemes, the other being a monopole.
- 1.2 It is proposed to replace an existing floodlight pylon, located at the north-western corner of the main football pitch, with the proposed 22m mast, which in addition to housing the telecommunications antennae would double as a floodlight pylon. Two equipment cabinets would be sited at ground level within a fenced compound at the foot of the proposed mast.
- 1.3 Within the supporting information, the applicant T-Mobile (UK) Ltd. states that the proposed mast is to provide 2G and 3G technology, in a coverage deficient area. The applicant has submitted existing and proposed coverage plots, which demonstrate the need for the mast.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 - Delivering Sustainable Development
PPG8 - Telecommunications
The Stewart Report – Mobile Phones and Health

2.2 Development Plans

Joint Replacement Structure Plan

Policy 1 Principles of Sustainable Development

South Gloucestershire Local Plan (Adopted) 6th January 2006

D1 Design

L1 Landscape Protection and Enhancement

T12 Transportation Development Control Policy for New Development

S5 Telecommunications

2.3 Supplementary Planning Guidance

Telecommunications Network Infrastructure – Adopted August 2005

3. RELEVANT PLANNING HISTORY

- 3.1 N6200/2 - Erection of clubhouse/changing rooms and construction of associated car park and use of land as a football pitch.
Approved 3rd March 1983
- 3.2 P85/2583 - Erection of a 22 metre section of spectator sheltered terracing.
Approved 4th December 1985

- 3.3 P86/1764 - Erection of six flood lighting columns each 16 metres in height.
Approved 23rd July 1986
- 3.4 P88/1378 - Erection of eight flood lighting columns (min height 16m, max height 20m)
Approved 1st June 1988
- 3.5 P89/1705 - Erection of 2.4m high security fence. Erection of 2.4m high screen fence. Use of land for stationing of three portacabins for use as toilets, first aid post and directors box.
Approved 4th June 1989
- 3.6 P92/1799 - Retention of 2.4m high security fence. Erection of 2.4m high screen fence. Use of land for stationing of three portacabins for use as toilets, first aid post and directors box.
Approved 15th July 1992
- 3.7 P94/1848 - Erection of 5 covered standing spectator terraces with hardstanding walkway in front.
Approved 7th August 1994
- 3.8 P95/1795 - Use of land for car boot sales on one day per week.
Approved 25th Sept 1995
- 3.9 PK02/0572/F Replacement of existing 20m high floodlight within a 23.5m high monopole, 3 antennas, 3 dishes, relocated lights and ancillary equipment.
Approved 18th April 2002
- 3.10 PK04/2360/RTC - Retention of portacabins.
Approved 21st Sept. 2004
- 3.11 PK05/0008/F Replacement of existing floodlight tower to erect 1 no. 22.5 metres telecommunications monopole incorporating existing lights.
Approved 28th Feb. 2005
- 3.12 PK05/1178/F Installation of 3 no. aerials on existing mast with associated equipment cabinets and associated ancillary development.
Approved 21st June 2005
- 3.13 PK06/1540/F - Relocation of 1no. 22.5m slim-line monopole. Installation of generator and storage fuel tank.
Recommended Approval subject to S106

4. CONSULTATION RESPONSES

(a) Statutory Consultees

4.1 Iron Acton Parish Council

Object on the following grounds:

- The planned telecommunications mast is within close proximity of a nursery school and high dependency care home.
- Visual impact – the proposed mast should be no higher than the existing telecommunications mast. The existing mast is 18m high and the proposed mast is an additional 4m.
- Overdevelopment of masts situated on the site.

Other Consultees

- 4.2 Councillor Howard Gawler
No response

(b) Other Representations

- 4.3 Local Residents
No responses.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application for the erection of a 22 metres high telecommunication mast with associated equipment must be considered against the guidance contained within PPG8 and Policy S5 of the South Gloucestershire Local Plan (Adopted) 6th January 2006.

Policy S5 establishes the criteria for assessing applications involving telecommunications facilities or apparatus. These are as follows:

1. Development would not affect residential amenity
2. They could not be located on an existing building
3. The impact upon the built and natural environment are minimised
4. There are no possibilities of sharing an existing facility.

The proposed development is assessed against the above policy and addressed in the following paragraphs.

- 5.2 Officers are satisfied that the applicant's supporting information i.e. 2G & 3G coverage plots, confirms that the Engine Common area of Yate is a coverage deficient area and that a new installation is required to alleviate the deficiency. A detailed survey sought to identify existing telecommunications installations or other tall structures that might be utilised to site the new equipment. The survey concluded that there are no existing telecommunications structures available to utilise without significant adverse environmental intrusion, furthermore a variety of buildings proved to be either unsuitable or not available for the equipment proposed. The proposal would however modify an existing structure to achieve the telecommunication cell objective whilst minimising visual intrusion. Any sharing of the existing H3G or O2 telecommunication installation at Yate F.C. would require a significant increase in the size of the mast in order to maintain the floodlights and accommodate all of the equipment above it. It is therefore considered that the submitted information adequately demonstrates that the proposal is the best alternative in terms of both location and minimising the impact of the proposal upon the built and natural environment.

5.3 Visual Amenity

By replacing the existing 18m high floodlight pylon with a 22m dual purpose telecommunications/floodlight mast, the proposal would not result in the introduction of further unsightly vertical structures into the locality and would be no taller than the existing replica floodlight masts on the site. Whilst it is acknowledged that the proposed mast would be taller than the existing floodlight pylon the proposal seeks to minimise the amount of visual intrusion whilst at the same time satisfying the operator's technical needs. The site is very well enclosed and screened by the existing high vegetation, fences,

stands and buildings. Along the northern boundary is a 16.3m high belt of conifer trees, which would screen much of the proposed mast. Whilst it is acknowledged that there are already two other similar masts at Yate F.C. officers consider that given the technical constraints and lack of any other suitable sites within the locality, it would be better to utilise one of the existing floodlights rather than erect a completely new and isolated mast in a more open location. On balance therefore the impact of the scheme on visual amenity is considered to be acceptable.

5.4 Health Implication

The Council's Environmental Health Officer has no objection in principle to the proposal. It is mentioned that overall, existing scientific knowledge covering toxicology, epidemiology and other data relevant to health, provides no convincing evidence that radio-telephones and associated equipment pose a long term public health hazard.

5.5 In line with guidance contained within PPG8, the applicant has submitted an ICNIRP Declaration, and therefore the health implications of the proposed mast should not be considered further in the determination of this application.

5.6 Paragraph 4.30 of the Stewart Report mentions that a large proportion of the power from telecommunications masts is focussed into an approximately horizontal beam typically about 6° wide in the vertical direction and the rest goes into a series of weak beams. The main beam is tilted slightly downwards but does not reach ground level until the distance from the tower is at least 50 metres (usually 50 - 200 metres). A nursery lies approximately 200m away in Lodge Road and the Primary School approximately 300 metres away, and therefore the masts siting complies with guidance contained within the Stewart Report, which provides a precautionary approach to locating masts in close proximity to schools. Notwithstanding this advice, PPG8 states that LPA's should not implement their own precautionary policies such as "safe distances" from schools and other sensitive land uses.

5.7 Transportation Implication

Adequate access to the equipment would be provided via the existing football club car park. The Council's Highway Officer raises no objection to the proposal.

5.8 Landscaping Implications

The Council's Landscape Architect considers that the site is well integrated into the surrounding landscape by existing trees. The tree cover provides a considerable level of visual mitigation for the existing masts and floodlights. Some of the existing conifers along the northern boundary of the site would be removed to accommodate the mast. The trees however are so closely spaced that there would only be a small gap in the tree cover and consequently the overall value of the tree screen would not be significantly diminished, so much so that it would be neither practical or visually necessary, to require the planting of replacement trees. The proposal would not therefore be detrimental to the landscape character.

5.9 Impact upon Residential Amenity

The mast would be located approximately 130 metres from the nearest residential properties along Lodge Road, which would be further away than the existing telecommunication masts on the site. The proposed mast would in most part be screened by the existing trees along the site boundary. Whilst the top part of the mast would be seen from properties within the wider area, the site is relatively remote from the residential areas of Engine Common and it is therefore considered that this would not prejudice existing levels of residential amenity to such an extent that a refusal of planning permission would be justified in this instance.

5.10 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).

5.11 Section 106 Requirements

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

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That planning permission be GRANTED subject to the following conditions:

Background Papers **PK07/1164/F**

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

CONDITIONS

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

Reason:

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

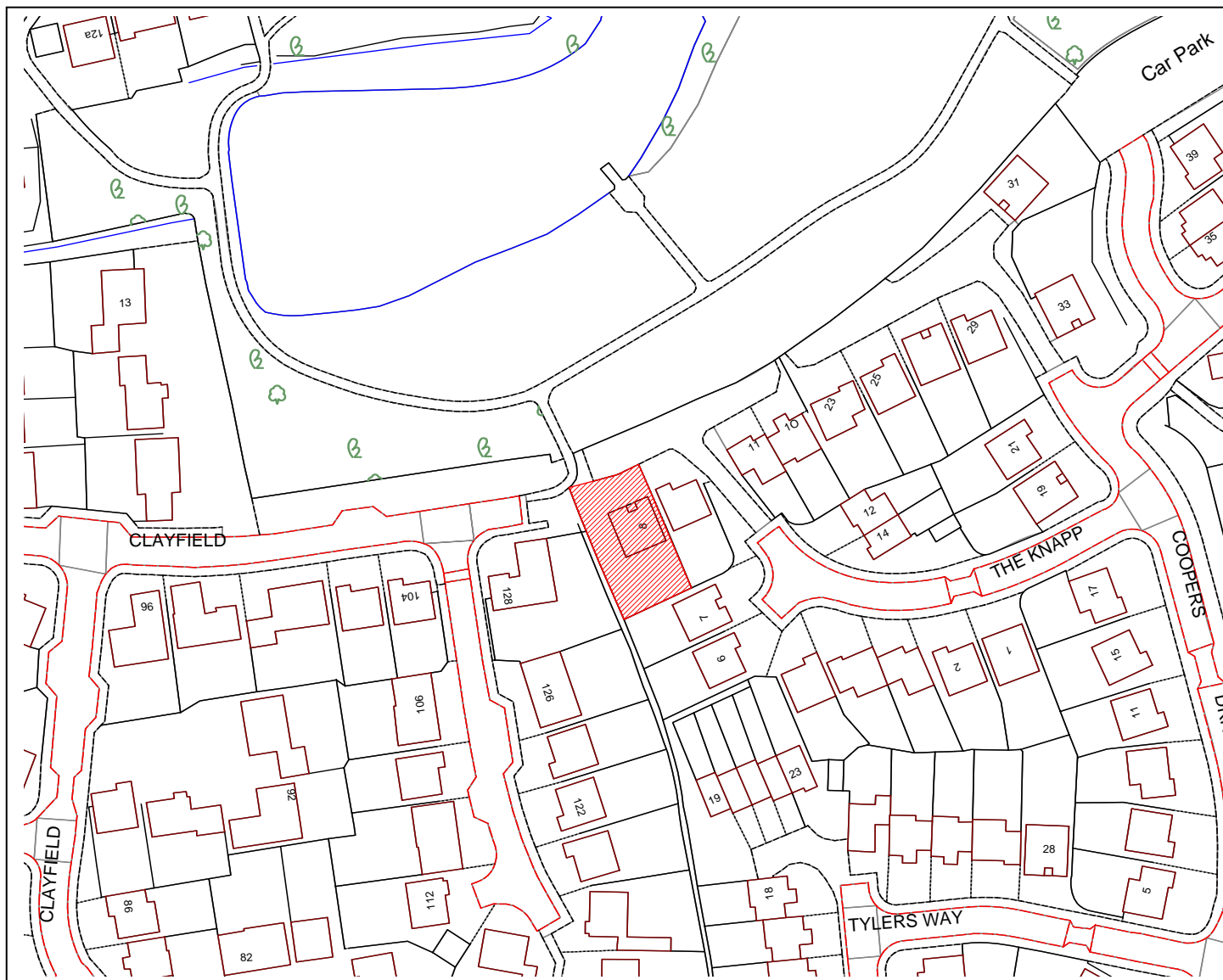
2. Notwithstanding the submitted details, the mast and ancillary equipment hereby granted permission shall not be erected until their colours have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and maintained thereafter.

Reason:

To protect the character and appearance of the area and to accord with Policies D1, L1 and S5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

CIRCULATED SCHEDULE NO. 25/07 – 22 JUNE 2007

App No.:	PK07/1290/F	Applicant:	Mr W Tierney
Site:	8 The Knapp Yate BRISTOL South Gloucestershire BS37 7YB	Date Reg:	24th April 2007
Proposal:	Erection of single storey side extension to provide additional living accommodation.	Parish:	Yate Town Council
Map Ref:	71472 84100	Ward:	Yate North



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N.T.S

PK07/1290/F

INTRODUCTION

This application appears on the Circulated Schedule due to the receipt of two objections; one from Yate Town Council and one from a local resident.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of single storey side extension measuring 4.4 metres in width and 7 metres in length.
- 1.2 The application property consists of a modern detached two storey dwelling, located in a secluded position at the extreme end of The Knapp cul-de-sac. This is within an established residential area of Yate.

1.b Information submitted in support of application

- 1.3 Following the submission of two objections the agent submitted a response letter detailing the following summarised points:
- the Oak tree does not straddle a common boundary. Since submitting the application the applicant decided to remove his Oak tree and intends to plant another tree further from his property. The applicant also intends to protect the existing hedges and reinstate the hedge where the tree was removed.
 - the pedestrian access will be maintained and this will not affect the hedgerow
 - 128 has only recently installed a pair of patio doors accessed by a spiral staircase at first floor level
 - roof windows are Velux type which look front to rear and not to the side
 - the extension will not have any windows facing 128 Clayfield and will be shielded by a large maintained hedgerow with an approximate depth of 3 metres.

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 No history exists.

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Objection – concerned about the impact the proposed development will have on existing hedgerow and trees, particularly root systems. Extending at the back will have an adverse impact on amenities of adjacent residents. There should be no windows on the west side.

Other Representations

4.2 Local Residents

Two letters of objection received from the same local resident and one letter of support from a local resident.

The content of the objection letters summarised below:

- potential damage to vegetation on the western side of the site
- lack of external pedestrian access to rear. If this is constructed down the western side of the site further damage will occur to vegetation on boundary
- 1.8 metre fence on western boundary should remain in place during and after construction
- Fear of overlooking through velux windows
- overbearing impact owing to height difference between application site and No. 128 Clayfield.
- boundary lies at the centre line of the hedgerow
- patio doors (French doors) and spiral staircase installed before the application property was actually built.
- Oak tree felled by applicant despite the application forms containing no reference to felling of trees.

The content of the supporting letter summarised below:

- in reference to Yate Town Council's comments there are only two properties to the rear and side of the site and not more
- proposed extension will not adversely impact on the amenities of adjacent residents
- the property will enhance the area and maintain the quality factor that properties in the Knapp benefit from.

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 single storey side extension measuring 4.4 metres in width and 7 metres in length. Whilst it is felt that the width of the extension at 4.4 metres is large it is considered to be an appropriate addition to the dwelling and streetscene owing to its single storey nature; its simple design incorporating a side projecting gable; and its position sited alongside the two storey side elevation of the property .

5.3 Overbearing Analysis & Privacy Analysis

Given that the extension is contained entirely to the western side of the application property (it does not project beyond the front or rear building line) it is only necessary to consider the impact on the property to the rear (No. 7 The Knapp) and side (No. 128 Clayfield).

In respect of No. 7, this property is laid out on an east west axis (their main outlook is towards the highway to the east and not towards the application property to the north) and positioned in excess of 15 metres from the proposed extension. Consequently, occupiers of this property will not suffer a loss of privacy or an overbearing impact as a result of the extension being erected.

In respect of No. 128 Clayfield concern was raised that the overlooking could occur through the velux windows and an overbearing impact will occur as a result of the height difference between the two sites.

It should be noted that No. 128 is laid out on a north south axis. Whilst it is acknowledged that the property does have French Doors, at both ground floor level and first floor level, together with numerous rear access doors and one first floor obscure glazed window all on the east elevation it is considered that the principal outlook of this property is to the south and north, not towards the application site. Consequently, it is considered that because the extension would be positioned approximately 8 metres from the east elevation of No. 128, is single storey in height and contains no side windows facing towards No. 128, occupiers will not experience an overbearing impact or loss of privacy as a result of the extension being erected.

5.4 Other matters arising

In respect of the boundary issues raised through this application it should be noted that matters of ownership are not material considerations in the determination of a planning application. They represent civil matters and consequently should be settled privately between the two respective owners.

Turning to the concern about further damage to the hedgerow and retention of boundary treatment it should be noted that the ongoing maintenance of the boundary treatment (be it a hedge or fence) is a civil issue and not a material consideration for the determination of this application. Linked to this issue, concern was raised that provision has not been made for an alternative external pedestrian access to the rear garden. There is no requirement to provide such an access and consequently the lack of such an access is not a material consideration in the determination of this application.

Finally, in respect of the felled Oak tree, it should be noted that the Council's Tree Officers have confirmed that the tree was not subject to a Tree Protection Order, it is not located within a Conservation Area and no condition exists on the original housing estate approval to protect the tree. Consequently, the Council has no powers to act on this issue.

5.5 Amenity Space

Whilst the extension does project into the garden sufficient garden space will remain to serve occupiers of the property.

5.6 Highway Safety Analysis

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

5.7 Section 106 Requirements

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

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

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

7. RECOMMENDATION

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

Background Papers **PK07/1290/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. No windows other than those shown on the plans hereby approved shall be inserted at any time in the west elevation of the extension facing towards 128 Clayfield.

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. 25/07 – 22 JUNE 2007

App No.: PK07/1292/F
Site: 160 Westerleigh Road Downend
 BRISTOL South Gloucestershire BS16
 6UB

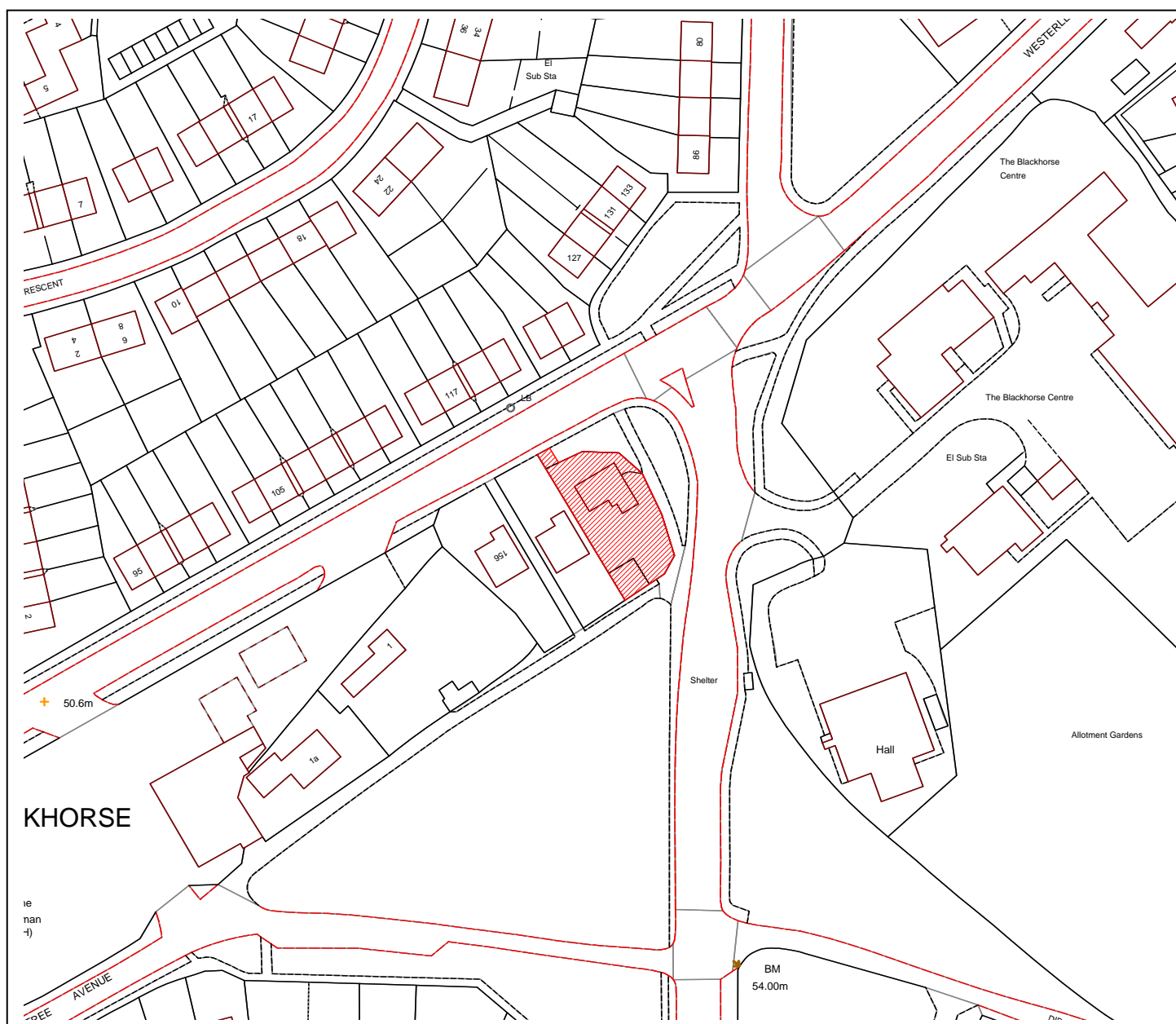
Applicant: Mr M N Watson
Date Reg: 24th April 2007

Proposal: Construction of vehicular access
 including dropping of kerb. (Re-
 submission of PK06/3311/F).

Parish: Mangotsfield Rural
 Parish Council

Map Ref: 66358 77439

Ward: Siston



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N.T.S

PK07/1292/F

INTRODUCTION

This planning application has been referred to the Council's Circulated Schedule Procedure as a result of objections received from the Parish Council regarding the proposed development.

1. THE PROPOSAL

1.1 This planning application seeks planning permission for the creation of a new vehicular access onto Westerleigh Road.

1(b) Information submitted in support of application.

- The garden and property flood under heavy prolonged rainfall
- Intention to block up existing rear and side gates and relocate access to front of property given current flooding problems.

2. POLICY CONTEXT

2.1 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
T12 Transportation Development Control for new development

3. RELEVANT PLANNING HISTORY

3.1 The following planning history relates to the application site;

3.2 K1036 Erection of replacement garage
Approved October 1975

3.3 PK06/3311/F Construction of vehicular access including dropped kerb.
Refused January 2007 on highway safety grounds.

4. CONSULTATION RESPONSES

4.1 Mangotsfield Rural Parish
Refuse. Has permission be given to cross over footpath and grass verge?

Other Representations

4.2 Local Residents
No response received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The proposed development will be assessed against Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 which relates to transportation development.

5.2 Transportation issues

Members are advised to consider that a similar planning application PK06/3311/F which sought permission for similar works on this site was refused. At the time of assessing the planning application the following assessment was made:

This application proposes the construction of a vehicular access onto a classified road in close proximity to a busy traffic signal junction. The proposed turning area on the site will be very restricted and if permitted, the proposal would increase safety conflicts at this location and it would impact upon the safe and free movement of traffic on the public highway, therefore an objection is raised on highway safety grounds. It should be noted that the property already enjoys a good/safe access onto a private lane that is located to the rear and which accesses the public highway via the Black Horse Road.

- 5.3 Members are advised to consider that with the earlier planning application, the applicant did not include any details of a turning area on site. This would have meant that vehicles parked on site would have been reversing onto the public highway in vicinity to the traffic signal junction. With the current planning application, the applicant has provided details of parking and turning area on site. Additional details have been submitted as part of this current application that shows that there is sufficient parking area and independent off-street turning area on site. In view of this therefore no highway objection is raised to this proposal.
- 5.4 With regards those concerns raised by the Parish in terms of permission to gain access to cross the footpath and grass verge, Members are advised to consider that notwithstanding the need to gain planning permission the applicant will also have to gain separate permission from the Council's Street Care Manager in terms of gaining access to cross the public footway and this would be covered by a condition on the Decision Notice.
- 5.5 Section 106 Requirements
In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 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 planning conditions.

Background Papers **PK07/1292/F**

Contact Officer: **Tracey Price**
Tel. No. **01454 863424**

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. All works on the public highway which are required in order to create the approved vehicular access shall be carried out to the full satisfaction of the Council's Street-Care Manager.

Reason:

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

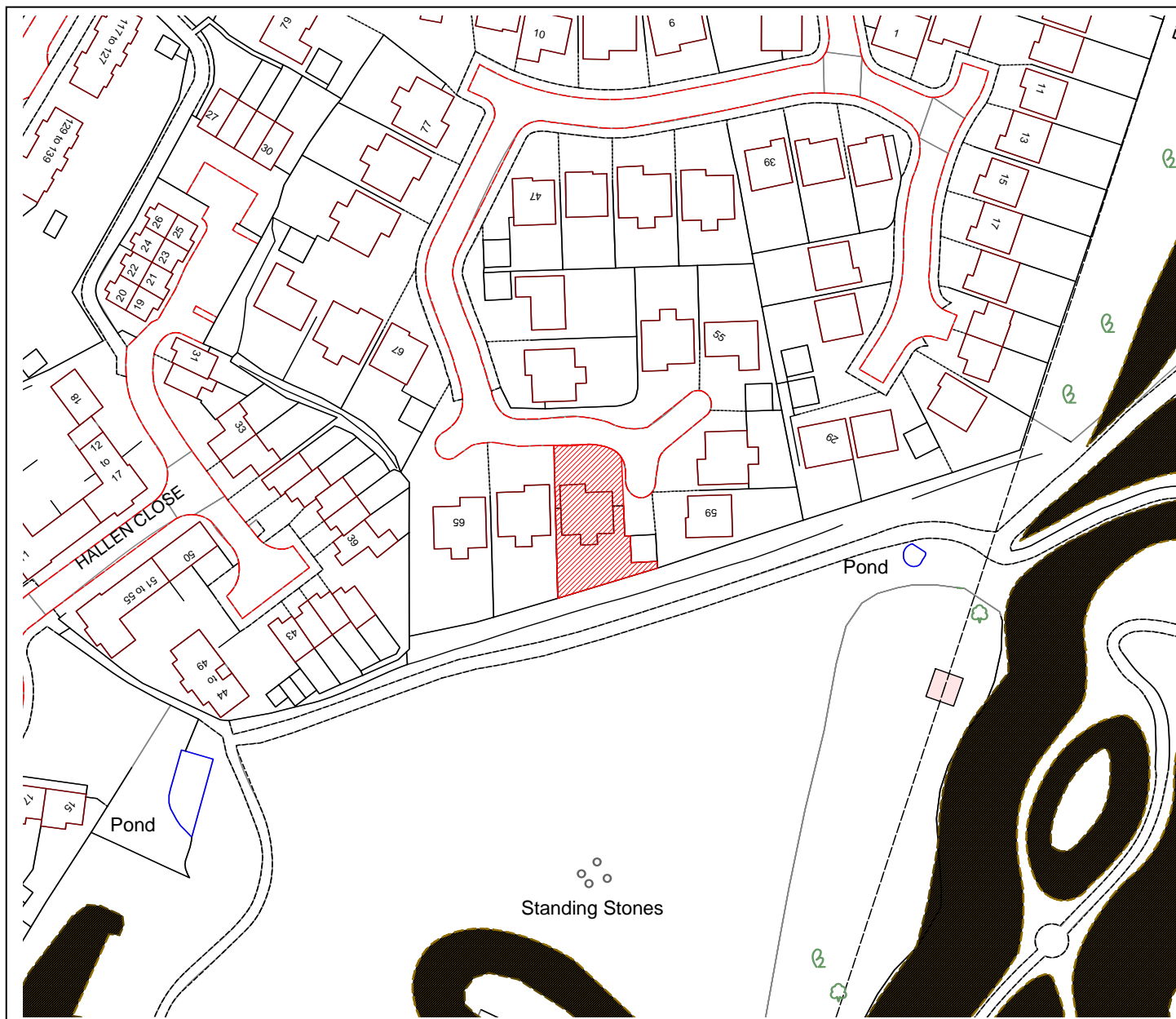
3. The off street parking and turning area hereby approved shall be provided within 3 months of implementing the planning permission and shall have a bound surfaced material and shall be maintained satisfactory thereafter. The facilities so provided shall not be used for any purpose other than parking and manoeuvring of vehicles.

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. 25/07 – 22 JUNE 2007

App No.: PK07/1311/F	Applicant: Mr S White
Site: 61 Applin Green Emersons Green BRISTOL South Gloucestershire BS16 7ES	Date Reg: 25th April 2007
Proposal: Erection of 2 metre high side boundary wall.	Parish: Mangotsfield Rural Parish Council
Map Ref: 67274 76490	Ward: Siston



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N.T.S

PK07/1311/F

INTRODUCTION

This planning application has been referred to the Council's Circulated Schedule procedure due to comments received from a local resident regarding the proposed development.

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the erection of a 2.0m high boundary wall.
- 1.2 The application site relates to a two storey detached dwelling within the established residential area of Emersons Green.

2. POLICY CONTEXT

2.1 National Guidance
PPS1

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 Development within existing residential domestic curtilages

3. RELEVANT PLANNING HISTORY

- 3.1 No planning history relates to the application site.

4. CONSULTATION RESPONSES

4.1 Mangotsfield Parish Council
Approve

Other Representations

4.2 Local Residents

One letter has been received from a local resident. Whilst no objection is raised with regards the erection of the wall, a number of concerns have been raised with regards to the construction of the wall:

-Permission is not granted for the new wall to tie into or rest against our garage wall.

-Wall must be freestanding

-Every precaution must be taken to avoid damage to our driveway, garage and property. Should any damage occur it should be repaired to our satisfaction.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for development within existing residential domestic curtilages subject there to being no adverse impact on existing visual and residential amenities.

5.2 Visual Amenity

The application site relates to a two storey detached dwelling sited at the end of a cul-de-sac. This application proposes to replace an existing boundary fence along the eastern boundary of the application site between the house and the neighbour's garage.

5.3 Alongside the existing fence is a strip of landscaping measuring 6.0m in length x 1.0m in width. The proposed wall will be sited within this area and result in the loss of landscaping which comprises mainly of bushy shrubs which are not considered worthy of retention. It is considered that the proposed wall by reason of its siting and design would not have an adverse impact on the visual amenities of the immediate locality.

5.4 Residential Amenity

It is considered that the proposed wall by reason of its siting will not have an adverse impact on nearby neighbouring occupiers in terms of overbearing impact or loss of privacy.

5.5 Other Issues

Concerns have been raised by the neighbouring occupier advising that the wall must not be tied into his garage wall. Members are advised to consider that as part of this planning application the applicant has served the relevant notice on the owner of no.59, however such issues as raised by the neighbour are considered civil matters between the applicant and neighbour and not a material planning consideration in the determination of this application.

5.6 Design and Access Statement

Not applicable with householder planning applications.

5.7 Section 106 Requirements

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

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

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 planning conditions.

Background Papers **PK07/1311/F**

Contact Officer: **Tracey Price**
Tel. No. **01454 863424**

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).

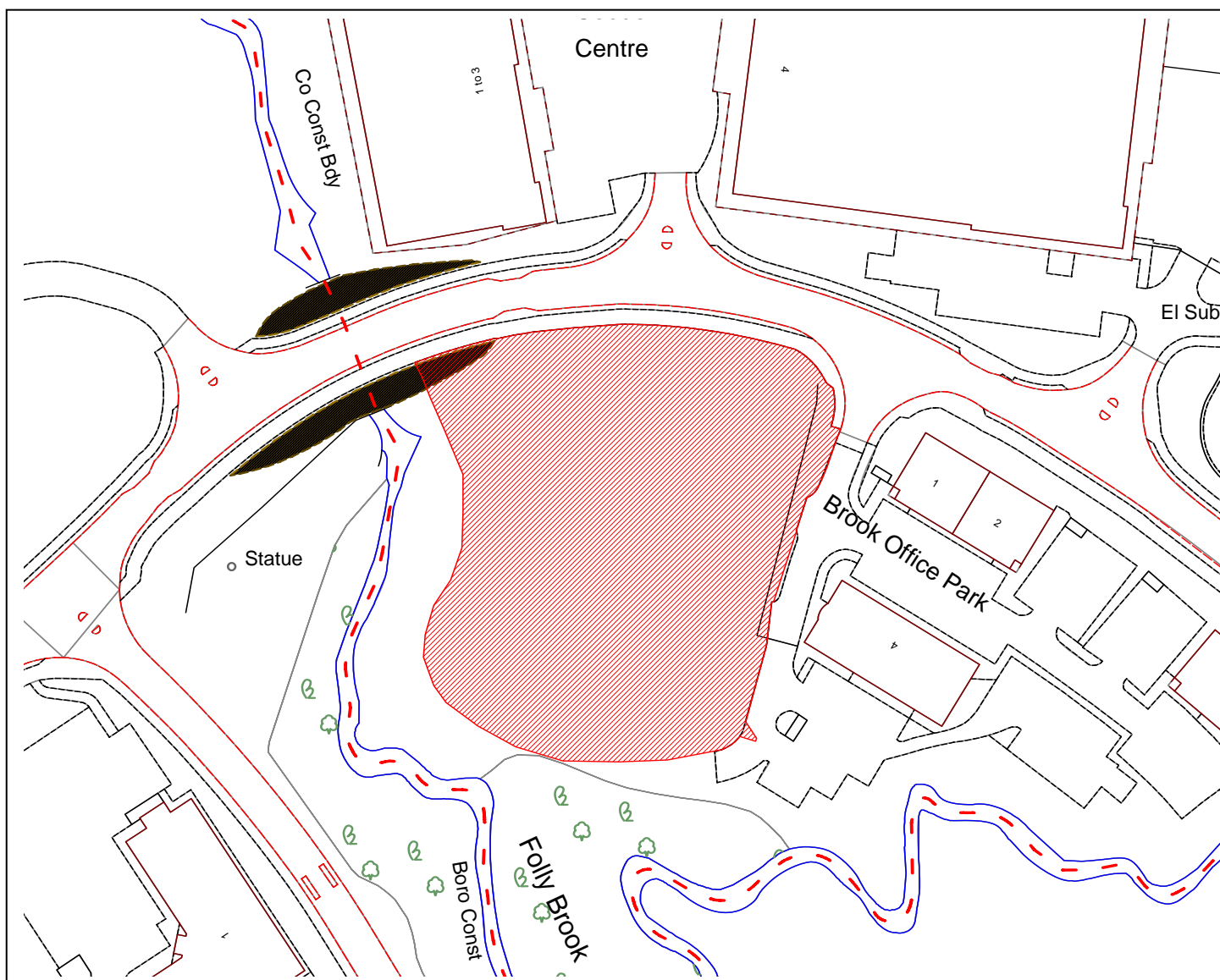
2. The bricks to be used externally in the development hereby permitted shall match those of the existing building in colour and texture.

Reason:

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

CIRCULATED SCHEDULE NO. 25/07 – 22 JUNE 2007

App No.: PK07/1360/F	Applicant: Mr I Logue
Site: Brook Office Park Folly Brook Lane Emersons Green Bristol South Gloucestershire	Date Reg: 30th April 2007
Proposal: Erection of 4 no. office buildings (B1) with landscaping, car parking and associated works. (Amendment to previously approved scheme PK06/2574/F).	Parish: Mangotsfield Rural Parish Council
Map Ref: 66486 78557	Ward: Siston



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N.T.S

PK07/1360/F

INTRODUCTION

This application appears on the Circulated Schedule because it is a major application.

1. THE PROPOSAL

- 1.1 Planning permission PK06/2574/F was recently granted for a very similar scheme to that now proposed. Proposed amendments to the previously approved scheme do not fall within the scope of minor amendments, so in order to account for these amendments, this new application has been submitted. Of the four buildings proposed, the two northernmost buildings known as buildings 9 & 10 remain the same as previously approved. Under the amended scheme now proposed Building 7/8 to the south west would become a 3 storey building whereas previously it was 2-storey; whilst building 5/6 to the south east would be 3-storey as opposed to a 2-storey building. The overall floor space of the development would be virtually unchanged. The gross area of the previously approved scheme was 3728 sq.m. and the Gross area of the amended scheme would be 3715 sq.m. Any other amendments are considered to be cosmetic only.
- 1.2 The scheme forms the second phase of the Brook Office Park development in Area B, Emersons Green; the first phase having been completed some three years ago. The proposal relates to approximately 1.3 hectares of land located to the south of the existing Area B Loop Road. The site is bound to the south, west and east by the Folly Brook Protection Corridor, bound by dense mature vegetation. The development site is presently open and overgrown. The access has already been constructed to serve the previously constructed units.
- 1.3 The application relates to the erection of 4 no. B1 office buildings. Phase 1 of the original reserved matters has already been constructed. Planning permission was previously granted for the erection of these buildings (see P92/4320 and PK03/1614/RM); the scheme approved under PK06/2574/F proposed a 5% increase in the net floor area, it also proposed to re-arrange the blocks within the site which, being a departure from the originally approved outline permission, required a new full application. Under the current scheme each of the blocks proposed would still be located in their own individual quarter of the site. Units 7/8 would occupy a single block in the south-western corner, opposite units 5/6 in the south-eastern corner. Units 9 and 10 occupy separate single blocks in the north-western and north-eastern corners of the site respectively. The entrances to the individual office blocks face in to the site. The existing vehicular access is utilised off Folly Brook Road.

2. POLICY CONTEXT

- 2.1 National Guidance
- | | |
|-------|---------------------------------------|
| PPS1 | Delivering Sustainable Development |
| PPG4 | Industrial and Commercial Development |
| PPG13 | Transport |

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving good Quality Design
L1	Landscape Protection
L9	Species Protection
L17 & L18	The Water Environment
EP1	Environmental Pollution
EP2	Flood Risk and Development
EP7	Unstable Land
T7	Cycle Parking
T8	Parking Standards
T10	Travel Plans
T12	Transportation Development Control Policy for New Development
E3	Employment Development

2.3 Supplementary Planning Guidance

In 1995 the Emersons Green Development Brief was adopted. This sets out specific development objectives for proposals at Area B.

3. RELEVANT PLANNING HISTORY

- 3.1 P92/4320 - Outline approval for the development of B1, B2 and B8 uses within land at Area B, Emersons Green. As part of this consent a detailed Master Plan was approved which established design principles to guide the submission of reserved matters applications.
Approved 28th Feb 1997
- 3.2 PK00/2285/RM - Erection of 5No. office buildings and associated works.
Approved 7th Feb 2001.
- 3.3 PK03/1614/RM - Erection of 4no. office buildings and associated works. Phase 2 revised reserved matters on planning application PK00/2285/RM (Erection of 5 no. office buildings and associated works).
- 3.4 PK06/2574/F - Erection of 4 no. office buildings (B1) with landscaping, car parking and associated works.
Approved 22nd December 2006

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council
No objection.
- 4.2 Other Consultees
- 4.3 The Environment Agency
No objection subject to the same conditions as previously applied.
- 4.4 Wessex Water
No objection.

- 4.5 Sustainable Transport
No objection subject to conditions to secure off-street car and cycle parking.

Other Representations

- 4.6 Local Residents
No responses.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
This application seeks approval for a scheme that varies slightly to an existing planning permission for B1 development approved under PK06/2574/F. The principle of the development now proposed, is therefore considered to have already been established under the previous approval and is therefore acceptable subject to the following assessment.
- 5.2 Scale and Design
Office block 7/8 would now be a 3-storey building whereas office block 5/6 reverts to a two-storey building. There is no objection to this approach which still allows the floor space figures for the whole of the site, including phase 1 and 2 to still comply with the floorspace figures contained within the Section 106 Agreement for Area B.
- 5.3 Each of the blocks as now proposed are considered to integrate adequately with the existing buildings in and around the site. In keeping with the completed first phase of Brook Office Park, the buildings would have pitched roofs with overhanging eaves. The roofing materials would be reconstituted slate tiles, with aluminium eaves soffits and rainwater goods. The elevational materials would be mostly facing brickwork and through colour render.
- 5.4 The scale and design are therefore considered to be acceptable.
- 5.5 Landscaping
The revised layout does not impact upon the existing structural landscaping for the site adjoining the Folly Brook Corridor and as per the previous approval it is not considered necessary in visual terms to provide additional structural landscaping.
- 5.6 At the northern boundary of the site, adjacent to Folly Brook Road, is a five metre zone allocated for soft landscaping. Buildings 9 and 10 would both result in the loss of roadside planting at the edges of the site. It is however intended to replace the existing planting where necessary to reinforce and enhance this buffer zone giving a varying width of between 4.02m to 7.0m wide and the overall area of planting would be increased. No new planting is however indicated within the site. The Council's Landscape Architect considers that a full landscape plan should be submitted for approval and this can be secured by condition.
- 5.7 Ecological Implications
As per the previous application, the development will not impact upon the ecological importance of the Folly Brook Corridor, which is protected by the Folly Brook Management Plan, and hence no objections are raised in this instance.

5.8 Drainage

The proposed development will utilise the existing drainage network implemented to allow the development of Area B although a new surface water outfall would be introduced from the site into Folly Brook, this would require Environment Agency consent. Part of the site is affected by the Flood Zone associated with the Folly Brook and therefore a Flood Risk Assessment has been submitted to the EA satisfaction. The same drainage conditions will be applied as in the previously approved application PK06/2574/F.

5.9 Transportation Implications

The vehicular access to the site would remain as per the approved scheme, via an existing Loop Road, which links Westerleigh Road and the Avon Ring Road. This has already been constructed and is consistent with the requirements of the Master Plan.

5.10 The total floor area of the four office blocks proposed would be decreased from 3728 sq.m. to 3715 sq.m. The car-parking provision remains at 140 spaces, which equates to 1 space per 26.5 sq. m. of floor space, which is still a reduction from the 165 spaces previously approved under the original outline consent for Brook Office Park. The Emersons Green Master Plan however required a parking ratio of 1 space per 18.5 sq.m. Under the current South Gloucestershire Council maximum parking standards the requirement for this development would be 1 space per 35 sq. m. which equates to 107 spaces. The proposed 140 spaces would therefore be 33 spaces over the maximum standards. In this case however consideration has to be given to the original Emersons Green Master Plan; the Council's Highway Officer is satisfied that the proposed parking provision and layout is considered acceptable as also are the position and number of cycle parking stands. Subject to conditions to secure and maintain these parking facilities there is no highway objection.

5.11 Residential Amenity

As the proposal still involves the erection of an office development there is little potential from noise and disturbance to surrounding properties. Moreover, the site is located within the centre of Area B, some considerable distance from existing residential development.

5.12 Lighting for the development would remain the subject of a condition, to ensure that there would be no loss of amenity as a result of light pollution.

5.13 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).

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

7. RECOMMENDATION

- 7.1 That planning permission be GRANTED subject to the following conditions:

Background Papers PK07/1360/F

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason:

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

2. Prior to the first occupation of the development hereby authorised a green travel plan shall be submitted to and agreed in writing with the Council.

Reason:

To encourage means of transportation other than the private car in line with Policy T10 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

3. Prior to the first use of the development hereby approved, the whole of the car parking and cycle parking accommodation shown on the approved drawings (nos 2228-046-Rev K) shall be provided and retained permanently for the accommodation of vehicles of the occupiers (including employees using the building) and persons calling at the development for the purpose of conducting their business with the occupiers thereof and for no other purpose.

Reason:

To ensure that adequate off-street car and cycle parking facilities are provided and to minimise the potential for on-street parking. in line with Policy T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

4. Details of any floodlighting and illuminations, including measures to control light spillage, shall be submitted to and approved in writing by the local planning authority before the development commences. Development shall be carried out in accordance with the approved details.

Reason:

To safeguard the amenities of adjoining occupiers and the appearance of the area in line with Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

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

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

Reason:

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

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

Reason:

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

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out during the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Council gives written consent to any variation.

Reason:

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

8. No ground clearance, demolition or construction work shall commence until the means by which the existing trees, hedgerows and other vegetation are to be protected as indicated on the approved plans, are provided and approved in writing by the local planning authority. The protection measures shall be maintained for the duration of the works. Within the protected areas there shall be no trenching, alterations to the ground level, storage of plant and/or materials, or the lighting of fires, without the prior consent of the Local Planning Authority.

Reason:

To prevent damage to vegetation during construction works in line with Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

9. Prior to the commencement of the development hereby approved the details of the proposed materials shall be submitted to and approved by the Local Planning Authority. The scheme shall then be completed in full accordance with such details.

Reason:

To ensure a satisfactory standard of external appearance in line with Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

10. Developments shall not begin until drainage proposals incorporating Sustainable Drainage Systems (SUDS) and hydrological conditions (soil permeability, watercourses, mining culverts etc) within the development site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and thereafter maintained.

Reason:

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

11. No development shall take place until a ground stability survey has been submitted to the Council which demonstrates to the satisfaction of the Local Planning Authority that the development hereby permitted can be constructed satisfactorily having regard to the ground conditions within the site.

Reason:

To ensure that the development can be constructed having regard to the local ground conditions in accordance with Policy EP7 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

12. The net floorspace within net developable areas identified on the approved master plan for Emersons Green Area B, shall not exceed 17,500 sq ft per net developable acre for uses falling within Class B1 of the Town and Country Planning Use Classes Order 2005.

Reason:

To safeguard the character of the new development and to ensure that the completed development does not exceed the capacity of the supporting road and drainage structure, in accordance with Policies T12 and EP1/EP2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

13. No development shall take place unless there has been submitted to and approved by the Local Planning Authority measures in respect of (i) the identification through site survey of protected wildlife species (as agreed under the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992) (ii) the protection as required of wildlife species, referred to under (i) above and as identified through site survey. The approved measures shall be implemented in full unless the Local Planning Authority gives written consent to any variation.

Reason:

To safeguard protected species in accordance with Policy L9 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

14. There shall be no storage of any materials including soil within that part of the site liable to flood (as defined by the Environment Agency 100 year floodable area).

Reason:

To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity in accordance with Policies EP1/EP2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

15. For the development hereby approved, the minimum finished ground levels shall be set at 43.3m AOD and the minimum finished floor levels shall be set at 43.6m AOD.

Reason:

To minimise the flood risk to the development in accordance with Policies EP1/EP2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

16. For the small section of proposed car parking to the south east side of the site that is within the Environment Agency 100 year floodable area, flood warning notices shall be erected in numbers, positions and with wording all to be agreed with the Local planning Authority prior to the first use of this section of the car park. Thereafter the notices shall be retained as such and kept legible and clear of obstruction.

Reason:

The ensure that owners and occupiers of premises are aware that the land is at risk of flooding, in accordance with Policy EP1/EP2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

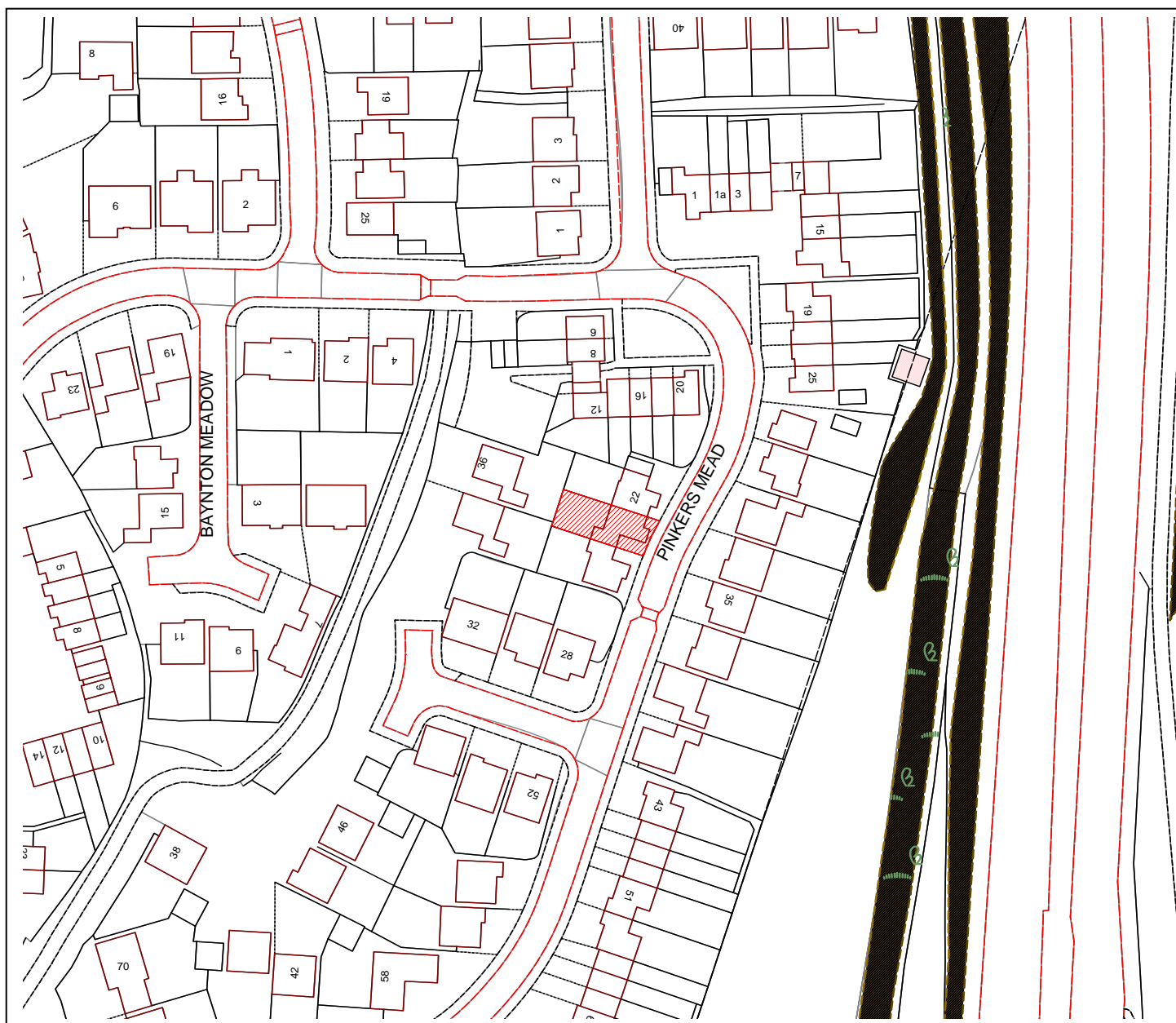
17. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings for vehicles and commercial lorry parks shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason:

To prevent pollution of the water environment in accordance with Policy EP1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

CIRCULATED SCHEDULE NO. 25/07 – 22 JUNE 2007

App No.: PK07/1494/F	Applicant: Mr T Burchell & Miss W Exton
Site: 24 Pinkers Mead Emersons Green BRISTOL South Gloucestershire BS16 7EF	Date Reg: 14th May 2007
Proposal: Erection of two storey side extension.	Parish: Mangotsfield Rural Parish Council
Map Ref: 67399 76778	Ward: Emersons Green



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N.T.S

PK07/1494/F

INTRODUCTION

This application appears on the Circulated Schedule as a result of one letter of objection received from a local resident.

1. THE PROPOSAL

- 1.1 The application seeks permission for a two storey side extension on the existing dwelling. This would essentially consist of extending above the existing attached single garage to the side of the house, however the footprint of the garage would also be increased by approximately 2.2 metres to the front elevation.
- 1.2 The property itself is a modern semi detached dwellinghouse set in an area entirely residential in character.

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

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council
No objection
- 4.2 Other Consultees
No comments received

Other Representations

- 4.3 Local Residents
One letter of objection has been received from a neighbour to the rear of the property. The objection raises concern of additional overlooking resultant from the two storey extension and also of the proposal blocking out considerable natural light.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The proposal for the development of a two storey extension at this location is considered acceptable in principle and in accordance with the relevant policies of the Development Plan, as referred to in the Policy section above, subject to satisfactory detailed development control consideration.

5.2 Residential Amenity

There has been one objection to the proposal on amenity grounds. The garage over which the proposed extension to two storey level extends approximately 2 metres beyond the rear line of the remainder of the house. The proposal does not however incorporate any new windows in the second storey rear elevation, that would be nearer to any surrounding residential properties. A condition could be attached to any consent restricting the future addition of any window in this elevation subject to further consideration of this issue. The inclusion of a ground level window in this elevation is not considered to contribute to any additional overlooking into neighbouring properties or curtilages.

The proposed extension would be some 18-20 metres from the main rear building line of the property to the rear. The addition of an additional storey on the application property would not be considered to have any unreasonable or overbearing impact upon nearby properties or any significant implication in terms of light reduction. The extension would be of an acceptable scale for this location. There are not considered to be any overbearing impact or issues of overlooking associated with any other neighbouring properties.

5.3 Design

The design, scale and materials to be used are considered to be an acceptable form of development at this location and would be in keeping with the existing property. The proposed materials used would match those of the existing dwelling.

5.4 Highways

The garage and single off-street parking space would remain. There are therefore not considered to be any highways issues associated with the proposal.

5.5 Section 106 Requirements

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 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 is granted.

Background Papers **PK07/1494/F**

Contact Officer: Simon Ford
Tel. No. 01454 863714

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

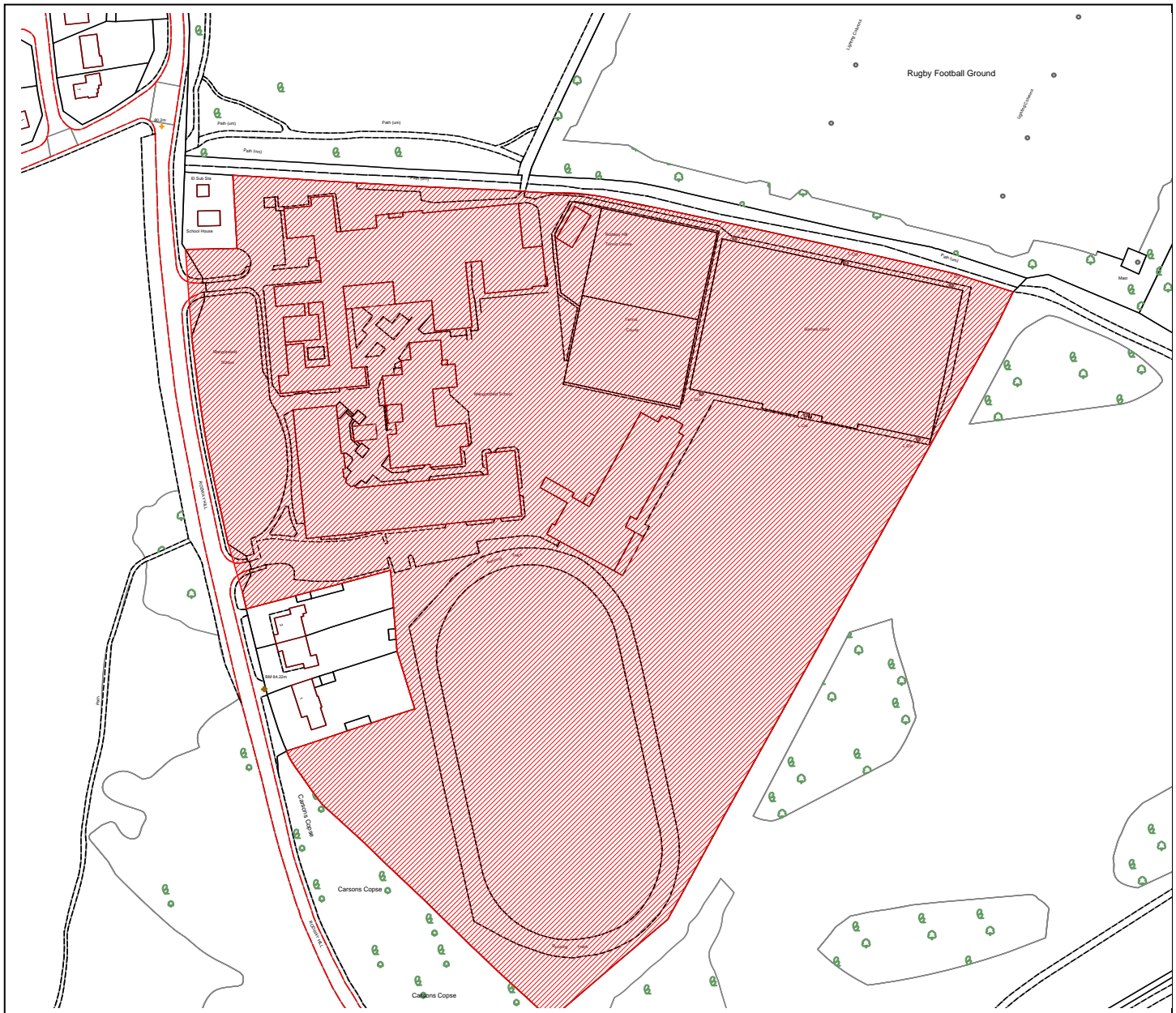
4. No windows other than those shown on the plans hereby approved shall be inserted in the western elevation of the property.

Reason:

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

CIRCULATED SCHEDULE NO. 25/07 – 22 JUNE 2007

App No.:	PK07/1512/R3F	Applicant:	Mr Badley
Site:	Mangotsfield School Rodway Hill Mangotsfield BRISTOL South Gloucestershire BS16 9LH	Date Reg:	15th May 2007
Proposal:	Erection of 2.4 metre high security fence and gates.	Parish:	Mangotsfield Rural Parish Council
Map Ref:	66612 75631	Ward:	Emersons Green



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N.T.S

PK07/1512/R3F

INTRODUCTION

This planning application has been referred to the Council's Circulated Schedule procedure as the applicant is South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 This full planning application seeks permission for the erection of 2.40m high security fence and gates.
- 1.2 The application site relates to a secondary school sited just outside the built-up residential area and within the designated Green Belt.

1(b) Information submitted in support of application

- Proposed fence has been recommended by The Avon and Somerset Police Crime Prevention Officer
- School suffers from significant nuisance and damage after school hours

2. POLICY CONTEXT

2.1 National Guidance
PPS1 General Principles

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006.

D1 Design

LC4 Proposals for Education Facilities

L1 Landscape Protection and Enhancement

GB1 Green Belt

3. RELEVANT PLANNING HISTORY

- 3.1 Many planning consents have been granted at the school between 1983 and 2004, but none directly relevant to the current application.

4. CONSULTATION RESPONSES

4.1 Mangotsfield Rural Parish Council
No response received.

Other Representations

4.2 Local Residents
No response received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2007 allows for the expansion or improvement of education facilities within the existing urban areas, subject to a number of criteria being satisfied and Policy D1 seeks to ensure that high standards of design are achieved.

5.2 Regard must also be had to Green Belt Policy. National Planning Guidance PPG2 and Local Plan Policy GB.1 of the South Gloucestershire Local Plan (Adopted) January 2006 define the limited categories of development considered appropriate within the Green Belt.

5.3 Impact on the Green Belt

The erection of fencing does not fall within any of the defined classes and therefore is considered inappropriate development, which by definition is harmful to the openness of the Green Belt. Policy advice is that inappropriate development should not be permitted unless very special circumstances are demonstrated which are considered sufficient to outweigh the harm caused to the openness of the Green Belt. The applicant's very special circumstances are set out in paragraph 1b of this report.

5.4 The proposal relates to the erection of four sections of 2.40m high security fencing painted black between the school buildings and existing tennis court fencing. The height and design of the proposed fencing and gates have been recommended by the Avon and Somerset Police Crime Prevention Officer following significant nuisance and damage caused on site at the end of the school day.

5.5 The proposed sections of fencing are considered to be small scale in terms of length. Two sections will be erected between existing school buildings and the other two will be sited between the school buildings and existing tennis court fencing. The application has ensured that the front of the school will remain open. The proposed fencing will therefore be set back from the public realm and will fall in line with the perimeter of the school buildings.

5.6 Although the proposed works are considered inappropriate development within the Green Belt and by definition are harmful, it is considered that the factors advanced in support of the application do amount to very special circumstances sufficient to outweigh the policy presumption against development. It is also considered that the proposed works by reason of their siting will not have an adverse impact on the visual amenities of the Green Belt.

5.7 Residential Amenity

There are no nearby neighbouring properties that would be affected by the proposed development.

5.8 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).

5.9 Section 106 Requirements

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

6. **CONCLUSION**

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

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

7. **RECOMMENDATION**

7.1 Planning permission be granted subject to the following planning conditions.

Background Papers **PK07/1512/R3F**

Contact Officer: Tracey Price
Tel. No. 01454 863424

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).

CIRCULATED SCHEDULE NO. 25/07 – 22 JUNE 2007

App No.: PK07/1627/F

Applicant: Mr L Tucker Ljt
Properties Ltd

Site: 70 Grimsbury Road Kingswood
BRISTOL South Gloucestershire BS15
9SD

Date Reg: 24th May 2007

Proposal: Erection of single storey rear extension
and conversion of existing dwelling to
form 2 no. self contained flats with
associated works.

Parish:

Map Ref: 66273 73314

Ward: Woodstock



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PK07/1627/F

INTRODUCTION

This application is placed on the Circulated Schedule given that objections have been raised (see Consultation Responses below)

1. THE PROPOSAL

- 1.1 The applicant seeks consent for the conversion of an end terrace property situated on the eastern side of Grimsbury Road, to 2 no. self-contained flats. The development would consist of a two bedroom flat on each floor. The development would be facilitated by the erection of a 3.9 metres deep, single storey extension on the rear elevation (this would facilitate the access to the ground floor flat and a second bedroom). An existing extension would be removed as part of the proposal thus the new element has a depth of 2.5 metres. There are no other external alterations to the main building.
- 1.2 Both flats would have a single parking space provided at the rear with access to a lane serving garages to adjoining properties. Access to the ground floor flat would be from the rear (via a passage to the side of the property), while the upper floor flat would be served by the front entrance. Bin storage is provided for each flat (to the front and rear with the ground floor flat bin storage linked to the front of the property and thus the collection point by the access to the side. The garden has been subdivided (using fencing) to provide amenity space for each flat with both areas being accessible from the front and rear. Secure cycle parking is also provided for each flat.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transportation
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H5 Residential Conversions, Houses in Multiple Occupation and Re-use of Buildings for Residential Purposes
T7 Cycle Parking
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
EP4 Noise sensitive development

3. RELEVANT PLANNING HISTORY

No relevant planning history

4. CONSULTATION RESPONSES

4.1 Parish Council

This area is unparished

4.2 Sustainable Transport

Two parking spaces are proposed to the rear of the site via an access lane which currently serves garages and parking to a number of other residential dwellings fronting onto Grimsbury Road. This level of parking is within the maximum residential parking standards set out in Policy T8 of the SGLP and is considered acceptable.

It is noted that cycle parking is proposed for flat 1 but it is requested that cycle parking is also provided for flat 2. This cycle storage needs to be located in a secure, covered and overlooked position (cyclesafe or similar). A revised plan showing the location of cycle parking for flat 2 and the type of cycle storage to be used for both flats needs to be submitted and approved by the Council.

Subject to detail being submitted and approved by the Council on the cycle storage for both flats, there is no transportation objection to this proposal.

4.3 Local Residents

Two letters of objection have been received. In addition one letter has been received stating that there is no objection to the proposal but raising concern that the development will block light to their property and detract from their amenity.

The grounds of objection are as follows:

- It is considered that the increased use of the building and access to the side of the property would result in the loss of privacy and amenity by reason of noise and disturbance to the adjoining occupier
- The flats would look out of place and lower the tone of the environment

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

PPS3 (Housing) identifies the planning system as a means of widening housing opportunity and choice, maintaining a supply of housing and creating sustainable residential environments. Paragraph 10 of PPS3 indicates among other criteria that the planning system should deliver a mix of housing, both market and affordable, particularly in terms of tenure and price to support a wide variety of households in all areas, provide a sufficient quantity of housing taking into account need and demands and seeking to improve choice. Furthermore the planning system should provide housing developments in suitable locations, which offer a good range of community facilities with good access to jobs, key services and infrastructure.

5.2 It is considered that the current proposal is appropriate within this context.

5.3 Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006 reflecting the aims and objectives set out in this guidance considers the criteria for proposals for the conversion of existing residential properties into smaller units of self-contained residential accommodation. The policy recognises the important contribution that smaller units can make to the supply, range and mix of housing provision in South Gloucestershire and supports the conversion

where appropriate of larger properties subject to consideration of the following criteria.

5.4 Character of Surrounding Area

Policy H5A of the South Gloucestershire Local Plan (Adopted) January 2006 allows for such development provided that there is no adverse impact upon the character of the area. The surrounding area predominantly consists of single (family) dwellings within this predominantly residential area.

Concern has been raised that the proposed development would look out of place/alter the character of the area. It should be noted that there are no records of flat conversions within Grimsbury Road, with the nearest such development in nearby Hill Street. A development for 73no. new flats has been completed at the former repeater station site nearby. The area is therefore predominantly one of family housing, however it is not therefore considered that the addition of two flats could be considered to undermine the character of the area, particularly given the given the guidance in PPS3 (para 10) that has been outlined above that seeks to create mixed and inclusive communities and opening up housing choice within sustainable locations close to local facilities. It is not considered that the refusal of the application could be justified on these grounds

5.5 Design

Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to achieve a high standard of design in all new development having regard to scale, form and materials both in relation to the original property and within the wider context.

5.6 It is considered that the form and scale the proposed rear extension, extending 2.5 metres beyond the existing outbuilding, is acceptable. All materials will match those of the original property ensuring that the development integrates successfully with the original property.

5.7 Residential Amenity

Policy H5B of the South Gloucestershire Local Plan (Adopted) January 2006 considers that such development should be permitted provided that it would not prejudice the amenities of nearby occupiers.

The proposed development will involve the erection of a single storey rear extension. The extension would involve the demolition of an existing outbuilding. The structure would project beyond the rear elevation of the adjoining property No.72 (within the next terrace and separated by approximately 2 metres) by approximately 2.4 metres. It is not considered given the scale of the development that it could be reasonably argued that this would result in the loss of amenity to occupiers of No.72.

Concern has been raised that the proposal would block light to an adjoining property at No.68 Grimsbury Road. It is not considered that the proposed extension given its scale and location (sited 2.6 metres from the boundary of that property behind a 1.8 metres fence - that would not in itself require consent in itself), would cause a significant impact upon the amenity of this adjoining occupier. It should also be noted that only a small part of the extension would be visible above the fence and in addition the new element has a depth of only approximately 2.5 metres greater than that existing structure.

Concern has been raised that the increased use of the property and increased use of the alley used to gain access to the rear of the property would result in noise and disturbance and loss of amenity to the adjoining occupier. It is not considered that the addition of two units of accommodation would cause any significant increase in noise and disturbance, nor would any overlooking result from the proposed development. It should be noted that a new 1.8 metre fence (the subject of a condition attached to the decision notice) would separate the property from No.72. The Building Regulations would cover the issue of sound insulation between the new units themselves and between the new units and the adjoining properties on either side.

It is not considered that the proposed development would adversely affect the amenity of neighbouring occupiers or the amenity of future occupiers of the flats or the original property.

5.8 Transportation

Policy H5C of the South Gloucestershire Local Plan (Adopted) January 2006 considers that such a development would be acceptable provided an acceptable level of parking is identified. Policy T12 assesses development in terms of the impact of the development upon the wider highway network with the priority being highway safety. Cycle parking is shown however a condition will be attached to the decision notice requiring full details of this storage.

- 5.9 Subject to conditions requiring the parking and cycle spaces to be provided prior to the first occupation of the flats and details of bin storage to be provided there is no transportation objection to this proposal and it is considered that the proposal is in accord with the aims and objectives of Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.10 Amenity Space

Policy H5D requires development to provide adequate amenity space. Unusually in a conversion of a terrace property, this scheme is able to provide amenity space for both the ground and first floor flats (given the access to the side of the house and the size of the garden). It is acknowledged that the upper floor flat would overlook the amenity space allocated to the ground floor however this would be outweighed by the benefits of having the amenity space as well as enabling the provision of bin storage and secure cycle storage. Public open space is also available within the vicinity of the site.

A condition will be attached to the decision notice to ensure that all boundary treatments are added prior to the first occupation of the flats, to protect the amenity of each occupier and adjoining occupiers. Subject to this condition it is considered that the proposal is in accord with Local Plan Policy.

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).

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 PK07/1627/F

Contact Officer: David Stockdale
Tel. No. 01454 863131

CONDITIONS

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

Reason:

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

2. The new boundary fencing shown on Drawing No.CA0748/01 hereby approved shall be erected prior to the first occupation of the flats.

Reason:

To protect the privacy and amenity of neighbouring occupiers and the future occupiers of the flats and to accord with Policy H5 of the South Gloucestershire Local Plan (Adopted).

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

Reason:

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

4. Details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The cycle parking facilities shall be provided in accordance with these approved plans and maintained as such thereafter.

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

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

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.

6. Notwithstanding the details shown on the plans hereby approved, full details to include elevations and location, of the refuse storage shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the flats.

Reason:

To ensure satisfactory refuse storage and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted).

CIRCULATED SCHEDULE NO. 25/07 – 22 JUNE 2007

App No.: PK07/1658/PN1
Site: Chipping Sodbury Substation Goose Green Road Yate BRISTOL South Gloucestershire BS37 7PQ

Applicant: T-Mobile (UK) Ltd
Date Reg: 29th May 2007

Proposal: Installation of 11.7m high telecommunications monopole with 3 no. 2G and 3G antennas attached, equipment housing cabinet and associated works.

Parish: Yate Town Council

Map Ref: 71415 83791

Ward: Yate North



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N.T.S

PK07/1658/PN1

INTRODUCTION

The proposal is defined as permitted development under Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (as amended). As indicated in PPG8 "Telecommunications" before installing certain telecommunications apparatus under permitted development rights a Code System operator must apply to the Local Planning Authority to consider within 56 days, the siting, design and appearance of the proposed development. If the decision is not made within this period the proposal will be given automatic consent. Given this time scale Members are advised that this report is for information purposes only as there is insufficient time to refer to Committee.

1. THE PROPOSAL

- 1.1 The proposal is to erect a 11.7 metres telecommunications monopole with 3 no.2G and 3G antennas located within the shroud. The structure would be located within a compound surrounded by a 1.8 metres high fence measuring 3.5m by 6 metres. The two cabinets associated with the mast will also be situated within the compound. There is no specific landscaping proposed.

The application site is situated off the access road to an electricity sub-station off Goose Green Road. The nearest housing lies between 35 and 40 metres from the site. The structure would be located at the base of a bank, upon which there is a thick belt of trees. There is also a belt of trees and hedging of varying height to the west of the site separating it from properties in Lower Moor Road.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG8 Telecommunications
The Stewart Report

- 2.2 Development Plans

South Gloucestershire Local Plan (adopted) January 2006

- D1 Achieving Good Quality Design
L1 Landscape Protection
S5 Telecommunications

3. RELEVANT PLANNING HISTORY

- 3.1 There have been no applications submitted on the specific site however the following application and decision is considered relevant:

PK06/2971/PN1 Installation of 15 metre high steel lattice telecommunications tower with associated equipment. (Appeal Allowed 21st March 2007 – APP/P0119/A/07/2034595). This site is situated at the south-eastern corner of the electricity sub-station adjacent to the roundabout.

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
No response received

4.2 Environmental Services

Overall existing scientific knowledge covering toxicology, epidemiology and other relevant data relevant to health, provides no convincing evidence that radio telephones and associated equipment pose a long term public health hazard.

Other Representations

4.3 Local Residents

Five letters of objection have been received and the local residents raised the following concerns:

- The proposed tower is visually intrusive
- An alternative site should be considered within the site
- Mast sharing should be considered
- Health issues
- Maintenance and security issues

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

There are two criteria under which the application stands to be assessed, these are siting and design.

5.2 An added consideration is Policy S5 of the South Gloucestershire Local Plan (Adopted) January 2006. This policy requires any telecommunications development to be sited, designed and landscaped so as to minimise any impact on the built and natural environment and to ensure that any such development would not prejudice residential amenities. It is also necessary for the operator to demonstrate that there is no possibility of erecting antennae on an existing building or other structures where that would meet the technical needs of the operator and minimise the impact upon the environment.

5.3 PPG8 makes clear that the overriding consideration in determining this application is that the needs of the operator are set against environmental considerations.

5.4 Need of the development

The applicant submitted supporting documents to demonstrate the following:

- The location has been identified as being integral to the success of T-Mobile(UK) Ltd network plan for North Yate. T Mobile are charged with providing geographic coverage across the UK and meeting reasonable demands placed upon the network. The operator must provide 2G and 3G coverage in order to adhere to the terms of the licence. The proposed mast is to provide coverage to a cell area as shown on submitted details and therefore the mast must be within proximity of the cell in order to serve a "coverage deficient area".
- With respect to the 15m mast, the subject of a recent appeal decision, T-Mobile have a current need for the mast and cannot wait for the erection of the new structure as this would compromise the roll-out schedule. The shared use of the tower may also require the structure to be raised in height requiring further consents and resulting in a structure that would be

more visible. There are no other operators equipment located within the search area or the surrounding area that could be used.

- The monopole will not be visually intrusive, given that there is a high degree of screening provided by tall hedges.
- A further vertical structure will be in keeping with the immediate character of the landscape
- Aside from the 15m mast, eight alternative sites were considered and rejected as part of the site selection process, these were located at:-

Goose Green Way (Outside Goose Green Farm)

The site is more prominent than the proposed location.

Orange Micro cell off Randolph Avenue

The site cannot be upgraded to provide macro coverage to the cell area.

Minelco Goose Green Way

The site has been sold for redevelopment. The site provider is not interested in the proposed siting of a mast

DNS (Street Works Installation) Goose Green Way outside sub station

The site does not benefit from the screening available in the proposed site

MJ Church Waste Recycling Site Broad Lane

The site is on the western side of the search area and will only partly cover the cell area. A further installation would be required in proximity to a school, a more sensitive location

Yate Outside Sports Centre Broad Lane

The site is situated in close proximity to a school and South Gloucestershire Council are the landowners. For this reason the proposal site is considered more appropriate

Broad Lane Farm, Broad Lane

The site offers little screening and is situated close to a school

5.5 Siting

The applicant demonstrated that the above alternative sites have been considered. The proposed monopole is located on land adjoining an access road to the compound.

The structure would be largely screened to the north and west by a belt of trees separating the site from houses beyond in Lower Moor Road. These trees (Oaks often covered in Ivy) are between 5 and 12 metres in height and the belt is considered at its thickest adjoining the structure. In addition a lower level hedge of hawthorn and laurel also provides screening along the perimeter from

the entrance to the site. While clearly during the winter, the mast would be more visible the residual trees and vegetation would offer some albeit less screening. To the south and east, the mast lies at the foot of rising ground with trees and vegetation providing significant screening. It is considered that the very top of the mast would be visible from some nearby properties however it would be largely screened for most of its height. It is therefore considered that the structure would be effectively screened (more so than the standard street monopoles and certainly more so than the 15 metre lattice tower granted consent on appeal immediately abutting the nearby roundabout). In addition the substation compound itself would screen longer views from the north-east.

The site is accessible being located off the access (a gated road) to the Electricity Compound. The applicant has indicated that maintenance is infrequent however this would take place during working hours. If access was required outside of working hours (when the gates are locked) arrangements would be in place to secure access.

There is no objection to the siting of the monopole and associated equipment in this location, given that alternative sites have been examined and the nature of the site proposed.

5.6 Design

It is considered that the monopole and the proposed cabinets are of an appropriate design and as indicated above will be largely screened by existing landscaping. All the ancillary equipment will be powder coated green with the monopole being of a steel finish.

It is considered that the design of the proposal is acceptable.

5.7 Highways

There are no highway objections to the proposal.

5.8 Health

Concerns have been raised regarding the impact of the development upon the health of local occupiers with specific reference to school children using the footpath on the other side of the perimeter hedge/trees and occupiers of a nearby nursing home.

The applicant has confirmed that the proposal complied with ICNIRP guidelines and an appropriate certificate has been submitted with the application.

Overall existing scientific knowledge covering toxicology, epidemiology and other data relevant to health, provides no convincing evidence that radio telephones and associated equipment pose a long term public health hazard. In line with guidance contained within PPG8, the applicant has submitted an ICNIRP Declaration. Therefore the health implications of the proposed mast should not be considered further in the determination of this application.

The nearest schools would be Brimsham Green Secondary School and St Mary CE Primary School, which are both more than 700 metres away from the proposed monopole. In this instance, it is considered that the proposal would comply with the precautionary approach of the Stewart Report.

5.9 Other issues

Concern has been raised about the devaluation of their property, however this would not be material consideration to assess and determine the planning applications.

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**

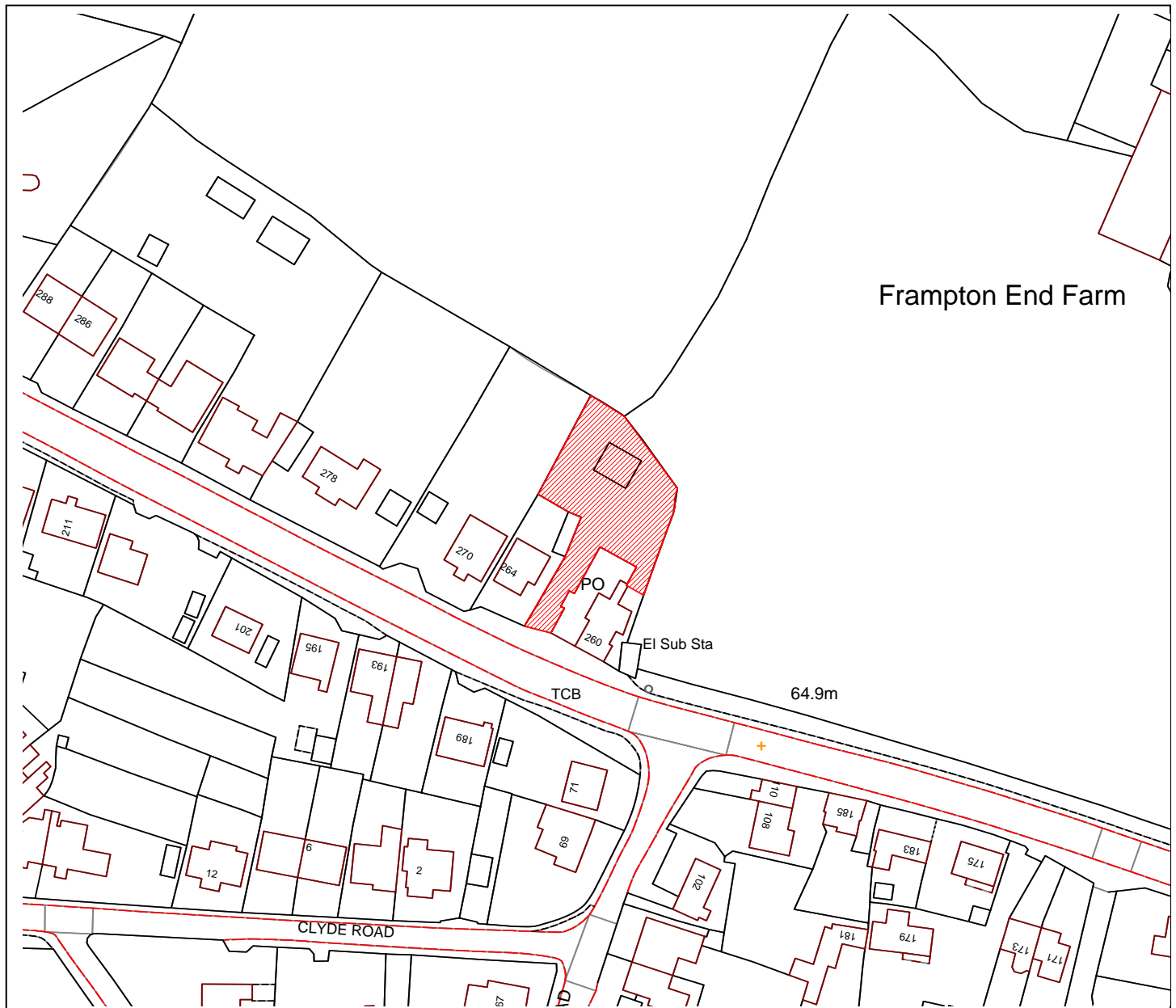
7.1 No Objection.

Background Papers **PK07/1658/PN1**

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

CIRCULATED SCHEDULE NO. 25/07 - 22 JUNE 2007

App No.:	PT06/2471/F	Applicant:	Mr M Burt
Site:	Post Office adjacent 262 Church Road Frampton Cotterell BRISTOL South Gloucestershire BS36 2BH	Date Reg:	21st August 2006
Proposal:	Demolition of former Post Office sorting office to facilitate the erection of 2 no. dwellings with attached garages and alterations to existing access.	Parish:	Frampton Cotterell Parish Council
Map Ref:	67112 81772	Ward:	Frampton Cotterell



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100023410, 2007.

This report appears on the Circulated Schedule as there are public comments that are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The site consists of an area of land to the rear of the former Post Office on Church Road. The site is currently occupied by a former sorting office and is accessed via a short drive leading from Church Road.
- 1.2 The proposed development consists of the demolition of the sorting office and for the construction of two new dwellings and associated development. The site is within the settlement boundary.

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 |
| T12 | Transportation Development Control Policy for New Development |
| T8 | Parking Standards |

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Draft) September 2006

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

Object on the grounds that the proposed materials are out of keeping with the surrounding area. The parish council is also concerned that the proposed development would have a detrimental impact upon highway safety due to poor visibility from the access to the site onto Church Road.

4.2 Sustainable Transport

Proposal acceptable provided that obstructions within the visibility splay can be removed prior to the occupation of the development.

Other Representations

4.3 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 The proposed development consists of the erection of two new dwellings on previously developed land within the Settlement Boundary associated with Frampton Cotterell.
- 5.2 Principle of Development
Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 is relevant to this planning application. The policy indicates that the proposed development is acceptable in principle subject to the following considerations.
- 5.3 Density
PPS3 encourages the re-use of previously developed land and to make the most efficient use of the site. This principle is carried forward by policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 and seeks to encourage a housing density of not less than 30 dwellings per hectare (DPH) and higher where the location of the site and its characteristics would permit.
- 5.4 The proposed development equates to approximately 33 dwellings per hectare. This is consistent with the above requirements and characteristics of the site
- 5.5 Design
Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that a high standard of design is achieved through new development. This principle is supported by the South Gloucestershire Design Checklist. New development should also act to respect and enhance the character and local distinctiveness of the site and its surrounding context.
- 5.6 The proposed buildings are contemporary in form yet use traditional materials that are consistent with the surrounding locality. Essentially, the ridgeline of the buildings are low with residential accommodation being in the roof space. This allows the development to make a good transition between the character of Frampton Cotterell and the Green Belt lying immediately to the North of the site. The buildings are proposed to be arranged tightly around a forecourt giving access to parking and garages. Individual private courtyards are to be provided for each new dwelling and the existing dwelling associated with 262 Church Road.
- 5.7 It is considered that the proposed design is acceptable and would allow an individual and distinctive development in line with the requirements of Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 5.8 Minimising the Use of Energy and Natural Resources
Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to establish high standards in terms of energy conservation. This is supported within the South Gloucestershire Design Checklist. The Local Planning Authority would expect a minimum standard of 'EcoHomes Very Good'/Level 3 of the Code for Sustainable Homes. In addition, in developments of this size should be expected to provide on site energy production from renewable sources that will reduce CO2 emissions from this building by 10%.
- 5.9 The developer has submitted a very broad 'sustainability statement' in support of this application. On-site energy production is to be provided via solar panels to the new dwellings. The developer has also indicated that the construction of the new dwellings will exceed the highest standard required under the current building control regulations. The site is also located within easy reach of local services and local bus services.

5.10 Having regards to the above it is considered that the development meets the requirements of Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006. However, in order to ensure that the proposed measures are implemented, it is appropriate to require that the development meets the BREEAM standard 'very good' This can be achieved through a condition of any consent of this planning application.

5.11 Residential Amenity

Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new residential development would not have a detrimental impact upon the privacy and residential amenity of the occupants of nearby dwellings.

5.12 Given the position of the proposed development in relation to the nearest residential dwellings, it is considered the development would not have a material impact upon the privacy and residential amenity of the occupants of nearby dwellings. Further, it is considered that the design of the proposed development is such that there is adequate amenity for its occupants

5.13 Transportation

Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development would not have a detrimental impact upon the safety and amenity of the highway network. This principle is supported by Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006. Policy T8 provides the maximum parking standards for new development.

5.14 Given the former use of this site it is not considered that the introduction of two dwellings would generate unacceptable levels of traffic. However, there is a telephone box close to the access to the site that obstructs the visibility to the left when emerging from the site. (A Post Box was also located at this point but has now been relocated to a position against the back edge of the pavement and so no longer obstructs visibility). In order to improve this situation is appropriate for this telephone box to be removed or relocated behind the visibility splay associated with the access prior to the commencement of the proposed development. The developer has submitted evidence that the operator of the telephone box is prepared to remove or relocate it at the cost of the developer. Therefore, in this instance, a 'Grampian Style' condition can be used to ensure that this work is carried out prior to the commencement of the development. Subject to this condition the proposed development is acceptable in transportation terms.

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.
- 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 planning permission be granted subject to the following conditions.

Background Papers PT06/2471/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. Prior to the first occupation the development hereby approved a formal assessment is to be undertaken by a licensed BREEAM assessor shall confirm (and a copy of the appropriate report shall be provided to the Local Planning Authority) that this development has achieved an Eco-Homes assessment standard of very good.

Reason(s):

In order to provide a sustainable form of development in accordance with policy H1 and D1 of the adopted South Gloucestershire Local Plan (January 2006); and PPS1 and PPS3

3. Prior to the commencement of the development hereby approved, the existing telephone box located in the footway, approximately 25 metres East of the access to the site as detailed on drawing number 1139/8A shall be removed completely or relocated to a position behind the back edge of the 90mx2m visibility splay as detailed on drawing numbered 1139/8A.

Reason(s):

In order to remove visibility obstructions from the highway in the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason(s):

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

5. The hours of working on site during the period of construction shall be restricted to 08:00 until 18:00 Monday to Friday and 08:00 until 13:00 on Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason(s):

To minimise disturbance to nearby residential occupiers and to accord with Policy EP4 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason(s):

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

CIRCULATED SCHEDULE NO. 25/07 – 22 JUNE 2007

App No.:	PT06/2557/O	Applicant:	Mr M Batters
Site:	Land rear of 9 Wotton Road Charfield WOTTON UNDER EDGE South Gloucestershire GL12 8TP	Date Reg:	2nd September 2006
Proposal:	Erection of 2 no. dwelling (Outline) with siting and means of access to be determined. All other matters reserved.	Parish:	Charfield Parish Council
Map Ref:	71842 92168	Ward:	Charfield



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N.T.S

PT06/2557/O

This report appears on the circulated schedule as there are objections to the proposed development as detailed above.

1. **THE PROPOSAL**

- 1.1 The site consists of part of the adjoining rear gardens associated with number 7 and 9 Wotton Road. The existing access to the site is via independent driveways associated with the individual dwellings.
- 1.2 This application is submitted in outline and seeks approval for two dwellings and access onto the site. The siting and access are to be considered as part of this planning application with matters of the design of the buildings and landscaping reserved for future consideration.

2. **POLICY CONTEXT**

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing

2.2 Development Plans

Adopted Joint Replacement Structure Plan

Policy 33 and 34	Housing
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South Gloucestershire Local Plan (Adopted) January 2006

Policy D1	Achieving Good Quality Design in New Development
Policy H2	New Residential Development within the Urban Areas or Village Development Boundary
Policy H4	Development within Residential curtilages
Policy T12	Transportation Development Control Policy for New Development
Policy T8	Parking Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Draft), September 2007

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT06/1047/F Erection of 1 no. dwelling on 0.036 hectares of land (Outline) with means of access to be determined. All other matters reserved.
Refused and Dismissed at appeal
- 3.2 PT06/1032/F Erection of 1 no. dwelling with associated works.
Refused and Dismissed at appeal
- 3.3 PT06/1999/F Erection of 1 no. detached dwelling (outline)
(Resubmission of PT06/1032/F)
Withdrawn

4. **CONSULTATION RESPONSES**

4.1 Charfield Parish Council

Object to the proposed development on the grounds that;

- The proposed development will cause traffic problems when entering/exiting the new entrance onto busy main road
- The principle of squeezing a new driveway into the front garden is detrimental to the street scene.
- There are likely to be problems caused by uncoordinated design of developments in the rear gardens
- The number of children wishing to enter the village school is already in excess of the admission number
- There is no evidence of tests to show that the ground conditions are satisfactory for soak-away drainage of the properties.

4.2 Sustainable Transport

No objection

Other Representations

4.3 Local Residents

Two letters of objection have been received. The comments can be summarised as follows;

The proposed development would result in access being created onto Pool Farm Lane which would be dangerous.

It should be noted that the lane leading to the rear of the site (leading to Pool Farm) is not proposed to be used to gain access into this development.

The proposed development will be cramped and out of keeping with the surrounding locality.

5. **ANALYSIS OF PROPOSAL**

5.1 The proposed development consists of the erection of two dwellings within existing residential curtilages and within the Village Development Boundary associated with Charfield. This application is made in outline. Only siting and access are to be considered at this stage.

5.2 Principle of Development

Policy H2 and H4 are relevant to this planning application. The policies indicate that the proposed development is acceptable in principle subject to the following considerations.

5.3 Density

In new housing development, PPS3 advocates a minimum housing density of 30 dwellings per hectare (DPH). Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to achieve a maximum density compatible

- with the characteristics of the site. Generally, the presumption is that a minimum of 30 DPH would be achieved.
- 5.4 The area of this development site measures approximately 850 m². The development of two dwellings on this site would equate to approximately 23 DPH. This is below the target density of 30DPH. However given the characteristics of the site 2 dwellings is considered to be the maximum number of units that can be reasonably achieved; and is therefore acceptable in this instance. These characteristics are discussed in more detail below.
- 5.5 Siting
Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to achieve high standards of design as part of new development. Policy H2 and H4 support these principles.
- 5.6 Although the specific detail, scale and appearance of the proposed dwellings are not for consideration at this time, the appropriate siting of the buildings is key in ultimately enabling high quality design to occur as part of this development. In this instance it is considered that the siting and footprint of the proposed buildings would allow the basis for high quality detailing and layout within the development ultimately, without compromising the character and visual amenity of the site and its surroundings. Similarly, the siting and footprint would allow development without materially compromising the existing levels of privacy and residential amenity for the occupants of nearby dwellings; and would allow a reasonable level of privacy and residential amenity for the future occupants.
- 5.7 Given the proportions of this site, it is considered that two dwellings is the maximum number compatible with this site in design and amenity terms.
- 5.8 Transportation and Access
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. Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006 provides the minimum parking standards for new development.
- 5.9 The previous outline planning applications (PT06/1047/O and PT06/1032/F) where refused and dismissed at appeal on the grounds of highway safety. In those instances, the Inspector found that the introduction of new dwellings with accesses onto the lane leading to Pool Farm would not be acceptable in highway safety terms due to the restricted nature of the lane. This planning application details the introduction of access into the site from Wotton Road running between the existing dwellings at 7 and 9 Wotton Road. It is therefore necessary to assess whether or not this difference is sufficient to overcome the previous refusal reasons on highway grounds.
- 5.10 The proposed access would involve the removal of the existing garage relating to number 9 Wotton Road and the introduction of a shared driveway between 7&9 Wotton Road. The existing access and parking to 7 Wotton Road would remain unchanged, whilst a new garage for 9 Wotton Road would be provided to the rear as part of the development.
- 5.11 The proposed driveway is sufficient to cater for the safe access and egress of vehicles on the basis of two new dwellings as proposed and for the existing

dwelling at 9 Wotton Road. There is also sufficient off street manoeuvring area to cater for the development within the site; together with sufficient off street parking. Notwithstanding the above, it is considered that given the constraints and characteristics of the site, the introduction of two new dwellings on this site is the maximum compatible with it in transportation terms.

5.12 Design and Access Statement

A Design and Access Statement was not required at the time of the submission of this planning application. Nonetheless, in this instance, the proposed development is considered to be consistent with the requirements of the South Gloucestershire Design Checklist (Draft) September 2006.

5.13 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 Having regard to the above assessment, it is considered that the development of two new dwellings is the maximum compatible with the constraints and characteristics of this site. The proposed density at 22 dwellings per hectare is therefore acceptable in this instance.

6.3 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 Outline Planning Permission is granted

Background Papers **PT06/2557/O**

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

CONDITIONS

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason:

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

2. Approval of the details of the design, scale and appearance of the dwellings, the and the landscaping of the site (including hard landscaping) (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason:

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

3. Plans and particulars of the reserved matters referred to in the condition above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason:

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

5. Application for the approval of the reserved matters shall be in accordance with the parameters described in the design and access statement hereby approved

Reason:

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

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

6. No vehicular access shall be created from the site onto Pool Farm Lane at any time.

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. 25/07 - 22 JUNE 2007

App No.: PT07/0911/F

Applicant: Mr D Winter Rolls-Royce PLC

Site: Rolls Royce plc Gypsy Patch Lane Filton
BRISTOL South Gloucestershire BS34
7QE

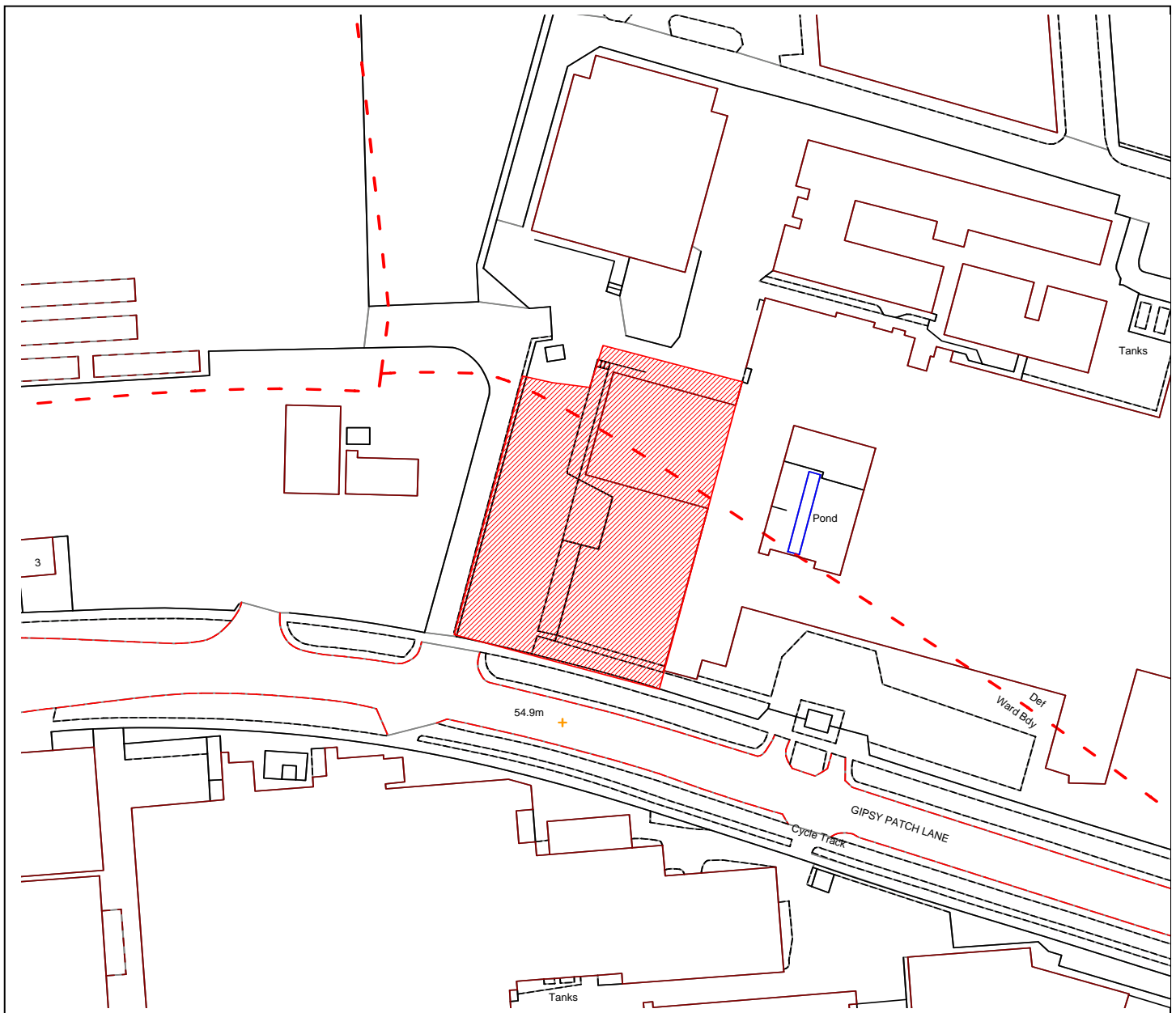
Date Reg: 21st March 2007

Proposal: Erection of single storey extension to
form heritage centre and offices.

Parish: Filton Town Council

Map Ref: 60669 80674

Ward: Filton



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100023410, 2007.

N.T.S

PT07/0911/F

This application appears on the Circulated Schedule as it is a Major Planning Application.

1. THE PROPOSAL

- 1.1 The site consists of an area of land located to the West of Whittle house and to the South of the conference facilities associated with Rolls Royce PLC. The land is currently occupied by a kept lawn and seating. Access to the site is from Gypsy Patch Lane.
- 1.2 The proposed development consists of the introduction of a new building with internal links to the existing Whittle House to the East and the Conference Facilities to the North. The building will contain a new Heritage Trust Centre (accommodating a museum of Rolls Royce innovation and activity) and a new office suite. The conference facilities will benefit from renovation in the form of re-cladding. The building will include a new entrance lobby giving formal access to the Heritage Trust Centre and the offices, with a more formal entrance to the conference facilities. Access remains from Gypsy Patch Lane.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPG13 Transportation

2.2 Development Plans

Joint Replacement Structure Plan (adopted 2002)

Policy 12 North Fringe development
Policy 30 Safeguarded employment areas

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design in New Development
E3 Employment development in the Urban Area and Defined settlement Boundaries
E4 Safeguarded Employment Areas
T12 Transportation Development Control Policy for New Development
T8 Parking Standards
T7 Cycle Parking Standards
L18 The Water Environment

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Draft) September 2006.

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/0351/F Erection of new aerospace assembly facility with ancillary offices and new conference centre. Erection of extensions to Whittle House and central amenity building. Erection of waste management, surface water treatment, and trade effluent facilities with associated parking, access and landscaping. (Phase II)
Approved with Conditions

4. CONSULTATION RESPONSES

4.1 Filton Town Council
No Objection

4.2 Sustainable Transport

This proposal seeks to replace a previously approved scheme of office (7989m²) and new conference centre, with another design of 611 m² of office and extension to the existing conference centre.

This will allow the executive offices to be moved and 90 engineers from the east works to be relocated.

Access to the new facility will be via gate one for access and visitors. For others Gate 6 will continue to be used.

The parking arrangements previously approved will remain unchanged.

Given that this proposal represents a large reduction in floor space and associated impact over that previously approved there is no transportation objection to this proposal

Suggested Condition; Details of wheel wash facilities for construction to be submitted and approved prior to the commencement of works.

Other Representations

4.3 Local Residents
No Comments Received

5. ANALYSIS OF PROPOSAL

5.1 The proposed development consists of the construction of an extension to the existing Whittle House and Conference Facility associated with Rolls Royce. The proposed extension would provide a new Heritage Trust Centre and an executive officers suite.

5.2 The development would be implemented in place of the currently approved extension to Whittle House forming part of the approved development under PT05/0351/F. In this regard, the development detailed under this proposal is significantly smaller than directly associated element of the approved scheme with the previous scheme providing some 8709 sqm of floor space as apposed to this proposal which would provide only 120 sqm of floor-space. The area of car parking to the West of this site will now remain undeveloped for the foreseeable future.

5.3 Principle of Development

This site is retained for employment uses under Policy E4 of the South Gloucestershire Local Plan (Adopted) January 2006. The proposed development is directly related to the employment use associated with Rolls Royce PLC and as such is consistent with this policy. Policy E3 of the South Gloucestershire Local Plan (Adopted) January 2006 is also relevant to this

planning application. The policy indicates that the proposed development is acceptable subject to the following considerations.

5.4 Design

Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development achieves a high standard of design that achieves good energy/sustainability objectives and respects and enhances the site and the surrounding locality. The Draft South Gloucestershire Design Checklist reinforces this principle.

5.5 The proposed building consists of a mixture of brickwork, lightweight steel framed structure that is to be clad with a mixture of steel, aluminium and glass. It's design is relatively subservient against the existing Whittle House. The South elevation of the building is designed so that it would act as a visual continuation (albeit much lower) of the South Elevation of Whittle House. The Southern elevation of the proposed building would sit closer to Gypsy Patch Lane than the majority of the Southern Elevation of Whittle House. This would act to create a strong sense of enclosure, where currently the space opens out and leaks away in townscape terms.

5.6 The West Elevation of the proposed building would be dominated by the glass foyer/entrance lobby. This feature will act as a more defined entrance to the Heritage Trust Centre, the proposed offices as well as the existing conference facilities. The roof of the Heritage Trust Centre is elevated which further enhances this impact. The conference facilities, are proposed to be re-clad to improve the appearance and allow it to effectively integrate with the proposed development. This element of the building would be very highly visible from West approaching from the A38. It is considered that this building would offer a focal point for the operations on the whole of the Rolls Royce Site and would achieve considerable visual improvements to this area of Gypsy Patch Lane, which is currently dominated by open car parking and the side elevation of whittle House.

5.7 In energy and sustainability terms, there is no submission that indicates how this building would perform in sustainability terms. However, the design submitted is such that it would clearly be able to accommodate sufficient components (such as low energy ventilation and heating systems), orientation and location to score highly in sustainability terms. However, in order to ensure that a high performance building is delivered as part of the re-development of this site, it is considered appropriate to require that this building achieve a minimum BREEAM standard of 'very good'. This is appropriately the subject of a planning condition attached to any approval of this development proposal.

5.8 Having regard to the above assessment, it is considered that the proposed development meets the design objectives set within Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 and the Draft South Gloucestershire Design Checklist.

5.9 Landscape Considerations

Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development effectively contributes to the conservation and enhancement of the landscapes of South Gloucestershire. Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 is supportive of this principle.

- 5.10 There is very little formal landscaping currently associated with this part of Gypsy Patch Lane and the Rolls Royce works as a whole. Currently, there is limited landscaping (in the form of a lawn and seating) in the location of the proposed development, with further landscaping associated with the main entrance to Whittle House. Accordingly, there is the opportunity to provide further visual improvements through quality of the landscaping directly associated with this development. The proposed development will provide formal landscaping in the form of raised planting beds, hard landscaping and seating to the front (West Elevation) of the building so enhancing the entrance feature. It is also proposed to add planting to the Southern Elevation of the building along Gypsy Patch Lane. The information submitted in support of this application does not exact details of the planting to be provided. However, it is considered that further information providing this is appropriately the subject of Planning Condition attached to any approval of this development.
- 5.11 Subject to the above condition, the proposed development is acceptable in landscape terms.
- 5.12 Residential Amenity
Given the location of the site and its relationship with surrounding dwellings, it is not considered that there would be any material impact upon residential privacy and amenity as a result of this development.
- 5.13 Transportation
Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development would not have a detrimental impact upon the safety and amenity of the surrounding highway network. Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006 provides the maximum parking standards for new development.
- 5.14 In this instance, the proposed development would replace the office accommodation approved under PT05/0351/F and has effectively reduced parking requirements associated with it. The level of parking across the site, and associated with the remaining development (now under construction) associated with that approved under PT05/0351/F would remain unchanged and is considered adequate to cater for this development proposal. As such there is no further transportation requirements associated with this planning application. It is considered that the existing accesses (at Gate 1 and 6 off Gypsy Patch Lane) are adequate and would offer safe access for this development.
- 5.15 The Heritage Trust Centre is intended for use on special arrangements only, or in conjunction with existing activities in the Rolls Royce Site and would not generate a significant level traffic in its own right. The proposed development would therefore have no material impact upon highway safety over and above the current situation in this area.
- 5.16 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).
- 5.17 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 That Planning Permission is granted subject to the following conditions

Background Papers **PT07/0911/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 details and samples of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

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

3. The development hereby permitted shall be carried out as an alternative to the development referred to as the 'Whittle House Extension 0932D' forming part of the permission granted on 4th August 2005 for Erection of new aerospace assembly facility with ancillary offices and new conference centre. Erection of extensions to Whittle House and central amenity building. Erection of waste management, surface water treatment, and trade effluent facilities with associated parking, access and

landscaping. (Phase II) at Rolls Royce PLC, Gipsy Patch Lane, Filton (Reference PT05/0351/F) but not in addition to it, to the intent that the applicant may carry out one of the developments permitted but not both, nor parts of both developments.

Reason(s):

To prevent an unsatisfactory mix of development and/or over-development of the site.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all proposed planting (and times of planting); boundary treatments and areas of hardsurfacing; and shall include details of a minimum five year management plan in respect of the landscaped areas. Development shall be carried out in accordance with the agreed details and shall be retained as such unless the Local Planning Authority agree in writing to any variation.

Reason(s):

To protect the character and appearance of the area to accord with Policies D1 and E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason(s):

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

6. The hours of working on site during the period of construction shall be restricted to 07:30 until 18:00 and 07:30 until 13:00 on Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason(s):

To minimise disturbance to occupiers of [specify nearby buildings] and to accord with Policy E3, E4 and EP4 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. No development shall take place until details of wheel-washing facilities to be provided on site have been submitted to and approved by the Local Planning Authority. These facilities shall be provided prior to development commencing and maintained during the period of construction. All commercial vehicles shall have their wheels washed before entering the public highway.

Reason(s):

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

8. Prior to the first occupation the development hereby approved a formal assessment is to be undertaken by a licensed BREEAM assessor (or equivalent) shall confirm (and a copy of the appropriate report shall be provided to the Local Planning Authority) that this development has achieved a BREEAM standard of 'very good'.

Reason(s):

In order to provide a sustainable form of development in accordance with policy D1 of the adopted South Gloucestershire Local Plan (January 2006); and PPS1 and PPS3.

CIRCULATED SCHEDULE NO. 25/07 - 22 JUNE 2007

App No.:	PT07/0980/F	Applicant:	Mr A Pound
Site:	34 Park Avenue Winterbourne BRISTOL South Gloucestershire BS36 1NJ	Date Reg:	27th March 2007
Proposal:	Erection of 2 storey side extension to provide additional living accommodation. Alterations to front porch roof and single storey rear extension roof.	Parish:	Winterbourne Parish Council
Map Ref:	65499 81114	Ward:	Winterbourne



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N.T.S

PT07/0980/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 to provide additional living accommodation, with alterations to the front porch roof and single storey rear extension roof.
- 1.2 The application site relates to a semi-detached dwelling within a residential area of Winterbourne. The site is near a small parade of shops, and there are restricting, no parking, white lines.
- 1.3 During the course of the application amended plans were received that changed the proposed gable end roof to a hipped roof.

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

T12 Transportation Development Control Policy

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;
 - No objection to building of extension, but do not want encroachment onto their land

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 the existing residential and visual amenities, and the maintenance of highway safety.
- 5.2 Residential Amenity

The proposed side extension would have a width of 2.45 metres, and would be constructed up to the curtilage boundary. The extension would have a depth of 6.4 metres, the majority width of the dwelling. The extension would be contained within the existing building lines of dwelling, and neighbouring properties. There are no side windows in the proposed extension. Given this the proposal is not considered to adversely impact neighbours.

5.3 Design/ Visual Amenity

The application site relates to a semi-detached dwelling with hipped roofs. It is proposed to set the ridge line of the extension down from the main dwelling, with a step back. Amended plans were received that changed the roofline to a hipped roof, to mimic the existing roof line of the dwelling. All materials are proposed to match the existing. A lean-to roof would encompass the porch and the width of the extension. The proposal is considered in keeping with the design of the dwelling, and general character of the area.

5.4 Transportation

There are no objections to the proposal, subject to the maintenance of at least two standard parking standards (2.4 x 4.8 metres) within the site curtilage.

5.5 Other Issues

A neighbour has raised concern that there is encroachment onto their land which they do not agree to. This information has been relayed to the applicants, as it stands the proposal has not been amended. Planning permission does not grant the right to build on land not within ownership, and any disagreement would become a legal issue; as such planning permission cannot be reasonably withheld. An informative advising the applicant of this would be added to a decision notice should consent be granted.

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 **PT07/0980/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).

2. Two off-street standard vehicle parking spaces shall be provided and maintained at the site at all times, unless approved in prior written of the Local Authority.

Reason(s):

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

CIRCULATED SCHEDULE NO. 25/07 - 22 JUNE 2007

App No.: PT07/1404/ADV

Applicant: Green King Pub Co.

Site: New Inn Westerleigh BRISTOL South Gloucestershire BS37 8QH

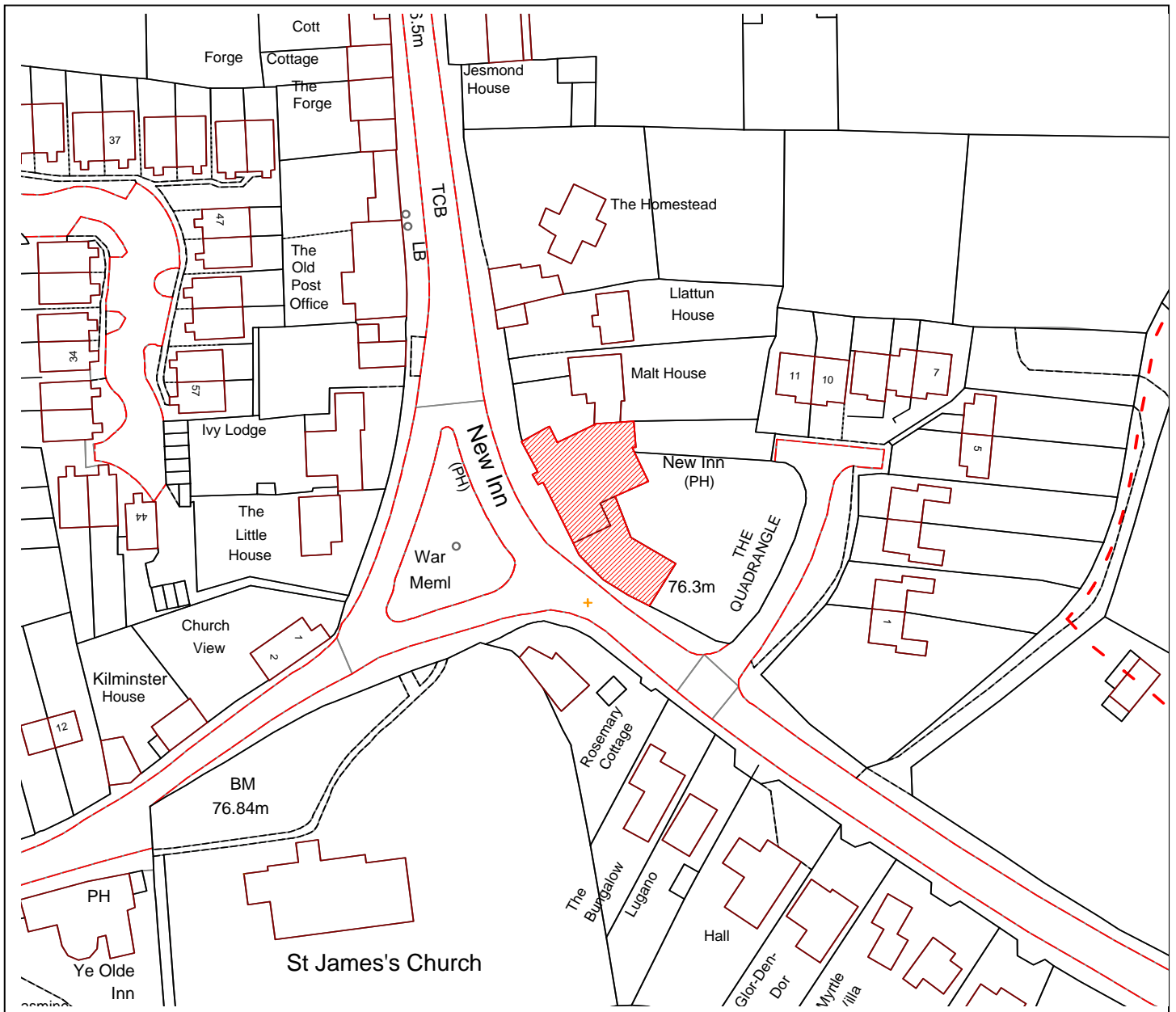
Date Reg: 3rd May 2007

Proposal: Display of 1 no. externally illuminated fascia sign.

Parish: Westerleigh Parish Council

Map Ref: 70010 79731

Ward: Westerleigh



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N.T.S

PT07/1404/ADV

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

1. THE PROPOSAL

- 1.1 The applicant seeks advertisement consent to display one externally illuminated fascia sign. The application site relates to a public house on the main road through the settlement of Westerleigh.

2. POLICY CONTEXT

- 2.1 National Guidance
PPG19 Outdoor Advertisement Control

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
L19 Display of Advertisement
L13 Listed Buildings

3. RELEVANT PLANNING HISTORY

- 3.1 PT01/1726/F Erection of a 1 metre high picket fence. Approve 09 august 2001
- 3.2 PT00/2218/F Erection of external chimney and pergola to include landscaping. Approval 26 September 2000
- 3.3 P95/1341/A Display of various illuminated pub signs; i) West (front) elevation-amenity board (1000mm x 700mm) illuminated by one diacronic lamp; west and east elevations- ii) applied lettering to read "New Inn" illuminated by three diacronic lamps, iii) signboard to read "Marstons" (1630mm x 300mm) illuminated by three diacronic lamps; eastern (rear) elevation- iv) amenity board (1000mm x 700mm) illuminated by one diacronic lamp. Mounted post pictorial (as current location) illuminated by two diacronic lamps. Advert approval 09 June 1995

4. CONSULTATION RESPONSES

- 4.1 Westerleigh Parish Council
No objection

Other Representations

- 4.2 Local Residents

One letter of objection received in summary:

- The sign would shine into bedroom window
- Sign would not be in keeping with house, which is Grade 2 listed, and environment

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
PPG19 Outdoor Advertisement Control states that advertisement applications should only be considered in the interests of public safety and visual amenity.

Policy L19 of the South Gloucestershire Local Plan carries through this theme of considering public safety and visual amenity, and emphasises the assessment of cumulative impact of advertisements.

5.2 Design/ Visual Amenity

The site relates to a Public House which is locally listed. It is set within a small village and within the vicinity of the site there are a number of Listed Buildings, namely The Homestead and The Church.

The proposed sign would feature a individual lettering on a side elevation of the building. This would be set high up to ensure that the sign is visible to the public. The building features a number of existing advertisements; all of which are individual lettering. The lettering would be gold and green to match the existing advertising on the building.

It is proposed to illuminate the sign externally from above the lettering. The details of the actual lighting has not been supplied therefore a condition would be added to a decision notice ensuring this is supplied prior to installation. Nevertheless, it is considered this could be dealt with adequately by condition such that the level of illumination would not cause a visual amenity nor public safety issue to the public or nearby residents.

5.3 Public Safety

The sign would not unreasonably distract drivers and therefore would not threaten public safety in this instance.

6. **CONCLUSION**

6.1 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 Advertisement Consent be approved subject to the following conditions:

Background Papers **PT07/1404/ADV**

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

CONDITIONS

1. Prior to the installation of the development hereby approved, details of lighting including elevations of the proposed floodlight shall be approved in writing by the local planning authority. Thereafter installed as in accordance with these details.

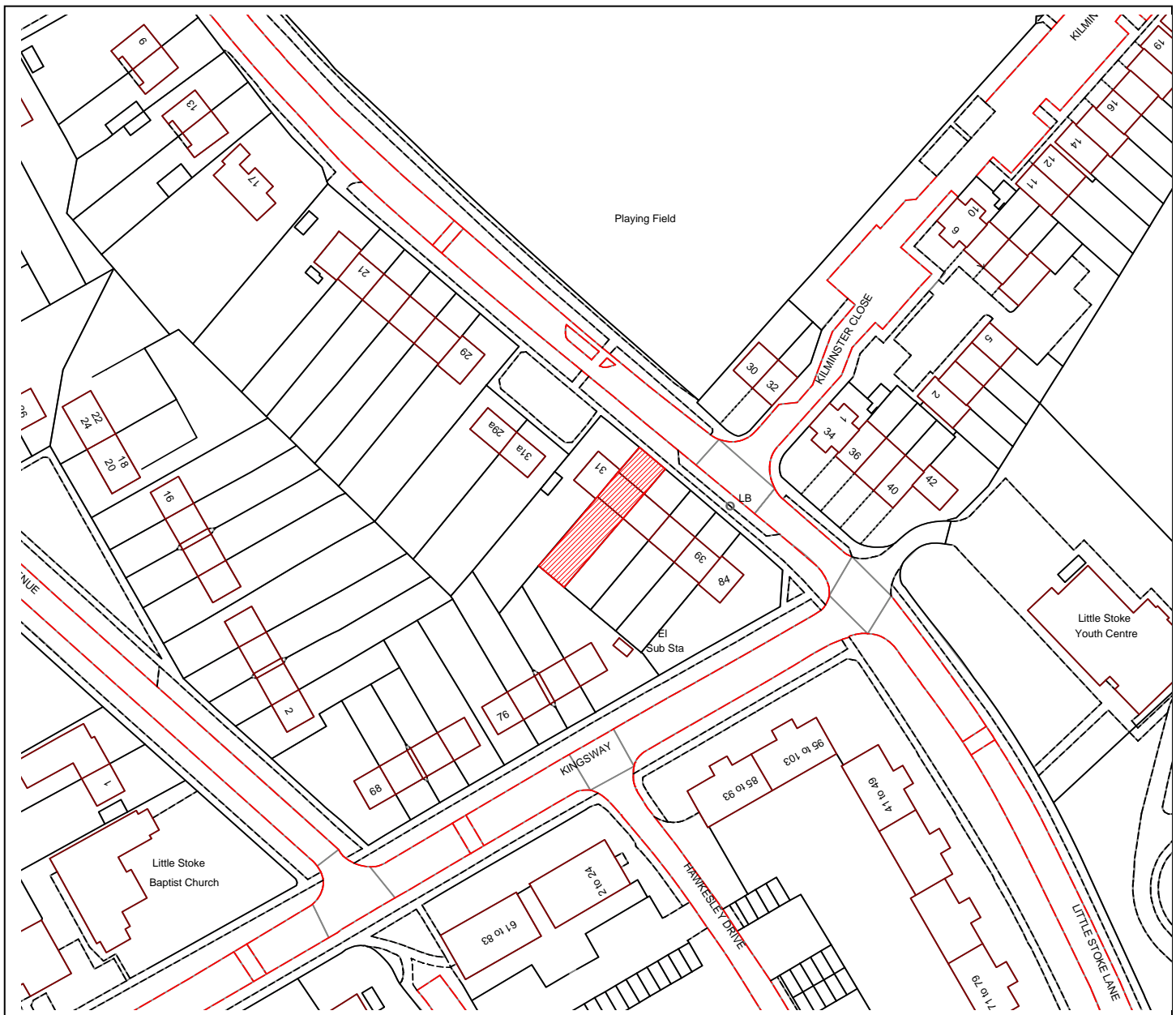
Reason(s):

To ensure a satisfactory standard of external appearance and to accord with Policy L19 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 25/07 - 22 JUNE 2007

App No.: PT07/1470/F
Site: 33 Little Stoke Lane Little Stoke
 BRISTOL South Gloucestershire BS34
 6HS
Proposal: Erection of single storey rear extension
 to facilitate conversion of 1no. dwelling
 to 2no. flats. Erection of bike store
Map Ref: 61554 80922

Applicant: Mrs M B Liska
Date Reg: 10th May 2007
Parish: Stoke Gifford Parish
 Council
Ward: Stoke Gifford



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N.T.S

PT07/1470/F

INTRODUCTION

This application appears on the circulated schedule as there are comments made that are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The site consists of a modern terraced dwelling. The site is access directly from Little Stoke Lane.
- 1.2 The proposed development consists of the construction of a single storey extension to the rear of the dwelling to facilitate the conversion to provide a two bedroom flat and a single bedroom flat.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
- 2.2 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
H5 Residential Conversions, houses in Multiple Occupation and Re-use of Buildings for Residential Purposes
T7 Cycle Parking
T8 Vehicular Parking Standards
T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Draft) September 2006.

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
Object on the grounds that the proposal will set a precedent.
- 4.2 Sustainable Transport
No Objection

Other Representations

- 4.3 Local Residents
No Comments Received

5. ANALYSIS OF PROPOSAL

- 5.1 The proposed development consists of the extension of the existing dwelling to allow its conversion and sub-division into two flats.
- 5.2 Principle of Development
Policy H2, H4 and H5 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 Use
PPS3 encourages the most effective use of existing housing stock. It identifies the conversion of existing housing into smaller units as being an important source of new housing. PPS3 also identifies the provision of smaller units, such as flats within existing residential areas as being key characteristics of a mixed community.
- 5.4 Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006 is consistent with the above. It identifies that the provision of smaller units of accommodation can make a valuable contribution to the supply and range of housing throughout South Gloucestershire that would be suitable for the growing numbers of single persons and small households.
- 5.5 Having regard to the above, it is considered that the proposed development is in accordance with the broad principles of Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 5.6 Making the most efficient use of previously developed land.
In line with PPS3, Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 encourages the efficient use of land as part of new housing development. In this locality, within the urban area and close to existing public transport a relatively high density of housing would be expected. This could be in the region of 50 dwellings per hectare. In this instance, the proposed development would achieve a net density of 90 dwellings per hectare. This is higher than the density referred to above. However, given the close proximity of train and bus links into the Bristol City Centre and beyond; together with the close proximity of a wide range of services and shopping it is considered that this density is acceptable.
- 5.7 Design and Residential Amenity
Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development achieves a high standard of design that respects the character and distinctiveness of the site and its surroundings. This principle is supported by Policy H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006 which also seek to ensure that new development would not have a detrimental impact upon the privacy and residential amenity of the occupants of nearby dwellings.
- 5.8 The proposed ground floor extension would provide the second bedroom associated with the proposed ground floor flat. This is very modest in scale, measuring approximately 3½ x 3metres and is designed on a lean to basis. The development would require minimal alterations to the front elevation of the dwelling, which are considered to have no material impact in visual terms. It is therefore considered that the design of the extension and the development as a whole is acceptable; and given the relationship of it with the adjoining dwelling

- there would be no material impact in terms of the privacy and residential amenity.
- 5.9 The proposed development is such that the provision of the rear garden space will benefit only the ground floor flat. On the basis that the first floor flat would accommodate only one bedroom, it is considered that access to the garden from it is not necessary in this instance. PPS3 suggests that a choice of dwelling types is essential in creating diverse communities. Given that a one bedroom dwelling is very unlikely to be occupied by a family, it is considered that the availability of such dwellings without garden areas is acceptable.
- 5.10 The proposed development includes the provision of both cycle storage and bin storage. In this instance, the proposed cycle storage is acceptable; and subject to a condition requiring further details on the proposed bin storage the provision of it within the front garden area of the existing dwelling is considered acceptable.
- 5.11 Having regard to the above assessment, it is considered that the proposed development is acceptable in design and residential amenity terms.
- 5.12 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 immediate surrounding locality. Policy T8 and T7 of the South Gloucestershire Local Plan (Adopted) January 2006 provides the maximum vehicular parking and cycle parking standards for new development.
- 5.13 The proposed development would provide a single off street parking space and specialist secure cycle parking and storage for up to three bicycles. The site is located within easy reach of bus and train services to the local area, Bristol City Centre and beyond. It is therefore considered that the proposed development is consistent with the requirements of Policy T7 and T8 of the South Gloucestershire Local Plan (Adopted) January 2006 and would have no material impact upon highway safety and amenity.
- 5.14 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).
- 5.15 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 That planning Permission is Granted subject to the following conditions

Background Papers **PT07/1470/F**

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

CONDITIONS

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

Reason(s):

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

2. The cycle parking and storage facilities as detailed on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose unless the Local Planning Authority agree to any variation in writing.

Reason(s):

To encourage means of transportation other than the private car, to accord with Policy T10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Notwithstanding the submitted details, and before development commences, further information showing the method of providing a bin store to benefit the development shall be submitted and agreed in writing by the Local Planning Authority. The bin store so approved shall be made available for use prior to the first occupation of the development and thereafter shall be retained as such.

Reason(s):

To ensure the satisfactory external appearance of the development in the interests of visual amenity [and to protect the residential amenity of the neighbouring occupiers] and to accord with Policy D1, H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 25/07 - 22 JUNE 2007

App No.: PT07/1476/RM

Applicant: Mr P Street
Longcross Angling Club

Site: Disused Clay Pit Whale Wharth Littleton-upon-severn BRISTOL South Gloucestershire BS35 1NW Gloucestershire BS35 1NW

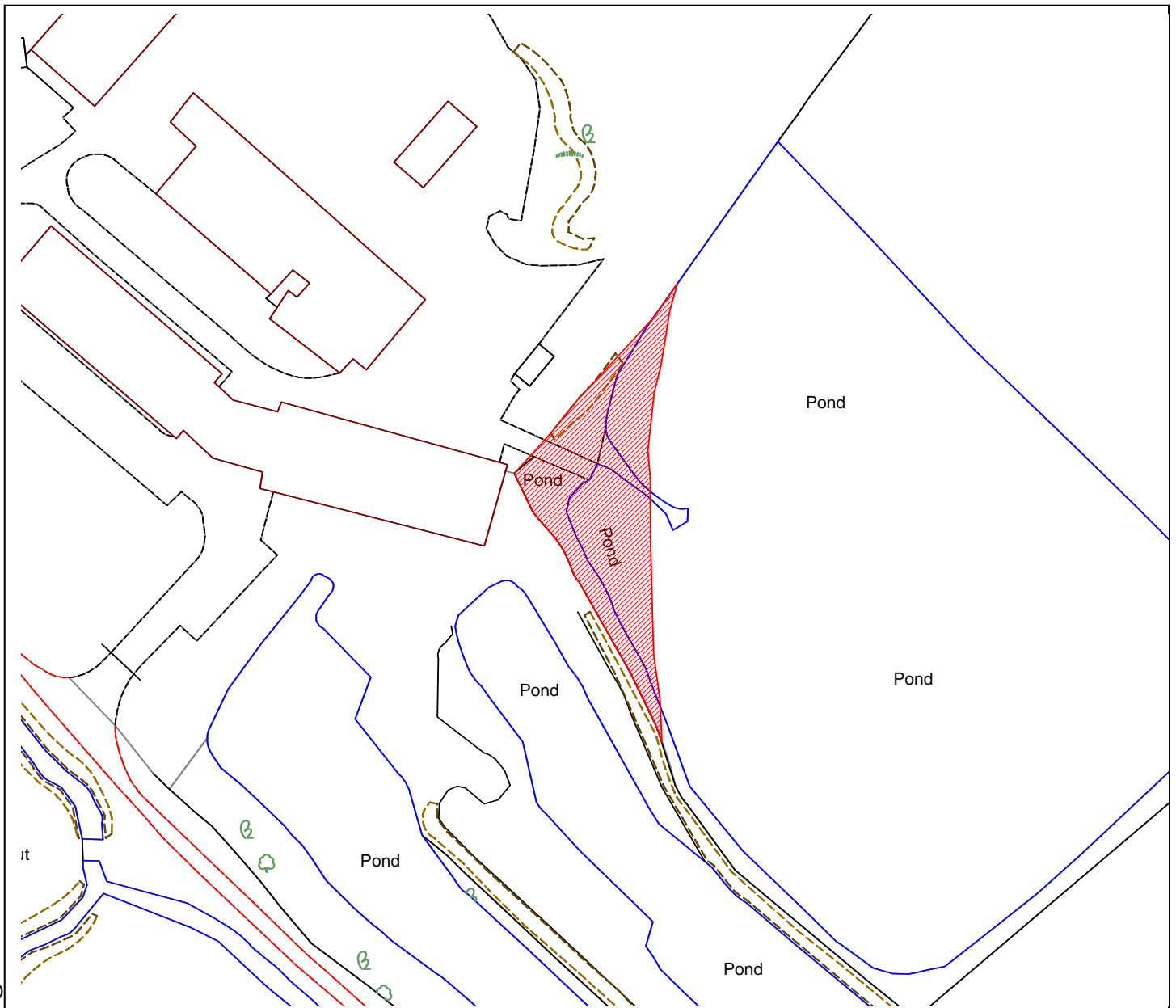
Date Reg: 11th May 2007

Proposal: Erection of clubhouse and construction of car park (Amendment to previously approved scheme PT06/0217/RM) (Approval of reserved matters to be read in conjunction with Outline Planning Permission PT03/0244/O).

Parish: Aust Parish Council

Map Ref: 58993 91001

Ward: Severn



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DC0901MW

This application appears on the Circulated Schedule following the receipt of one letter of objection from the owners of the adjoining Whale Wharf Business Park.

1. THE PROPOSAL

- 1.1 The application seeks approval for reserved matters in respect of a clubhouse and car park at Whale Wharf, Littleton-Upon-Severn. The site comprises a former clay pit now used as an angling lake by the Longcross Angling Club.
- 1.2 There is a history of outline planning permissions at this site for the creation of this facility with the most recent outline approval granted in January 2003 (PT03/0244/O). This sought only to establish the principle of development with all matters reserved for future consideration.
- 1.3 Subsequently, approval of the reserved matters in respect of the above was granted in March 2006 (PT06/0217/RM). However, one condition attached to this permission required the removal of the existing clubhouse within one month of the first occupation of the new build. The applicants are unable to comply with this condition thus following subsequent discussions; a further submission has been received to amend this previous permission.
- 1.4 The site lies beyond any settlement boundary and within the Green Belt.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG2	Green Belts
PPG9	Nature Conservation

2.2 South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
GB1	Development within the Green Belt
L9	Nature Conservation
T8	Parking Standards
T12	Transportation Development Control Policy for New Development

3. RELEVANT PLANNING HISTORY

- 3.1 P99/0479/O: Renewal of Outline Planning Permission P97/1007 for clubhouse and car park. Permitted: 1st February 2000
- 3.2 PT03/0244/O: Erection of clubhouse and construction of car park. Permitted: 25th February 2003
- 3.3 PT06/0217/RM: Erection of clubhouse and construction of car park. Permitted: 13th March 2006
- 3.4 PT07/0450/RM: Erection of clubhouse and construction of car park with associated works. Withdrawn: 2nd April 2007

4. CONSULTATION RESPONSES

- 4.1 Aust Parish Council
No comments received
- 4.2 Other Consultees
Environmental Services: no adverse comments
Technical Services (drainage): requests conditions/ informatives as before
Environment Agency: no objections in principle
- 4.3 Summary of Local Residents Concerns:
One letter received on behalf of the adjoining Whale Wharf business park expressing the following concerns:
- The fishing club already benefits from an area of hardstanding which they can use under license for existing car parking purposes;
 - The area has recently been improved to allow more structured parking, access and better storage;
 - There is no need for a new car park and clubhouse because these facilities exist. It is not essential and thus is contrary to Green Belt policy;
 - The existing clubhouse, parking and storage areas at the southern end of the site should be retained in preference to new additional development.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy GB1 of the adopted South Gloucestershire Local Plan allows for the construction of new buildings that would provide essential facilities for outdoor sport and recreation and for other purposes, which preserve the openness of the Green Belt. Having regard to the Officer report produced at the time of the most recent outline approval, it was commented that:
'Whilst it is accepted that the application is in outline form, the limited site area will ensure that any future facility would be small scale and of ancillary nature. Thus, there would be no objection to the proposal within this Green Belt location.'
- 5.2 Policy L9 seeks to prevent development that would directly or indirectly have an adverse effect on nationally or internationally protected species of flora or fauna, or species or habitats listed in national, regional or local biodiversity action plans.
- 5.3 Planning History
The planning application seeks approval of the reserved matters in respect of the erection of a new clubhouse and car park at The Bull Pond, Whale Wharf to provide for the Longcross Angling Club. As such, the principle of development has been established but with all matters reserved for future consideration.
- 5.4 Nonetheless, it should also be noted that approval has already been granted in respect of these reserved matters but the angling club are unable to comply with the second condition attached to this decision: such requires the removal of the existing clubhouse which is under separate ownership.
- 5.5 Having regard to this aforementioned planning condition, this reads as follows:
'The existing clubhouse must be demolished and the site restored to its former condition within one month of the first occupation of the facility hereby approved.'

Reason: 'In the interests of visual amenity and to minimise the effect of flooding which may occur to comply with the requirements of the Environment Agency; and to accord with policies D1 and EP2 of the South Gloucestershire Local Plan (Adopted) January 2006'.

This condition was primarily attached in response to concerns expressed by the Environment Agency due to the perceived increase risk of flooding by virtue of increased development and the loss of the flood plain storage area.

5.6 Analysis of Proposal

The clubhouse would front the largest lake (The Bull Pond) to the south east of the Whale Wharf development. Two smaller lakes (The Dead Pond & Long Pond) sit closer to the highway with the existing clubhouse fronting the latter. The proposal is required to front this lake because this is under the ownership of the Angling Club (with a vehicular right of way allowing access immediately to the rear of the office complex). The other two lakes are under the ownership of the office development and thus do not form part of the application site.

5.7 The clubhouse would be near identical to that approved as part of the previous reserved matters application although it would now be raised on 1m high stilts. As such, it would remain small in size measuring 8.5m in length & 4m in depth. It would be of timber construction and encompassed by a lean-to-roof. Further, it would benefit from a front veranda that would project forward by some 2m. In contrast to the approval though, it would now stand to the west side of the lake.

5.8 With regard to the proposed parking area, it has been verbally confirmed that this would be formed of loose gravel with no intention to provide a hard surface. As previously approved, this would be provided around the entrance to the lake (where vehicles already park) extending towards the clubhouse and slightly in the direction of the previously approved club building.

5.9 Siting

The revised position of the clubhouse is necessary due to the discovery of an electricity cable close to the site of the approved scheme. In this regard, it is considered that this revised siting has some advantages over the previous approval given that it moves the built form adjacent to the boundary with the existing office park.

5.10 Accordingly, and with an appreciable distance retained to these office buildings and with the car in a similar position, no objection to the proposal is raised on this basis.

5.11 Design and Landscaping

The design of the clubhouse (as detailed above) is considered acceptable and of an appropriate size. As such, it is considered that it would appear in keeping with the general character of the area (although it is noted that it would not appear readily visible from the public viewpoints) and in accordance with the conclusions made at the time of the outline permission. Existing landscaping would be retained whilst having regard to the nature, size and positioning of the proposal, it is not considered necessary to provide further landscaping.

5.12 Transportation

The applicant has confirmed that it is not the intention of the club to surface the car park with its use continued as per the existing situation with cars informally parked to this side of the lake (via the Angling Clubs right of way immediately to

the rear of the office buildings). In this regard, its private ownership and locked entrance would prevent use as an overspill for the office park. No objection is therefore raised to this basis.

5.13 Ecology

Having regard to the requirements of policy L9, the comments made at the time of the previous submission remain true. In this regard, it is noted that the site is badly worn by existing uses and whilst the establishment of a club/ stocking the lake would usually raise an objection, there has been fish within the lake for a reasonable period thus it is considered that its value for amphibious life would be severely restricted. Further, due to the existing fish, it is unlikely that it would provide a suitable habitat for the known great crested newt colony within the vicinity. No objection is therefore raised on ecological grounds.

5.14 Drainage and Flooding

With regard to issues of drainage and flood risk prevention, because this is a reserved matters scheme, it is not possible to request a flood risk assessment. As such, appropriate conditions and informatives should instead be attached to the decision notice in attempt to help mitigate any increased flood risk with such previously resulting in the inclusion of the aforementioned condition. However, following subsequent discussions with the Environment Agency it has now been resolved to lift the proposal to address the potential loss of flood storage area.

5.15 Subject to the above and a condition attached to any decision notice requiring this void to remain open and unobstructed, there is no objection to the proposal on this basis.

5.16 Green Belt Considerations

Green Belt policy allows for essential facilities for outdoor sport and recreation and thus there is no objection to the principle of this second clubhouse building (thus this did not comprise a reason for this above condition). Nonetheless, in view of its Green Belt location, the height of the required stilts has been subject to negotiation in attempt to reduce the visual impact of the proposal. As such, the new clubhouse is therefore on balance considered to be acceptable.

5.17 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).

5.18 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 is GRANTED subject to the following conditions:

Background Papers **PT07/1476/RM**

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 proposed clubhouse shall not exceed 3.5m in height (measured from floor level).

Reason(s):

To ensure a satisfactory standard of external appearance and to accord with Policy D1 and GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The void under the building shall remain open and unobstructed to allow the free passage of water across the site at times of flooding. The void shall not be fenced off or enclosed in any way whatsoever.

Reason(s):

To ensure that the development does not impeded free flows across the site and to preserve floodplain storage volumes.

4. The approved parking arrangements shall be permanently retained for use in association with the clubhouse and for no other purpose.

Reason(s):

To ensure the satisfactory provision of parking facilities in the interest of highway safety and the amenity of the area, to prevent the car parks use by any other user and to accord with Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 25/07 - 22 JUNE 2007

App No.: PT07/1495/F

Applicant: Mr & Mrs M
Abrahams

Site: 14 Sandy Close Bradley Stoke BRISTOL
South Gloucestershire BS32 8AJ

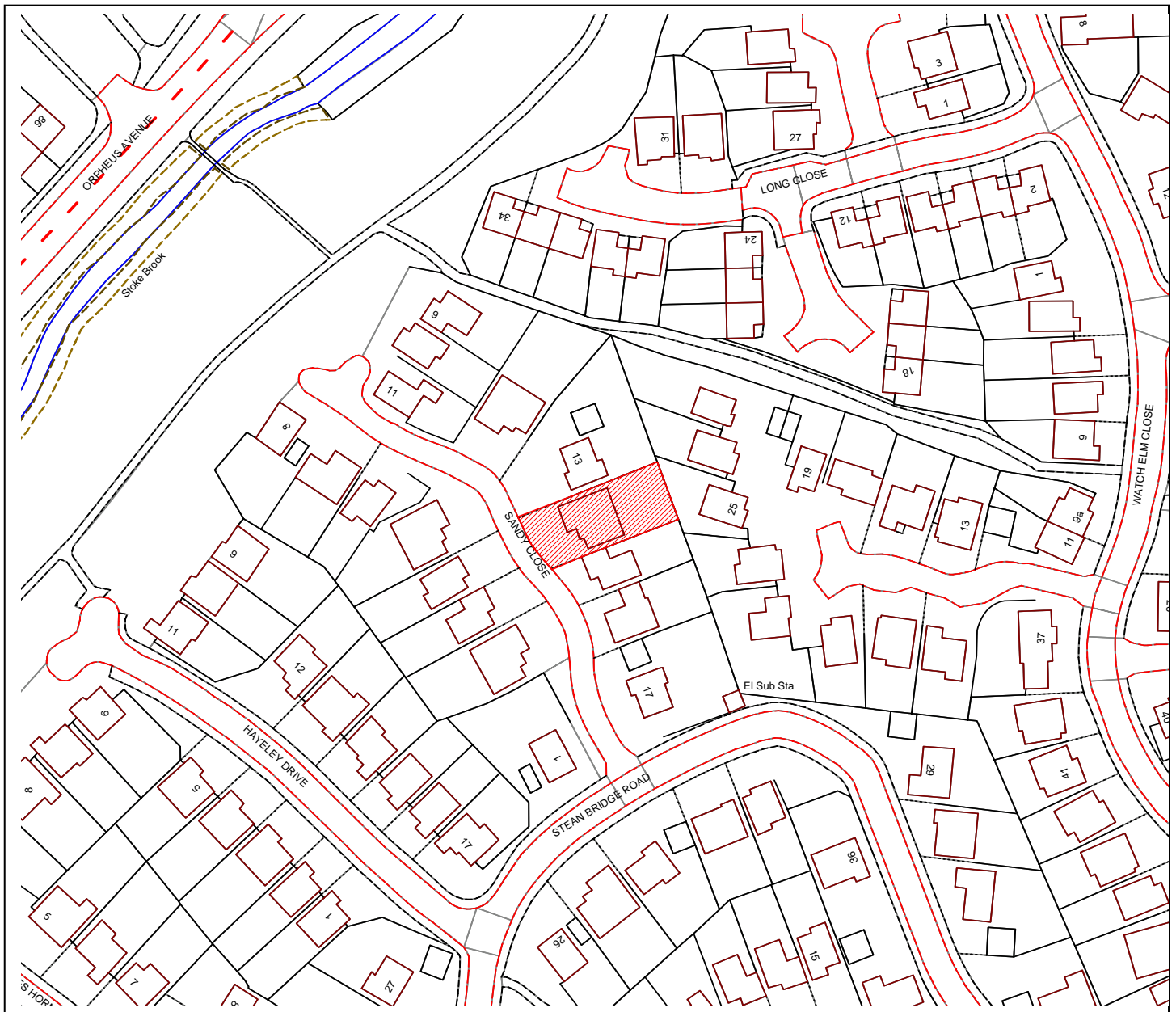
Date Reg: 14th May 2007

Proposal: Erection of first floor extension to provide
enlarged bedrooms and bathroom

Parish: Bradley Stoke Town
Council

Map Ref: 62131 80784

Ward: Stoke Gifford



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100023410, 2007.

N.T.S

PT07/1495/F

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

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a first floor side extension to provide enlarged bedrooms and a bathroom.
- 1.2 The application site relates to a detached dwelling set within the established residential area of Bradley Stoke.

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
T12 Transportation Development Control Policy

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
No comment

Other Representations

- 4.4 Local Residents
One letter of objection:
 - The extension will restrict natural daylight to our en-suite bathroom and kitchen

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 the existing residential and visual amenities, and the maintenance of highway safety.
- 5.2 Residential Amenity
The application is for a first floor side extension to extend over an existing garage and kitchen. The extension would be contained within the existing building line and silhouette of the dwelling, and would not result in an overbearing impact for neighbours. It is proposed to add one side window to serve a bathroom. This would be conditioned as obscure glaze. It is considered

that the proposal would not result in a significant loss of privacy over the existing situation.

A neighbour has raised concerns that the proposal would result in a loss of light to their ensuite window. This is located on the side elevation of the dwelling, and faces onto the proposed position of the extension. This window serves an ensuite rather than a habitable room and the impact upon living conditions is considered a reasonable one. Both dwellings are off-set from the boundary. Given the above a refusal reason for restricting light to an ensuite could not be substantiated.

5.3 Design/ Visual Amenity

The dwelling features a half-hipped roof which would be mimicked in the proposed extension. It is proposed to match materials with the existing dwelling. There are a number of varying styles throughout the street-scene. It is considered that the proposed extension would be in keeping with the design of the dwelling and character of the area.

5.4 Transportation

The proposal would not alter the existing provision of parking spaces. With a single garage and two further spaces in front of the dwelling. The proposal is considered acceptable in transportation terms.

5.5 Section 106 Requirements

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

The 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 PT07/1495/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).

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

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. 25/07 - 22 JUNE 2007

App No.: PT07/1525/F
Site: Aurland House Tortworth Road Cromhall
 WOTTON UNDER EDGE South
 Gloucestershire GL12 8AF

Applicant: Mr D Denbigh
Date Reg: 16th May 2007

Proposal: Erection of detached double garage and conservatory

Parish: Cromhall Parish Council

Map Ref: 69827 91020

Ward: Charfield



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N.T.S

PT07/1525/F

This application appears on the Circulated Schedule after the receipt of two letters of objection from local residents and the objection of Cromhall Parish Council.

1. THE PROPOSAL

- 1.1 The applicant seeks planning consent for the erection of the detached double garage and conservatory. The detached double garage would be approximately 6.2 metres in width and 6.1 metres in depth. It would have a pitched roof that would be 6.7 metres in height at ridge and 2.8m at the eaves. Attached to the garage would be a conservatory that would be approximately 4.6m in width and 4.7m in depth. The proposal would have pitched roof that would be approximately 4.5 metres in height at ridge and 2.2m at the eaves.
- 1.2 The application site relates to a recently constructed large modern detached dwelling located on the edge of the *Cromhall Settlement Boundary*. During the site visit it was noted that the proposal was partially complete.
- 1.3 This application is a re-submission of the previously approved application PT05/1057/F. The main amendments are to the siting of the garage, the roof height and the positioning of windows and doors. A planning application is therefore required to assess these alterations.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1: Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Quality Design in New Development
H4: Development within Existing Residential Curtilage

3. RELEVANT PLANNING HISTORY

- 3.1 PT04/0135/F - Erection of detached dwelling
Approved on the 15th December 2004
- 3.2 PT05/1057/F - Erection of detached garage with conservatory to the rear
Approved on the 6th June 2005
- 3.3 PT06/0106/F - Erection two storey rear extension
Refused on the 14th February 2006

4. CONSULTATION RESPONSES

4.1 Cromhall Parish Council

The Parish Council have objected to this application on the following grounds:

- a. The garage is sited much nearer to the main building than originally approved.
- b. Discrepancies with the foundations.
- c. The room in roof of garage has no safe access.
- d. A side door is shown on the plans but has not been created.
- e. The roof line is significantly higher than the dwelling dominating the sky-line when approaching from Leyhill

- f. The verge at the front of the property has been incorporated into the garden of the property.

Other Representations

4.2 Local Residents

Two letters of objection have been received from local residents raising the following objections:

- a. The garage is of an inappropriate and unnecessary size.
- b. It is not in keeping with the other houses in the area.
- c. The increase in height and the appearance of a window and door in the front elevation resembles a separate dwelling.
- d. It is a deliberate attempt to increase the height of the building to provide more accommodation space.
- e. How can roof lights be granted as a “minor amendment” when a minor amendment has not been applied for.
- f. The flagrant disregard of the original planning application should not be rewarded.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for the extension to residential dwelling subject to there being no adverse impact on the residential amenity.

Policy D1 of the Local Plan considers general design principles and ensures good quality design.

5.2 Residential Amenity

The proposed double garage and conservatory would be situated to the north-west of the application site. The application site is bounded by residential dwellings to the south, open countryside to the west and a main road to the north and east. The ground levels and gradients on the site vary with the land being highest in the north-west and lowest in the south-east. The proposed conservatory would therefore be constructed on a higher ground level than the neighbouring dwellings located to the south. These properties would be separated by distance of at least 20 metres and mature boundary planting. It is therefore considered that in this instance the proposed conservatory or garage would not result in overlooking of properties to the south or loss amenity through an overbearing impact.

The proposed garage would be approximately 22 metres from the dwellings sited to the north of the application site. The proposal would comprise of two garages on the ground floor with additional storage space at the first floor level. The existing dwelling already features a 16 metre wide elevation with some 9 window openings at ground and first floor level, which are of similar height to the proposed double garage. The proposal would therefore result in the same relationship that currently exists between these properties and the existing dwelling. It therefore considered that the proposed development would not result in any significant additional impact on the amenity of these neighbouring occupiers.

5.3 Design and Visual Amenity

This application has been resubmitted due to several design alterations. In response to this application several representations have been received from the Parish Council and local residents which have cited issues with the discrepancies between the previously approved planning applications and this proposal. However, notwithstanding these comments, it should be noted that all planning applications are assessed upon the merits of the submitted plans.

The proposed garage and conservatory would be sited adjacent to the existing dwelling on the highest part of the application site. The proposal would have a pitched roof which would echo the gable ends in the existing dwelling. It is proposed that the development would be finished in render and tiles to match the existing dwelling. Attached to the garage would be a conservatory, the scale and mass of this would appear in proportion and subservient to the proposed garage and the existing dwelling.

The ridge height of proposed garage has been altered from the previous application and now exceeds the ridge height of the existing dwelling by approximately 0.5 metres. Several representations have been received which state that due to this alteration the proposal dominates the existing dwelling and surrounding area.

However, the immediate surrounding area is characterised by varying ground levels and a range of designs, types and period of residential development. These factors have contributed to differing ridge heights in the dwellings which surround the application site. Therefore, notwithstanding the representations, it is considered that the proposal would respect the character of the surrounding area and would not appear visually dominant.

5.4 Other Issues

The Parish Council commented that the verge at the front of the property has been incorporated into the garden of the property. This is not to be assessed under this planning application. However, details have been passed onto the Council Planning Enforcement team to investigate further.

As indicated above the Local Planning Authority are not “rewarding” or endorsing the disregard of the original consent, but merely assessing this application on its own merits. An informative will make it clear that the garage and conservatory are to be used as ancillary residential development.

5.5 Section 106 Requirements

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

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

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

7. RECOMMENDATION

7.1 Planning permission to be GRANTED.

Background Papers **PT07/1525/F**

Contact Officer: **Peter Rowe**
Tel. No. **01454-863538**

CONDITIONS

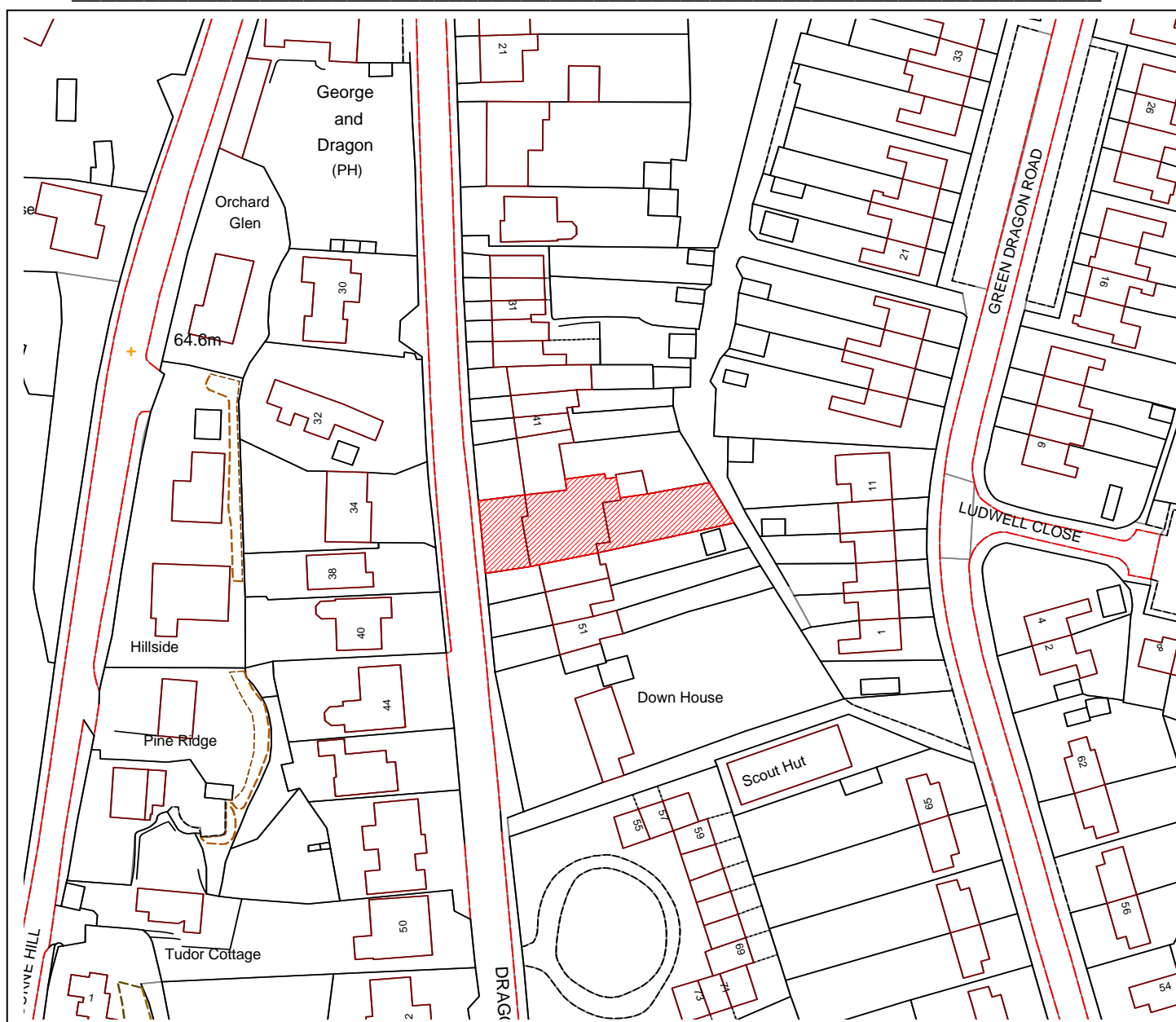
1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason(s)

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

CIRCULATED SCHEDULE NO. 25/07 - 22 JUNE 2007

App No.: PT07/1545/F	Applicant: Heaton Homes
Site: 45 Dragon Road Winterbourne BRISTOL South Gloucestershire BS36 1BQ	Date Reg: 17th May 2007
Proposal: Demolition of existing dwelling to facilitate erection of 3 dwellings with associated works. (Resubmission of PT06/3360/F).	Parish: Winterbourne Parish Council
Map Ref: 64829 80361	Ward: Winterbourne



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N.T.S

PT07/1545/F

The application appears on the Circulated Schedule in view of a letter of objection from the Parish Council and two letters from neighbouring residents.

1. THE PROPOSAL

1.1 The application seeks full planning permission for the erection of three terraced dwellings to replace an existing mid-terrace unit on the eastern side of Dragon Road, Winterbourne.

1.2 The application comprises a resubmission of PT06/3360/F which was refused planning permission in December last year. This application was similar to this current proposal and was refused permission for the following reason:

'The proposal would lead to an intensification/ creation of a substandard access onto a classified highway with inadequate on site turning provision and substandard visibility. This is considered to be detrimental to all highway users and contrary to Policy T12 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.'

1.3 The site is situated within the settlement boundary; a short distance from the village centre where shops and services are to be found.

2. POLICY CONTEXT

2.1 National Guidance

PPS1: Delivering Sustainable Development

PPS3: Housing

PPG13: Transport

2.2 South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Design in New Development

H2: Proposals for Residential Development

H4: Development within Residential Curtilages

T8: Parking Standards

T12: Transportation Development Control Policy for New Development

L18: The Water Environment

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist: Consultation Draft

3. RELEVANT PLANNING HISTORY

3.1 PT06/3360/F: Demolition of existing dwelling to facilitate erection of 3 dwellings with associated works and new access. Refused: 21 December 2006

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

Objection: 'Overdevelopment of site, destruction of an early 18th century cottage which would set a dangerous precedent in this area. The character of the row of cottages would be destroyed and the street scene spoilt. Dangerous access onto busy road.'

4.2 Other Consultees

Environmental Services: no objections in principle

4.3 Sustainable Transport

No objection subject to the following conditions:

- The bound surfaces to the parking areas shall be maintained in perpetuity;
- No gates shall be fitted at any time;
- Front boundary treatment (including piers) shall not exceed 0.9m in height with no planting or built form of greater height permitted within 2m of the edge of the carriageway.

4.4 Summary of Local Residents Concerns:

Two letters received expressing the following concerns:

- First floor rear windows would overlook the neighbouring garden;
- Demolition of the existing single-storey outbuilding would provide direct views into the rear of the neighbouring unit compromising privacy;
- The increase in ridge height would change the proportions of the terrace and might impact upon the chimney (in use) next door;
- Demolition & rebuild would increase the risk of subsidence to the adjoining properties;
- Concrete roof tiles would not match the existing clay tiles;
- The proposal comprises an over development of the site;
- It will inevitably cause congestion on what is already a busy road;
- The existing building should be restored despite its current condition.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policies H2 and H4 allow for the principle of residential development subject to considerations of design, residential amenity and highway safety. Policy H4 further requires that adequate private amenity space should be retained for any existing property and provided for additional dwellings.

5.2 Further, policy H2 cites that the maximum density compatible with the site, its location, accessibility and surroundings should be achieved. In this regard, the expectation is that all developments should achieve a minimum density of 30 dwellings per hectare with higher densities upwards of 50 units per hectare in and around town centres and at locations well served by public transport.

5.3 The Proposal

The application seeks full planning permission for three mid terraced properties to replace an existing single dwelling. With regard to this existing unit, this sits within a terrace of attractive two-storey cottage style units with all of slightly differing design but sharing some common design features. Nonetheless the host unit suffers from some unsympathetic alterations: most notably provision of three integral garages which appear prominent on the front elevation.

5.4 The proposal would facilitate the demolition of this dwelling with three new units provided. This would form two three-bedroom properties and with the proposal echoing the profile of the existing, a two bed property to the north encompassed under a slightly lower ridge. The units would retain many of the features of the existing build particularly on the front elevation including the style of windows, finishing and following negotiation at the time of the previous submission; the retention of chimneys which are considered to be a significant feature of this terrace.

- 5.5 To the rear, units 2 & 3 would appear handed and benefit from two-storey rear gables with single-storey lean-to accommodation between. With regard to the smaller unit to the north, a large single-storey outbuilding would be removed but with the external wall partly retained providing the boundaries to the garden of this new property.
- 5.6 Having regard to the above, it is considered that the proposals would appear in keeping with the character and style of this terrace and thus are considered to be acceptable. This is by reason of the design which adopts window detailing identical to the existing building, retains chimneys, adopts a similar height and which would replace unattractive forward projecting garages with single height bay windows. Further, it is noted that the units remain unchanged from the refused scheme with the refusal reason not tailored to design considerations.
- 5.7 Density
In terms of density, the provision of 3 houses on the site equates to a density of approximately 48 dwellings per hectare. This density level meets the criterion set out in the local plan policy and is considered to be appropriate within the context of a sustainable site located close to local facilities.
- 5.8 Residential Amenity
As cited, the dwelling design remains identical to the refused scheme and in this regard, it is noted that issues related to residential amenity did not provide a refusal reason in respect of this previous scheme. As such, it is noted that 43 Dragon Road would adjoin the smallest of the proposals with the ridge lines of the units stepped down towards this dwelling. Further, the single-storey rear outbuildings would be removed to allow the creation of a rear garden for this property. In this regard, views between these units would generally be at an oblique angle which is not uncommon within a residential area thus permission could not be reasonably withheld on this basis. As such, it not considered that any significant adverse impact in residential amenity would be caused.
- 5.9 47 Dragon Road to the south of the application site is of identical ridge height whilst the rear building line of unit 3 would be pulled in abutting an existing two-storey element of this building. Again, it is not therefore considered that any significant adverse impact in residential amenity would be caused.
- 5.10 All other properties sit at an appreciable distance from the application site and thus it is again not considered that any significant adverse impact in residential amenity would be caused.
- 5.11 Highway Safety
Dragon Road comprises a classified highway and bus route. As such, there is a general requirement (for safety reasons) that a turning area is provided for all new development to allow vehicles to enter and leave the site in forward gear. However, on this occasion there is a more fundamental issue with visibility from the proposed access substandard in both directions.
- 5.12 In view of the above, the original application was refused on the basis of the intensification of a sub standard access to a single dwelling by way of visibility onto a classified highway. However the applicant has since proved that from the 1940's until recently the site was occupied by a residence and a commercial repair garage. Therefore, whilst the new accesses retain substandard visibility,

the traffic movement associated with a commercial garage is more than would be associated with the proposals.

5.13 Accordingly, alterations have been made to provide a formal space as well as a slightly substandard space. In view of the previous use of this site, this is considered to be acceptable.

5.14 The aforementioned refusal reason is therefore now considered to have been addressed although those conditions as detailed above should be attached to any planning approval.

5.15 Amenity Space

The existing unit benefits from a large rear garden which would be subdivided lengthways to provide for properties 2 & 3. The smaller unit 1 would incorporate a smaller rear garden provided in lieu of the demolished outbuilding. Such is considered acceptable with no objection raised to the proposal on this basis.

5.16 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).

5.17 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 is **GRANTED** subject to the following conditions:

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

Reason(s):

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

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

Reason(s):

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers, all to accord with Policies D1, H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason(s):

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers, all to accord with Policy D1, H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason(s):

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

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

Reason(s):

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

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

Reason(s):

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

8. The off-street parking facilities shown on the plan hereby approved shall be provided before the buildings are first occupied, and thereafter retained (with a bound surface) for that purpose.

Reason(s):

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

9. No front vehicular entrance gates shall be fitted at any time.

Reason(s):

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

10. Notwithstanding the plans hereby approved, there shall be no front boundary treatment (including planting and built form) in excess of 0.9m in height within 2m of the edge of the carriageway.

Reason(s):

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